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, November 16, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. *Call to Order and Roll Call*

2. *Invocation:*

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 November 3, 2021

B. Accounts Payable Dated November 10, 2021, in the amount of $1,000,075.16

C. Resolutions

1. Resolution R56-2021

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE FALCON CREST SEWER PACKAGE #1 REIMBURSEMENT AGREEMENT
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

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

2. Resolution R57-2021

   A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "*PROFESSIONAL SERVICES AGREEMENT*" WITH KELLER ASSOCIATES, INC. FOR SCOPE OF WORK FOR AVENUE B SIDEWALK IMPROVEMENTS FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R58-2021

   A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN ESTATES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R59-2021

   A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN ESTATES SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. External Reports or Requests:

A. New Approach to New Residential Development, David Reinhart, Kuna School District.

6. Public Hearings:

A. Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat Road: Tabled from City Council Meeting on November 3, 2021. Robin and Diana Sanders request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna ID 83634, with Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920. Doug Hansen, Planner **II** ACTION ITEM

B. 21-12-S (Preliminary Plat) – Lugarno Terra North: Select Development requests to subdivide approximately 38.5 acres into 143 total lots (123 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156). Doug Hansen, Planner II ACTION ITEM

C. **21-13-S (Preliminary Plat) – Lugarno Terra South**: Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001). Doug Hansen, Planner II ACTION ITEM

7. Business Items:

A. Consideration of $20,000 from General Fund Contingency for Galena Consulting to fund an updated study for Kuna Parks and Kuna Police Impact Fees. Chris Engels, City Clerk ACTION ITEM

B. 21-02-LS (Lot Split) & 21-04-LLA (Lot Line Adjustment) – 1113 & 1169 N Black Cat: Robin and Diana Sanders are requesting to Lot Split and Lot Line Adjust two (2) parcels consisting of approximately 9.8 acres. The subject properties have applied for Annexation into Kuna City Limits with an R-2 zone. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920). Doug Hansen, Planner II ACTION ITEM

8. Ordinances:

A. Consideration to approve Ordinance 2021-32 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. S1531233600, S1531300000, S2006121115, S2006417205, S2006417265, S2007111100, S2006417500 AND S2007111200 OWNED BY RAY AND SUSAN MONTIERTH, AND S2006121150 OWNED BY PLEASANT VALLEY AGRICULTURE 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

9. Executive Session:

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
Wednesday, November 3, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

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

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

- City Council Meeting was held in the City Clerks office via conference call due to power outage in Kuna.

2. Invocation:

3. Pledge of Allegiance: Mayor Stear

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

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

A. Regular City Council Meeting Minutes Dated October 19, 2021

B. Accounts Payable Dated October 28, 2021, in the amount of $349,341.06

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.

C. Findings of Fact and Conclusion of Law

1. Findings of Fact and Conclusions of Law for Case No. 21-02-CPF (Combination Preliminary and Final Plat) Falcon Crest Clubhouse

2. Findings of Fact and Conclusions of Law for Case No. 21-11-AN (Annexation) and 21-03-DA (Development Agreement) East Kuna Industrial Annexation

D. Resolutions

1. Resolution R53-2021

   A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY AMH DEVELOPMENT LLC, FOR KERN RIVER HEIGHTS SUBDIVISION FOR UNCOMPLETED WORK INCLUDING FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R54-2021

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE ANIMAL WELFARE AND ENFORCEMENT AGREEMENT
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

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:

A. New Approach to New Residential Development, David Reinhart, Kuna School District.
-No presentation – Reschedule due to power outage.

6. Public Hearings:

A. Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat Road: Robin and Diana Sanders request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna ID 83634, with Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920. ACTION ITEM
-Staff requests this item be tabled to a date certain of November 16, 2021.

Motion To: Table Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat Road
Motion By: Council Member McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Recused: None
Absent: None
Motion Passed: 4-0-0

7. Business Items:

A. Consideration of $20,000 from General Fund Contingency for Galena Consulting to fund an updated study for Kuna Parks and Kuna Police Impact Fees. Chris Engels, City Clerk
ACTION ITEM
-Moved to future meeting due to power outage

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

Mayor Stear announced the passing of Cathy Gealy and the date of her services.
AIC training session announcements

11. Adjournment: 6:08 P.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 11.16.2021

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
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR T. BEHUNIN NOV. '21-P&Z	11/02/2021	27.36	.00	01-6165 OFFICE SUPPLIES	1003	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR D. STEPHENS, NOV, '21-BUILDING	11/02/2021	27.36	.00	01-6165 OFFICE SUPPLIES	1005	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR T. BEHUNIN NOV. '21-WATER	11/02/2021	1.37	.00	20-6165 0FFICE SUPPLIES	0	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR T. BEHUNIN NOV. '21-SEWER	11/02/2021	1.37	.00	21-6165 OFFICE SUPPLIES	0	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR T. BEHUNIN NOV. '21-PI	11/02/2021	.30	.00	25-6165 OFFICE SUPPLIES	0	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR D. STEPHENS, NOV. '21-WATER	11/02/2021	1.37	.00	20-6165 0FFICE SUPPLIES	0	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR D. STEPHENS, NOV. '21-SEWER	11/02/2021	1.37	.00	21-6165 OFFICE SUPPLIES	0	11/21		
277	ABC STAMP, SIGNS & AWARDS	0555943	12507	NOTARY STAMP FOR D. STEPHENS, NOV. '21-PI	11/02/2021	.29	.00	25-6165 OFFICE SUPPLIES	0	11/21		
Total 0555943:						60.79	.00					
Total ABC STAMP, SIGNS & AWARDS:						60.79	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	11082021ACH		ACHD IMPACT FEES, OCT. '21	11/08/2021	139,144.00	139,144.00	30-2081 ACHD IMPACT FEE	0	11/21	11/08/2021	
Total 11082021ACHDI:						139,144.00	139,144.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						139,144.00	139,144.00					

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
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	090381		SHERIFF SERVICE CONTRACT FOR OCTOBER 2021	10/06/2021	226,257.17	226,257.17	01-6000 LAW ENFORCEMENT SERVICES	0	10/21	10/29/2021	
Total 090381:						226,257.17	226,257.17					
Total ADA COUNTY SHERIFF'S OFFICE:						226,257.17	226,257.17					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081216		INTERNET SERVICES AT THE PARKS OFFICE, NOV. '21	11/02/2021	123.56	.00	01-6290 UTILITIES	1004	11/21		
Total IN-800108121626:						123.56	.00					
Total ADVANCED COMMUNICATIONS, INC.:						123.56	.00					
AIR DIFFUSION SYSTEMS												
1088	AIR DIFFUSION SYSTEMS	6099		KUNA AERATION LINES/TUBES FOR PND #7, MOTORIZED ROPE SPOOL DAILY RENTAL, S & H, P. STEVENS,	10/20/2021	150,705.00	.00	21-6020 CAPITAL IMPR0VEMENTS	1267	11/21		
Total 6099:						150,705.00	.00					
Total AIR DIFFUSION SYSTEMS:						150,705.00	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	35	12475	LABELS & CUTTING OF LABELS, J. COULTER, OCT'21 - BUILDING INSPECTION	10/08/2021	612.00	.00	01-6165 OFFICE SUPPLIES	1005	11/21		
Total 35:						612.00	.00					
2074	AKK INVESTMENTS LLC	85	12518	CITY OF KUNA ELECTRICAL CORRECTION NOTICES, D. STEPHENS, OCT'21 - BUILDING INSPECTION	10/21/2021	39.00	.00	01-6165 OFFICE SUPPLIES	1005	11/21		

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 85:						39.00	.00					
Total AKK INVESTMENTS LLC:						651.00	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	78349		COMMERCIAL QUARTERLY PEST CONTROL, DEC '21-PARKS	10/26/2021	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total 78349:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						95.00	.00					
AM & SONS ENTERPRISES INC												
2108	AM & SONS ENTERPRISES INC	13541	12552	POWDER COATED FENCING FOR BERNIE FISHER PARK UPGRADE, J. MORFIN, OCT'21	10/27/2021	2,431.00	.00	40-6020 CAPITAL IMPROVEMENTS	1242	11/21		
Total 13541:						2,431.00	.00					
Total AM & SONS ENTERPRISES INC:						2,431.00	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	85795		MONTHLY BACTERIA SAMPLES , OCT, '21-WATER	10/31/2021	484.50	.00	20-6152 M & R - LABORATORY COSTS	0	11/21		
Total 85795:						484.50	.00					
1	ANALYTICAL LABORATORIES	85796		LAB TESTS, OCT. '21-SEWER	10/31/2021	2,176.44	.00	21-6152 M & R - LABORATORY COSTS	0	11/21		
Total 85796:						2,176.44	.00					
Total ANALYTICAL LABORATORIES:						2,660.94	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	10000	12525	RENTAL OF SOD CUTTER, J.PEREZ, OCT.'21	10/20/2021	108.00	.00	01-6212 RENT-EQUIPMENT	1004	11/21		
Total 10000:						108.00	.00					
1846	BIG SKY RENTALS LLC	9946	12473	PROPANE REFILL, M.MEADE, OCT. 21	10/07/2021	11.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/21		
Total 9946:						11.96	.00					
1846	BIG SKY RENTALS LLC	9963	12496	7.2 GAL PROPANE, M. NADEAU, OCT'21	10/13/2021	21.53	.00	21-6150 M & R - SYSTEM	0	11/21		
Total 9963:						21.53	.00					
Total BIG SKY RENTALS LLC:						141.49	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	173377	12555	1 PACK TISSUE, FOR CITY HALL, OCT'21 - SEWER	10/28/2021	3.80	.00	21-6165 OFFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	1 PACK TISSUE, FOR CITY HALL, OCT'21 - PI	10/28/2021	1.46	.00	25-6165 OFFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	3 EA CARTONS OF BANKER BOXES, FOR N. STAUFFER, OCT'21 - ADMIN	10/28/2021	26.32	.00	01-6165 OFFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	3 EA CARTONS OF BANKER BOXES, FOR N. STAUFFER, OCT'21 - WATER	10/28/2021	34.74	.00	20-6165 0FFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	3 EA CARTONS OF BANKER BOXES, FOR N. STAUFFER, OCT'21 - SEWER	10/28/2021	34.74	.00	21-6165 OFFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	3 EA CARTONS OF BANKER BOXES, FOR N. STAUFFER, OCT'21 - PI	10/28/2021	9.47	.00	25-6165 OFFICE SUPPLIES	0	11/21		

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	173377	12555	1 PACK TISSUE, FOR CITY HALL, OCT'21 - ADMIN	10/28/2021	5.56	.00	01-6165 OFFICE SUPPLIES	0	11/21		
1795	BUYWYZ LLC	173377	12555	1 PACK TISSUE, FOR CITY HALL, OCT'21 - WATER	10/28/2021	3.80	.00	20-6165 0FFICE SUPPLIES	0	11/21		
Total 173377:						119.89	.00					
Total BUYWYZ LLC:						119.89	.00					
CASELLE INC												
1239	CASELLE INC	113131		CONTRACT SUPPORT AND MAINTENANCE FOR 12/01-12/31/2021-ADMIN	11/01/2021	661.20	.00	01-6052 CONTRACT SERVICES	0	11/21		
1239	CASELLE INC	113131		CONTRACT SUPPORT AND MAINTENANCE FOR 12/01-12/31/2021-WATER	11/01/2021	452.40	.00	20-6052 CONTRACT SERVICES	0	11/21		
1239	CASELLE INC	113131		CONTRACT SUPPORT AND MAINTENANCE FOR 12/01-12/31/2021-SEWER	11/01/2021	452.40	.00	21-6052 C0NTRACT SERVICES	0	11/21		
1239	CASELLE INC	113131		CONTRACT SUPPORT AND MAINTENANCE FOR 12/01-12/31/2021-PI	11/01/2021	174.00	.00	25-6052 C0NTRACT SERVICES	0	11/21		
Total 113131:						1,740.00	.00					
Total CASELLE INC:						1,740.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 10/25-11/24/2021-WATER	10/25/2021	23.62	23.62	20-6255 TELEPH0NE EXPENSE	0	11/21	11/08/2021	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 10/25-11/24/2021-SEWER	10/25/2021	23.62	23.62	21-6255 TELEPH0NE EXPENSE	0	11/21	11/08/2021	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 10/25-11/24/2021-PI	10/25/2021	8.98	8.98	25-6255 TELEPH0NE EXPENSE	0	11/21	11/08/2021	

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 2089221136586B10252021:						56.22	56.22					
62	CENTURYLINK	208922932280		INTERNET SERVICES AT THE SHOP, 10/25-11/24/2021-PARK	10/25/2021	100.58	100.58	01-6255 TELEPH0NE	1004	11/21	11/08/2021	
Total 2089229322801B102510252021:						100.58	100.58					
Total CENTURYLINK:						156.80	156.80					
D & B SUPPLY												
75	D & B SUPPLY	13802	12564	1 PAIR GLOVES, J. LISH, OCT. '21-WATER	10/29/2021	13.60	.00	20-6285 UNIF0RMS EXPENSE	0	11/21		
75	D & B SUPPLY	13802	12564	1 PAIR GLOVES, J. LISH, OCT. '21-PI	10/29/2021	3.39	.00	25-6285 UNIF0RMS EXPENSE	0	11/21		
Total 13802:						16.99	.00					
75	D & B SUPPLY	6250	12561	SAFETY GLOVES FOR CREW J.MORFIN, OCT.'21	10/28/2021	177.86	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	11/21		
75	D & B SUPPLY	6250	12561	3 EA MECHANIC TOOL SETS, 1 ATOMIC MAX TOOL KIT, J.MORFIN, OCT.'21	10/28/2021	501.96	.00	01-6175 SMALL TOOLS	1004	11/21		
Total 6250:						679.82	.00					
75	D & B SUPPLY	92700	12554	BOOTS FOR K. NOLAN & J. LISH, OCT. '21-WATER	10/27/2021	259.99	.00	20-6285 UNIF0RMS EXPENSE	0	11/21		
75	D & B SUPPLY	92700	12554	BOOTS FOR K. NOLAN & J. LISH, OCT. '21-PI	10/27/2021	64.99	.00	25-6285 UNIF0RMS EXPENSE	0	11/21		
Total 92700:						324.98	.00					
75	D & B SUPPLY	93044	12568	SAW AND LEVELS, FLEET TOOLS FOR TRUCK, J. ADAMS, OCT.'21-ADMIN	10/29/2021	74.74	.00	01-6175 SMALL TOOLS	0	11/21		

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
75	D & B SUPPLY	93044	12568	SAW AND LEVELS, FLEET TOOLS FOR TRUCK, J. ADAMS, OCT.'21-WATER	10/29/2021	29.89	.00	20-6175 SMALL TOOLS	0	11/21		
75	D & B SUPPLY	93044	12568	SAW AND LEVELS, FLEET TOOLS FOR TRUCK, J. ADAMS, OCT.'21-SEWER	10/29/2021	29.89	.00	21-6175 SMALL TOOLS	0	11/21		
75	D & B SUPPLY	93044	12568	SAW AND LEVELS, FLEET TOOLS FOR TRUCK, J. ADAMS, OCT.'21-PI	10/29/2021	14.95	.00	25-6175 SMALL TOOLS	0	11/21		
Total 93044:						149.47	.00					
75	D & B SUPPLY	93574		RETURN GLOVES, PO#12561, M. SMITH, OCT. '21	11/01/2021	-35.98	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	11/21		
Total 93574:						-35.98	.00					
Total D & B SUPPLY:						1,135.28	.00					
DIGLINE												
25	DIGLINE	0066871-IN		DIG FEES, OCT. '21-WATER	10/30/2021	352.39	.00	20-6065 DIG LINE EXPENSE	0	11/21		
25	DIGLINE	0066871-IN		DIG FEES, OCT. '21-SEWER	10/30/2021	352.39	.00	21-6065 DIG LINE EXPENSE	0	11/21		
25	DIGLINE	0066871-IN		DIG FEES, OCT. '21-PI	10/30/2021	134.24	.00	25-6065 DIG LINE EXPENSE	0	11/21		
Total 0066871-IN:						839.02	.00					
Total DIGLINE:						839.02	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	11/08/2021		PLUMBING PERMITS, OCTOBER 2021	11/08/2021	7,749.60	7,749.60	01-6052 CONTRACT SERVICES	1005	11/21	11/08/2021	

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 11/08/2021:						7,749.60	7,749.60					
Total DMH ENTERPRISES:						7,749.60	7,749.60					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	11082021ECI		ELECTRICAL PERMITS, OCTOBER 2021	11/08/2021	13,189.89	13,189.89	01-6052 CONTRACT SERVICES	1005	11/21	11/08/2021	
Total 11082021ECI:						13,189.89	13,189.89					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						13,189.89	13,189.89					
ESRI												
807	ESRI	94125313		ARC GIS ONLINE GIS PROFESSIONAL BASIC TERM LICENSE - 10/18/2021-01/31/2022-M. BORZICK, OCT. 21-WATER	10/18/2021	85.38	.00	20-6075 DUES & MEMBERSHIPS	0	11/21		
807	ESRI	94125313		ARC GIS ONLINE GIS PROFESSIONAL BASIC TERM LICENSE - 10/18/2021-01/31/2022-M. BORZICK, OCT. 21-SEWER	10/18/2021	85.38	.00	21-6075 DUES & MEMBERSHIPS	0	11/21		
807	ESRI	94125313		ARC GIS ONLINE GIS PROFESSIONAL BASIC TERM LICENSE - 10/18/2021-01/31/2022-M. BORZICK, OCT. 21-PI	10/18/2021	32.53	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	11/21		
Total 94125313:						203.29	.00					
Total ESRI:						203.29	.00					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	2176		CARPET CLEANING-CITY HALL-OCT. '21-ADMIN	11/02/2021	100.80	.00	01-6025 JANITORIAL	0	11/21		
1730	EVER-FRESH CARPET CLEANING	2176		CARPET CLEANING-CITY HALL-OCT. '21-WATER	11/02/2021	93.60	.00	20-6025 JANITORIAL	0	11/21		

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
1730	EVER-FRESH CARPET CLEANING	2176		CARPET CLEANING-CITY HALL-OCT. '21-SEWER	11/02/2021	93.60	.00	21-6025 JANITORIAL	0	11/21		
1730	EVER-FRESH CARPET CLEANING	2176		CARPET CLEANING-CITY HALL-OCT. '21-PI	11/02/2021	36.00	.00	25-6025 JANITORIAL	0	11/21		
1730	EVER-FRESH CARPET CLEANING	2176		CARPET CLEANING-CITY HALL-OCT. '21-P&Z	11/02/2021	36.00	.00	01-6025 JANITORIAL	1003	11/21		
Total 2176:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	2177		CARPET CLEANING-TREATMENT PLANT-OCT. '21-WATER	11/02/2021	83.16	.00	20-6025 JANITORIAL	0	11/21		
1730	EVER-FRESH CARPET CLEANING	2177		CARPET CLEANING-TREATMENT PLANT-OCT. '21-SEWER	11/02/2021	83.16	.00	21-6025 JANITORIAL	0	11/21		
1730	EVER-FRESH CARPET CLEANING	2177		CARPET CLEANING-TREATMENT PLANT-OCT. '21-PI	11/02/2021	31.68	.00	25-6025 JANITORIAL	0	11/21		
Total 2177:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						558.00	.00					
FATBEAM LLC												
1831	FATBEAM LLC	21692		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, NOV 2021-ADMIN	11/01/2021	95.00	.00	01-6052 CONTRACT SERVICES	0	11/21		
1831	FATBEAM LLC	21692		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, NOV 2021-WATER	11/01/2021	65.00	.00	20-6052 CONTRACT SERVICES	0	11/21		
1831	FATBEAM LLC	21692		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, NOV 2021-SEWER	11/01/2021	65.00	.00	21-6052 C0NTRACT SERVICES	0	11/21		
1831	FATBEAM LLC	21692		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE, NOV 2021-PI	11/01/2021	25.00	.00	25-6052 C0NTRACT SERVICES	0	11/21		

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 21692:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0801316		2X6 ALL SS REP CLAMP, D. CROSSLEY, OCT '21	10/26/2021	154.89	.00	20-6150 M & R - SYSTEM	0	11/21		
Total 0801316:						154.89	.00					
Total FERGUSON ENTERPRISES INC:						154.89	.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	64814		FIRE SUPPRESSION SYSTEM ANNUAL SERVICE-SENIOR CENTER	07/16/2021	176.00	176.00	01-6140 MAINT. & REPAIR BUILDING	1001	10/21	10/29/2021	
Total 64814:						176.00	176.00					
Total FIRE EXTINGUISHER CO., INC:						176.00	176.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	3581		IT TICKETS & SUPPORT, NOV. '21-WATER	11/01/2021	1,247.37	1,247.37	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/21	11/08/2021	
2014	FREUND PROPERTIES LLC	3581		IT TICKETS & SUPPORT, NOV. '21-SEWER	11/01/2021	1,646.53	1,646.53	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/21	11/08/2021	
2014	FREUND PROPERTIES LLC	3581		IT TICKETS & SUPPORT, NOV. '21-PI	11/01/2021	1,646.53	1,646.53	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/21	11/08/2021	
2014	FREUND PROPERTIES LLC	3581		IT TICKETS & SUPPORT, NOV. '21-PI	11/01/2021	449.06	449.06	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/21	11/08/2021	
2014	FREUND PROPERTIES LLC	3581		IT TICKETS & SUPPORT, NOV. '21-PARKS	11/01/2021	475.00	475.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/21	11/08/2021	

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 3581:						5,464.49	5,464.49					
Total FREUND PROPERTIES LLC:						5,464.49	5,464.49					
IDAHO MATERIALS & CONSTRUCTION												
418	IDAHO MATERIALS & CONSTRUCTION	5686293	12528	MIX SAND FOR DRIVEWAY AT DANSKIN WELL, B.VILLANUEVA, OCT.'21	10/21/2021	370.07	.00	20-6150 M & R - SYSTEM	0	11/21		
Total 5686293:						370.07	.00					
Total IDAHO MATERIALS & CONSTRUCTION:						370.07	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	10262021IP		ELECTRIC SERVICE 09/16/-10/14//2021-PI	10/26/2021	886.15	886.15	25-6280 UNEMPL0YMENT EXPENSES	0	11/21	11/08/2021	
Total 10262021IP:						886.15	886.15					
38	IDAHO POWER CO	10282021IP		ELECTRIC SERVICE 09/16-10/25/2021-STREET LIGHTS	10/28/2021	1,912.56	1,912.56	01-6290 UTILITIES	1002	11/21	11/08/2021	
Total 10282021IP:						1,912.56	1,912.56					
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- ADMIN	10/29/2021	332.31	332.31	01-6290 UTILITIES	0	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- STREETS	10/29/2021	10.19	10.19	01-6290 UTILITIES	1002	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- SENIOR CENTER	10/29/2021	228.78	228.78	01-6290 UTILITIES	1001	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- PARKS	10/29/2021	931.63	931.63	01-6290 UTILITIES	1004	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- WATER	10/29/2021	8,649.50	8,649.50	20-6290 UTILITIES EXPENSE	0	10/21	10/29/2021	

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
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- SEWER	10/29/2021	22,526.33	22,526.33	21-6290 UTILITIES EXPENSE	0	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021- FARM	10/29/2021	3,181.09	3,181.09	21-6090 FARM EXPENDITURES	0	10/21	10/29/2021	
38	IDAHO POWER CO	10292021IP		ELECTRIC SERVICE 09/17-10/18/2021-PI	10/29/2021	402.47	402.47	25-6290 UTILITIES EXPENSE	0	10/21	10/29/2021	
Total 10292021IP:						36,262.30	36,262.30					
Total IDAHO POWER CO:						39,061.01	39,061.01					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	15385	12533	AD#161281, LEGAL PUBLIC NOTICE, CASE NO. 20-12-S, LUGARNO TERRA NORTH , J. REID, OCT'21	10/27/2021	45.70	.00	01-6125 LEGAL PUBLICATI0NS	1003	11/21		
Total 15385:						45.70	.00					
1802	IDAHO PRESS TRIBUNE, LLC	15386	12533	AD# 161297, LEGAL PUBLIC NOTICE, CASE NO. 20-13-S LUGARNO TERRA SOUTH, J. REID, OCT. '21	10/27/2021	43.48	.00	01-6125 LEGAL PUBLICATI0NS	1003	11/21		
Total 15386:						43.48	.00					
1802	IDAHO PRESS TRIBUNE, LLC	15387	12534	AD#161312, LEGAL PUBLIC NOTICE, SUMMARY PUBLICATION ORDINANCE 2021-31, N. STANLEY, OCT.'21	10/27/2021	110.65	.00	01-6125 LEGAL PUBLICATI0NS	0	11/21		
Total 15387:						110.65	.00					
1802	IDAHO PRESS TRIBUNE, LLC	15388	12534	AD#161328, LEGAL PUBLIC NOTICE, SUMMARY PUBLICATION ORDINANCE 2021-30, N. STANLEY, OCT'21	10/27/2021	242.41	.00	01-6125 LEGAL PUBLICATI0NS	0	11/21		

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 15388:						242.41	.00					
Total IDAHO PRESS TRIBUNE, LLC:						442.24	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	1025201IDSP		N. KENDALL, S22036229 FP1, OCT. 21-WATER	10/25/2021	8.00	.00	20-5950 TEAM BUILDING	0	11/21		
1509	IDAHO STATE POLICE	1025201IDSP		N. KENDALL, S22036229 FP1, OCT. 21-PI	10/25/2021	2.00	.00	25-5950 TEAM BUILDING	0	11/21		
1509	IDAHO STATE POLICE	1025201IDSP		JASON LISH, S22036558, FP1, OCT. '21-WATER	10/25/2021	8.00	.00	20-5950 TEAM BUILDING	0	11/21		
1509	IDAHO STATE POLICE	1025201IDSP		JASON LISH, S22036558, FP1, OCT. '21-PI	10/25/2021	2.00	.00	25-5950 TEAM BUILDING	0	11/21		
1509	IDAHO STATE POLICE	1025201IDSP		A WALLINS, SOLICITOR BACKGROUND CHECK, OCT. '21	10/25/2021	33.25	.00	01-2075 UNEARNED REVENUE	0	11/21		
Total 1025201IDSP:						53.25	.00					
Total IDAHO STATE POLICE:						53.25	.00					
IMPERIUM MOTOR CORP												
2111	IMPERIUM MOTOR CORP	10192021IMC	12572	2021 JONWAY URBEE 4 BLK/WHT, STOCK #1009, C. ENGELS, OCT' ,21	10/19/2021	9,465.00	9,465.00	40-6166 PP&E PURCHASES OPERATIONS	1126	11/21	11/08/2021	
Total 10192021IMC:						9,465.00	9,465.00					
2111	IMPERIUM MOTOR CORP	1019IMCA	12571	2021 JONWAY URBEE 4 BLK/WHT, C. ENGELS, STOCK #1008, OCT. '21 - MISCELLANEOUS EXPENSES	10/19/2021	6,975.00	6,975.00	03-6160 MISCELLANE0US EXPENSES	0	11/21	11/08/2021	
2111	IMPERIUM MOTOR CORP	1019IMCA	12571	2021 JONWAY URBEE 4 BLK/WHT, STOCK #1008, C. ENGELS, OCT. '21	10/19/2021	2,490.00	2,490.00	40-6166 PP&E PURCHASES OPERATIONS	1126	11/21	11/08/2021	

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 1019IMCA:						9,465.00	9,465.00					
Total IMPERIUM MOTOR CORP:						18,930.00	18,930.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196102		NATURAL GAS CONSUMPTION , 09/28-10/25/2021-SENIOR CENTER	10/26/2021	151.66	151.66	01-6290 UTILITIES	1001	11/21	11/08/2021	
Total 48213519610252021:						151.66	151.66					
37	INTERMOUNTAIN GAS CO	482327707102		NATURAL GAS CONSUMPTION AT PARKS, 09/28-10/25/2021-PARKS	10/26/2021	14.77	14.77	01-6290 UTILITIES	1004	11/21	11/08/2021	
Total 48232770710262021:						14.77	14.77					
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 09/28-10/25/2021-ADMIN	10/26/2021	23.23	23.23	01-6290 UTILITIES	0	11/21	11/08/2021	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 09/28-10/25/2021-WATER	10/26/2021	21.57	21.57	20-6290 UTILITIES EXPENSE	0	11/21	11/08/2021	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 09/28-10/25/2021-SEWER	10/26/2021	21.57	21.57	21-6290 UTILITIES EXPENSE	0	11/21	11/08/2021	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 09/28-10/25/2021-PI	10/26/2021	8.29	8.29	25-6290 UTILITIES EXPENSE	0	11/21	11/08/2021	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 09/28-10/25/2021-P&Z	10/26/2021	8.28	8.28	01-6290 UTILITIES	1003	11/21	11/08/2021	
Total 48263466510262021:						82.94	82.94					
Total INTERMOUNTAIN GAS CO:						249.37	249.37					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10212021-102		SANITATION RECEIPT TRANSFER 10/21-10/28/2021	10/29/2021	19,535.99	19,535.99	26-7000 SOLID WASTE SERVICE FEES	0	10/21	10/29/2021	
230	J & M SANITATION, INC.	10212021-102		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 10/21-10/28/2021	10/29/2021	-1,930.16	-1,930.16	01-4170 FRANCHISE FEES	0	10/21	10/29/2021	
Total 10212021-10282021:						17,605.83	17,605.83					
230	J & M SANITATION, INC.	10292021-1107		SANITATION RECEIPT TRANSFER 10/29-11/7/2021	11/08/2021	68,824.30	68,824.30	26-7000 SOLID WASTE SERVICE FEES	0	11/21	11/08/2021	
230	J & M SANITATION, INC.	10292021-1107		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 10/29-11/07/2021	11/08/2021	-6,799.84	-6,799.84	01-4170 FRANCHISE FEES	0	11/21	11/08/2021	
Total 10292021-11072021:						62,024.46	62,024.46					
Total J & M SANITATION, INC.:						79,630.29	79,630.29					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	561		JANITORIAL SERVICES FOR NOV'21, FOR CITY HALL - ADMIN	11/02/2021	212.80	.00	01-6025 JANITORIAL	0	11/21		
1976	JONATHAN STRICKLAND	561		JANITORIAL SERVICES FOR NOV'21, FOR CITY HALL - WATER	11/02/2021	145.60	.00	20-6025 JANITORIAL	0	11/21		
1976	JONATHAN STRICKLAND	561		JANITORIAL SERVICES FOR NOV'21, FOR CITY HALL - SEWER	11/02/2021	145.60	.00	21-6025 JANITORIAL	0	11/21		
1976	JONATHAN STRICKLAND	561		JANITORIAL SERVICES FOR NOV'21, FOR CITY HALL - PI	11/02/2021	56.00	.00	25-6025 JANITORIAL	0	11/21		
Total 561:						560.00	.00					
1976	JONATHAN STRICKLAND	562		JANITORIAL SERVICES FOR NOV'21, FOR SENIOR CENTER	11/02/2021	446.00	.00	01-6025 JANITORIAL	1001	11/21		

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 562:						446.00	.00					
1976	JONATHAN STRICKLAND	563		JANITORIAL SERVICES FOR NOV'21, FOR TREATMENT PLANT - WATER	11/02/2021	100.80	.00	20-6025 JANITORIAL	0	11/21		
1976	JONATHAN STRICKLAND	563		JANITORIAL SERVICES FOR NOV'21, FOR TREATMENT PLANT - SEWER	11/02/2021	100.80	.00	21-6025 JANITORIAL	0	11/21		
1976	JONATHAN STRICKLAND	563		JANITORIAL SERVICES FOR NOV'21, FOR TREATMENT PLANT - PI	11/02/2021	38.40	.00	25-6025 JANITORIAL	0	11/21		
Total 563:						240.00	.00					
Total JONATHAN STRICKLAND:						1,246.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0210771		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA-MEMORY RANCH, PRELIMINARY PLAT-PHASE 4-5-WATER	04/02/2021	729.75	729.75	25-6202 PROFESSIONAL SERVICES	0	10/21	10/29/2021	
429	KELLER ASSOCIATES, INC.	0210771		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA-MEMORY RANCH, PRELIMINARY PLAT-PHASE 4-5-SEWER	04/02/2021	729.75	729.75	21-6202 PR0FESSI0NAL SERVICES	0	10/21	10/29/2021	
429	KELLER ASSOCIATES, INC.	0210771		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA-MEMORY RANCH, PRELIMINARY PLAT-PHASE 4-5-PI	04/02/2021	278.00	278.00	25-6202 PROFESSIONAL SERVICES	0	10/21	10/29/2021	
Total 0210771:						1,737.50	1,737.50					
429	KELLER ASSOCIATES, INC.	0210772		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA - CASPIAN, PRELIMINARY PLAT-WATER	04/02/2021	1,196.48	1,196.48	20-6202 PROFESSIONAL SERVICES	0	10/21	10/29/2021	

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
429	KELLER ASSOCIATES, INC.	0210772		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA - CASPIAN, PRELIMINARY PLAT-SEWER	04/02/2021	1,196.48	1,196.48	21-6202 PR0FESSI0NAL SERVICES	0	10/21	10/29/2021	
429	KELLER ASSOCIATES, INC.	0210772		PROFESSIONAL SERVICES 03/01-03/31/2021, KUNA - CASPIAN, PRELIMINARY PLAT-PI	04/02/2021	455.79	455.79	25-6202 PROFESSIONAL SERVICES	0	10/21	10/29/2021	
Total 0210772:						2,848.75	2,848.75					
429	KELLER ASSOCIATES, INC.	0211432		PROFESSIONAL SERVICES 05/01-05/31/2021, KUNA-PALOMA PROFESSIONAL PERSONNEL-WATER	06/07/2021	1,400.70	.00	20-6202 PROFESSIONAL SERVICES	0	11/21		
429	KELLER ASSOCIATES, INC.	0211432		PROFESSIONAL SERVICES 05/01-05/31/2021, KUNA-PALOMA PROFESSIONAL PERSONNEL-SEWER	06/07/2021	1,400.70	.00	21-6202 PR0FESSI0NAL SERVICES	0	11/21		
429	KELLER ASSOCIATES, INC.	0211432		PROFESSIONAL SERVICES 05/01-05/31/2021, KUNA-PALOMA PROFESSIONAL PERSONNEL-PI	06/07/2021	533.60	.00	25-6202 PROFESSIONAL SERVICES	0	11/21		
Total 0211432:						3,335.00	.00					
429	KELLER ASSOCIATES, INC.	0211739		PROFESSIONAL SERVICES 05/01-06/30/2021-KUNA-LAGOON 1 SEEPAGE TEST-SEWER	07/06/2021	2,370.00	2,370.00	21-6202 PR0FESSI0NAL SERVICES	0	10/21	10/29/2021	
Total 0211739:						2,370.00	2,370.00					
429	KELLER ASSOCIATES, INC.	0211935		PROFESSIONAL SERVICES 05/01-06/30/2021-KUNA MODEL UPDATE-WATER	07/12/2021	1,190.70	.00	20-6202 PROFESSIONAL SERVICES	0	11/21		
429	KELLER ASSOCIATES, INC.	0211935		PROFESSIONAL SERVICES 05/01-06/30/2021-KUNA MODEL UPDATE-SEWER	07/12/2021	1,190.70	.00	21-6202 PR0FESSI0NAL SERVICES	0	11/21		

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
429	KELLER ASSOCIATES, INC.	0211935		PROFESSIONAL SERVICES 05/01-06/30/2021-KUNA MODEL UPDATE-PI	07/12/2021	453.60	.00	25-6202 PROFESSIONAL SERVICES	0	11/21		
Total 0211935:						2,835.00	.00					
Total KELLER ASSOCIATES, INC.:						13,126.25	6,956.25					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	10202021KFM	12492	UTILITY LOCATE VEHICLE FOR PUBLIC WORKS, 2021 FORD ESCAPE, J. LORENTZ, OCT.'21-WATER	10/20/2021	13,157.76	13,157.76	20-6020 CAPITAL IMPR0VEMENTS	0	11/21	11/08/2021	
1616	KENDALL FORD OF MERIDIAN LLC	10202021KFM	12492	UTILITY LOCATE VEHICLE FOR PUBLIC WORKS, 2021 FORD ESCAPE, J. LORENTZ, OCT.'21-SEWER	10/20/2021	13,157.76	13,157.76	21-6020 CAPITAL IMPR0VEMENTS	0	11/21	11/08/2021	
1616	KENDALL FORD OF MERIDIAN LLC	10202021KFM	12492	UTILITY LOCATE VEHICLE FOR PUBLIC WORKS, 2021 FORD ESCAPE, J. LORENTZ, OCT.'21-PI	10/20/2021	5,012.48	5,012.48	25-6020 CAPITAL IMPR0VEMENTS	0	11/21	11/08/2021	
Total 10202021KFM:						31,328.00	31,328.00					
1616	KENDALL FORD OF MERIDIAN LLC	R1CS181769	12549	DIAGNOSTIC FOR ENGINE LIGHT FOR F550, TRUCK #23 - SEWER, S. HOWELL, OCT. '21	10/26/2021	140.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
Total R1CS181769:						140.00	.00					
Total KENDALL FORD OF MERIDIAN LLC:						31,468.00	31,328.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	10121		FIBER OPTIC LEASE FOR OCTOBER 2021-ADMIN	11/01/2021	114.00	.00	01-6255 TELEPH0NE	0	11/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	10121		FIBER OPTIC LEASE FOR OCTOBER 2021-WATER	11/01/2021	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	11/21		

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
199	KUNA JT. SCHOOL DISTRICT NO. 3	10121		FIBER OPTIC LEASE FOR OCTOBER 2021-SEWER	11/01/2021	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	11/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	10121		FIBER OPTIC LEASE FOR OCTOBER 2021-PI	11/01/2021	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	11/21		
Total 10121:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A125267	12546	PLUMBING FITTING FOR GREENBELT MENS BATHROOM, S. HOWELL, OCT. '21	10/22/2021	2.24	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total A125267:						2.24	.00					
499	KUNA LUMBER	A125434	12566	1 EA GARDEN HOE, T.HAMILTON, OCT. '21	10/29/2021	12.59	.00	21-6175 SMALL TOOLS	0	11/21		
Total A125434:						12.59	.00					
499	KUNA LUMBER	A125487	12570	25 BAGS OF CONCRETE FOR SIGNS ON GREENBELT, TAPE, J. PEREZ, NOV. '21	11/01/2021	114.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/21		
Total A125487:						114.75	.00					
499	KUNA LUMBER	A125519	12582	SHOVELS, GARDEN HOE, DUCK TAPE, J. COX, OCT'21-WATER	11/02/2021	37.83	.00	20-6175 SMALL TOOLS	0	11/21		
499	KUNA LUMBER	A125519	12582	SHOVELS, GARDEN HOE, DUCK TAPE, J. COX, OCT'21-PI	11/02/2021	9.46	.00	25-6175 SMALL TOOLS	0	11/21		
Total A125519:						47.29	.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	A125531	12587	CLEANER SUPPLIES FOR SPLASH PAD MAINTENANCE, R. WARWICK, NOV. '21	11/02/2021	10.29	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/21		
Total A125531:						10.29	.00					
499	KUNA LUMBER	A125591	12603	PROPANE FOR TORCH, LOCK DRY LUBRICANT, C. MCDANIEL, NOV. '21 - SEWER	11/05/2021	8.44	.00	21-6150 M & R - SYSTEM	0	11/21		
Total A125591:						8.44	.00					
499	KUNA LUMBER	B156804		O-RINGS FOR PARKS RESTROOMS, SPRAY TEXTURE FOR SHOP BATHROOM, S. HOWELL, OCT. '21	10/22/2021	15.37	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total B156804:						15.37	.00					
499	KUNA LUMBER	B156810	12537	GREENBELT PLUMBING PART FOR MENS BATHROOM, S. HOWELL, NOV.'21	10/22/2021	1.97	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total B156810:						1.97	.00					
499	KUNA LUMBER	B156882		PLUMBING PART FOR MENS BATHROOM AT GREENBELT, S. HOWELL, NOV. '21	10/25/2021	2.24	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total B156882:						2.24	.00					
499	KUNA LUMBER	B156887	12547	SS BRAID FLEX FOR MENS BATHROOM ON GREENBELT, S. HOWELL, OCT. 21	10/26/2021	6.74	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total B156887:						6.74	.00					
499	KUNA LUMBER	B156908	12550	4 INCH CAP, J. OSBORNE, OCT. '21	10/26/2021	6.82	.00	20-6150 M & R - SYSTEM	0	11/21		

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 B156908:						6.82	.00					
499	KUNA LUMBER	B156944	12558	4 PIPE CUTTERS FOR POND PROJECT AND SEMI GLOSS WOOD FINISH, BRUSHES, R. DAVILA, OCT'21	10/27/2021	90.01	.00	21-6150 M & R - SYSTEM	0	11/21		
Total B156944:						90.01	.00					
499	KUNA LUMBER	B156983	12565	CHISEL, J. OSBORNE, OCT.21	10/29/2021	8.99	.00	20-6175 SMALL TOOLS	0	11/21		
Total B156983:						8.99	.00					
499	KUNA LUMBER	B157036	12573	1/2 DOZEN TEFLON TAPE, T. SHAFFER, OCT'21 - LAGOON	11/01/2021	5.89	.00	21-6150 M & R - SYSTEM	0	11/21		
Total B157036:						5.89	.00					
499	KUNA LUMBER	B157042	12575	ROLLERS FOR PARK DEPT MAINTENANCE SHED, J. ADAMS, NOV '21	11/01/2021	19.68	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total B157042:						19.68	.00					
499	KUNA LUMBER	B157065	12580	GORILLA TAPE FOR SENIOR CENTER BUILDING REPAIR	11/02/2021	8.99	.00	01-6140 MAINT. & REPAIR BUILDING	1001	11/21		
Total B157065:						8.99	.00					
499	KUNA LUMBER	B157094	12588	GORILLA TAPE, M. SMITH, NOV. '21	11/02/2021	17.98	.00	01-6135 PUBLIC ENTERTAINMENT	1004	11/21		
Total B157094:						17.98	.00					
499	KUNA LUMBER	B157135	12593	ELECTRICAL SUPPLIES F FOR OUTLETS FOR CITY HALL PARKING LOT, S. HOWELL,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				NOV'21	11/03/2021	124.88	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/21		
Total B157135:						124.88	.00					
499	KUNA LUMBER	B157273	12620	25 ROLLS OF WHITE TAPE, 1 EA BLUE TAPE, 4 EA BLACK COUPLING, M. NADEAU, NOV'21	11/08/2021	45.18	.00	21-6150 M & R - SYSTEM	0	11/21		
Total B157273:						45.18	.00					
Total KUNA LUMBER:						550.34	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	4549	12527	METAL FOR DOOR LATCH AT BERNIE FISHER WATERTOWER & METAL FOR FENCE, BERNIE FISHER FENCE, S. HOWELL, OCT'21	10/21/2021	56.28	.00	40-6020 CAPITAL IMPROVEMENTS	1237	11/21		
Total 4549:						56.28	.00					
Total KUNA MACHINE LLC:						56.28	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	11082021KRF		KRFD IMPACT FEES, OCTOBER 2021	11/08/2021	33,351.14	33,351.14	30-2082 KRFD IMPACT FEE	0	11/21	11/08/2021	
Total 11082021KRFDI:						33,351.14	33,351.14					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						33,351.14	33,351.14					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	11082021KRF		KUNA RURAL FIRE DISTRICT PLAN REVIEW FOR OCTOBER 2021	11/08/2021	452.19	452.19	30-2083 KRFD PLAN REVIEW FEE	0	11/21	11/08/2021	

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 11082021KRFDPR:						452.19	452.19					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						452.19	452.19					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	28015		40 NEON YELLOW KNIT CAPS WITH CITY OF KUNA EMBROIDERY, C. OSWALD, OCT. '21-PARKS	10/25/2021	146.40	.00	01-6285 UNIF0RMS	1004	11/21		
1769	KWIK SILVER EMBROIDERY	28015		40 NEON YELLOW KNIT CAPS WITH CITY OF KUNA EMBROIDERY, C. OSWALD, OCT. '21-WATER	10/25/2021	102.48	.00	20-6285 UNIF0RMS EXPENSE	0	11/21		
1769	KWIK SILVER EMBROIDERY	28015		40 NEON YELLOW KNIT CAPS WITH CITY OF KUNA EMBROIDERY, C. OSWALD, OCT. '21-SEWER	10/25/2021	102.48	.00	21-6285 UNIF0RMS EXPENSE	0	11/21		
1769	KWIK SILVER EMBROIDERY	28015		40 NEON YELLOW KNIT CAPS WITH CITY OF KUNA EMBROIDERY, C. OSWALD, OCT. '21-PI	10/25/2021	39.04	.00	25-6285 UNIF0RMS EXPENSE	0	11/21		
Total 28015:						390.40	.00					
Total KWIK SILVER EMBROIDERY:						390.40	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0024485794		HYDRAULIC GAS CYLINDER RENTAL, OCT.'21	10/31/2021	45.31	.00	21-6150 M & R - SYSTEM	0	11/21		
Total 0024485794:						45.31	.00					
Total MATHESON TRI-GAS INC:						45.31	.00					
MILLIPORE CORPORATION												
1421	MILLIPORE CORPORATION	10098954	12466	1 EA Q-POD REMOTE DISPENSER, 1 EA 50L STORAGE TANK, AND ONE-TIME SUPPLIES, T. SHAFFER, OCT'21 - SEWER	10/27/2021	21,639.58	.00	21-6020 CAPITAL IMPR0VEMENTS	1264	11/21		

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 10098954:						21,639.58	.00					
Total MILLIPORE CORPORATION:						21,639.58	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	10292021CO		REIMBURSEMENT, PUBLIC WORKS ED LUNCHEON, C.OSWALD, OCT.'21 - WATER	10/29/2021	23.49	23.49	20-6155 MEETINGS/COMMITTEES	0	10/21	10/29/2021	
1849	MISCELLANEOUS #2	10292021CO		REIMBURSEMENT, PUBLIC WORKS ED LUNCHEON, C.OSWALD, OCT.'21 - SEWER	10/29/2021	23.49	23.49	21-6155 MEETINGS/COMMITTEES	0	10/21	10/29/2021	
1849	MISCELLANEOUS #2	10292021CO		REIMBURSEMENT, PUBLIC WORKS ED LUNCHEON, C.OSWALD, OCT.'21 - P.I	10/29/2021	8.96	8.96	25-6155 MEETING/COMMITTEES	0	10/21	10/29/2021	
Total 10292021CO:						55.94	55.94					
1849	MISCELLANEOUS #2	10292021DBD		RELEASE OF CASH BOND, CAZADOR SUBDIVISION #3, RESOLUTION NO. R40-2021	10/29/2021	41,273.50	41,273.50	30-2080 DEVELOPER DEPOSITS	0	10/21	10/29/2021	
Total 10292021DBD:						41,273.50	41,273.50					
1849	MISCELLANEOUS #2	11082021DBD		CAZADOR SUBDIVISION #3, STREET LIGHTING & FENCING, RESOLUTION R41-2021, PERFORMANCE BOND	11/08/2021	90,732.31	90,732.31	30-2080 DEVELOPER DEPOSITS	0	11/21	11/08/2021	
Total 11082021DBD:						90,732.31	90,732.31					
Total MISCELLANEOUS #2:						132,061.75	132,061.75					
NANCY ELLEN STAUFFER												
722	NANCY ELLEN STAUFFER	11082021NES		REIMBURSEMENT TO N. STAUFFER FOR GINGERBREAD HOUSES, NOV. '21-ADMIN	11/08/2021	28.64	28.64	01-5950 TEAM BUILDING	0	11/21	11/08/2021	

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
722	NANCY ELLEN STAUFFER	11082021NES		REIMBURSEMENT TO N. STAUFFER FOR GINGERBREAD HOUSES, NOV. '21-WATER	11/08/2021	37.81	37.81	20-5950 TEAM BUILDING	0	11/21	11/08/2021	
722	NANCY ELLEN STAUFFER	11082021NES		REIMBURSEMENT TO N. STAUFFER FOR GINGERBREAD HOUSES, NOV. '21-SEWER	11/08/2021	37.81	37.81	21-5950 TEAM BUILDING	0	11/21	11/08/2021	
722	NANCY ELLEN STAUFFER	11082021NES		REIMBURSEMENT TO N. STAUFFER FOR GINGERBREAD HOUSES, NOV. '21-PI	11/08/2021	10.31	10.31	25-5950 TEAM BUILDING	0	11/21	11/08/2021	
Total 11082021NES:						114.57	114.57					
Total NANCY ELLEN STAUFFER:						114.57	114.57					
NATIONAL BUSINESS FURNITURE LLC												
2107	NATIONAL BUSINESS FURNITURE LLC	MK569118-TD	12430	SEWER OFFICE REMODEL, C.OSWALD, OCT'21 - SEWER	10/06/2021	7,281.42	.00	21-6020 CAPITAL IMPR0VEMENTS	1209	11/21		
Total MK569118-TDQ:						7,281.42	.00					
Total NATIONAL BUSINESS FURNITURE LLC:						7,281.42	.00					
NEURILINK LLC												
2110	NEURILINK LLC	31609	12563	1 EA CONFERENCE SPEAKER, J. LORENTZ, NOV'21 - PARKS	11/03/2021	142.25	.00	01-6165 OFFICE SUPPLIES	1004	11/21		
2110	NEURILINK LLC	31609	12563	1 EA CONFERENCE SPEAKER, J. LORENTZ, NOV'21 - P&Z	11/03/2021	142.25	.00	01-6165 OFFICE SUPPLIES	1003	11/21		
2110	NEURILINK LLC	31609	12563	1 EA CONFERENCE SPEAKER, FOR TREATMENT PLANT, J. LORENTZ, NOV'21 - WATER	11/03/2021	59.74	.00	20-6165 0FFICE SUPPLIES	0	11/21		
2110	NEURILINK LLC	31609	12563	1 EA CONFERENCE SPEAKER, FOR TREATMENT PLANT, J. LORENTZ, NOV'21 - SEWER	11/03/2021	59.74	.00	21-6165 OFFICE SUPPLIES	0	11/21		
2110	NEURILINK LLC	31609	12563	1 EA CONFERENCE SPEAKER, FOR TREATMENT PLANT, J. LORENTZ, NOV'21 - PI	11/03/2021	22.76	.00	25-6165 OFFICE SUPPLIES	0	11/21		

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 31609:						426.74	.00					
Total NEURILINK LLC:						426.74	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	7812917	12530	FENCE POST CAPS, FOR BERNIE FISHER PARK, S. HOWELL, OCT'21	10/21/2021	37.31	.00	40-6020 CAPITAL IMPROVEMENTS	1242	11/21		
Total 7812917:						37.31	.00					
Total PACIFIC STEEL:						37.31	.00					
PARTS, INC.												
470	PARTS, INC.	246391	12532	6 EA SPARK PLUGS, 2 EA IGNITION COILS, FOR WATER TRUCK# 25, S. HOWELL, OCT'21 - WATER	10/21/2021	159.10	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246391	12532	6 EA SPARK PLUGS, 2 EA IGNITION COILS, FOR WATER TRUCK# 25, S. HOWELL, OCT'21 - PI	10/21/2021	39.78	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/21		
Total 246391:						198.88	.00					
470	PARTS, INC.	246568	12543	WINDSHIELD WIPERS, FOR WATER TRUCK #30, S. HOWELL, OCT'21 - PI	10/25/2021	4.94	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/21		
470	PARTS, INC.	246568	12543	WINDSHIELD WIPERS, FOR WATER TRUCK #30, S. HOWELL, OCT'21 - WATER	10/25/2021	19.76	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
Total 246568:						24.70	.00					
470	PARTS, INC.	246970	12574	OIL FILTER SUPPLY, FOR FLEET SHOP, NOV'21 - ADMIN	11/01/2021	26.60	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		

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.	246970	12574	OIL FILTER SUPPLY, FOR FLEET SHOP, NOV'21 - WATER	11/01/2021	10.64	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246970	12574	OIL FILTER SUPPLY, FOR FLEET SHOP, NOV'21 - SEWER	11/01/2021	10.64	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246970	12574	OIL FILTER SUPPLY, FOR FLEET SHOP, NOV'21 - PI	11/01/2021	5.32	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/21		
Total 246970:						53.20	.00					
470	PARTS, INC.	246997	12578	1 EA 14" RATCHET, FOR FLEET, NOV'21 - PI	11/01/2021	1.85	.00	25-6175 SMALL TOOLS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA FUEL FILTER, FOR FLEET BUCKET TRUCK, NOV'21 - ADMIN	11/01/2021	5.83	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA FUEL FILTER, FOR FLEET BUCKET TRUCK, NOV'21 - WATER	11/01/2021	2.33	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA FUEL FILTER, FOR FLEET BUCKET TRUCK, NOV'21 - SEWER	11/01/2021	2.33	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA FUEL FILTER, FOR FLEET BUCKET TRUCK, NOV'21 - PI	11/01/2021	1.17	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/21		
470	PARTS, INC.	246997	12578	1 EA 14" RATCHET, FOR FLEET, NOV'21 - ADMIN	11/01/2021	9.24	.00	01-6175 SMALL TOOLS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA 14" RATCHET, FOR FLEET, NOV'21 - WATER	11/01/2021	3.70	.00	20-6175 SMALL TOOLS	0	11/21		
470	PARTS, INC.	246997	12578	1 EA 14" RATCHET, FOR FLEET, NOV'21 - SEWER	11/01/2021	3.70	.00	21-6175 SMALL TOOLS	0	11/21		
Total 246997:						30.15	.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
470	PARTS, INC.	247128	12594	FUEL INJECTOR CLEANER, FOR FLEET TRUCK #27, S. HOWELL, NOV'21 - ADMIN	11/03/2021	7.98	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	247128	12594	FUEL INJECTOR CLEANER, FOR FLEET TRUCK #27, S. HOWELL, NOV'21 - WATER	11/03/2021	3.20	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	247128	12594	FUEL INJECTOR CLEANER, FOR FLEET TRUCK #27, S. HOWELL, NOV'21 - SEWER	11/03/2021	3.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/21		
470	PARTS, INC.	247128	12594	FUEL INJECTOR CLEANER, FOR FLEET TRUCK #27, S. HOWELL, NOV'21 - PI	11/03/2021	1.60	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/21		
Total 247128:						15.98	.00					
Total PARTS, INC.:						322.91	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	103121QPF		POSTAGE METER REFILL, OCT'21 - ADMIN	10/31/2021	140.00	.00	01-6190 P0STAGE & BILLING	0	11/21		
1770	QUADIENT FINANCE USA INC	103121QPF		POSTAGE METER REFILL, OCT'21 - P&Z	10/31/2021	50.00	.00	01-6190 P0STAGE & BILLING	1003	11/21		
1770	QUADIENT FINANCE USA INC	103121QPF		POSTAGE METER REFILL, OCT'21 - WATER	10/31/2021	130.00	.00	20-6190 P0STAGE & BILLING	0	11/21		
1770	QUADIENT FINANCE USA INC	103121QPF		POSTAGE METER REFILL, OCT'21 - SEWER	10/31/2021	130.00	.00	21-6190 P0STAGE & BILLING	0	11/21		
1770	QUADIENT FINANCE USA INC	103121QPF		POSTAGE METER REFILL, OCT'21 - PI	10/31/2021	50.00	.00	25-6190 P0STAGE & BILLING	0	11/21		
Total 103121QPF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	N9121655		MAIL METER LEASE PAYMENT, 9/2/21 - 12/1/21, OCT'21 - ADMIN	10/31/2021	162.65	.00	01-6190 P0STAGE & BILLING	0	11/21		

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
615	QUADIENT LEASING USA, INC	N9121655		MAIL METER LEASE PAYMENT, 9/2/21 - 12/1/21, OCT'21 - P&Z	10/31/2021	58.09	.00	01-6190 P0STAGE & BILLING	1003	11/21		
615	QUADIENT LEASING USA, INC	N9121655		MAIL METER LEASE PAYMENT, 9/2/21 - 12/1/21, OCT'21 - WATER	10/31/2021	151.03	.00	20-6190 P0STAGE & BILLING	0	11/21		
615	QUADIENT LEASING USA, INC	N9121655		MAIL METER LEASE PAYMENT, 9/2/21 - 12/1/21, OCT'21 - SEWER	10/31/2021	151.03	.00	21-6190 P0STAGE & BILLING	0	11/21		
615	QUADIENT LEASING USA, INC	N9121655		MAIL METER LEASE PAYMENT, 9/2/21 - 12/1/21, OCT'21 - PI	10/31/2021	58.09	.00	25-6190 P0STAGE & BILLING	0	11/21		
Total N9121655:						580.89	.00					
Total QUADIENT LEASING USA, INC:						580.89	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5063128064		COPY CHARGES, MODEL #IMC2000, SERIAL #C86262110, 10/01/21 - 10/21/21 - PARKS	11/01/2021	11.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/21		
Total 5063128064:						11.36	.00					
Total RICOH USA, INC. (MAINTENANCE):						11.36	.00					
RIMI INC												
1991	RIMI INC	11082021RIMI		COMMERCIAL MECHANICAL PERMITS, OCTOBER 2021	11/08/2021	377.66	377.66	01-6052 CONTRACT SERVICES	1005	11/21	11/08/2021	
Total 11082021RIMI:						377.66	377.66					
Total RIMI INC:						377.66	377.66					
ROSEMOUNT INC												
2090	ROSEMOUNT INC	71857683	12254	FLOW METER, T. SHAFFER, OCT'21 - SEWER	10/25/2021	9,005.02	.00	21-6150 M & R - SYSTEM	0	11/21		

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 71857683:						9,005.02	.00					
Total ROSEMOUNT INC:						9,005.02	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216056854	12545	ICE MELT, FOR ALL DEPARTMENTS, J.MORFIN, OCT'21 - ADMIN	10/26/2021	148.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	11/21		
491	SIMPLOT PARTNERS	216056854	12545	ICE MELT, FOR ALL DEPARTMENTS, J.MORFIN, OCT'21 -PI	10/26/2021	39.20	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/21		
491	SIMPLOT PARTNERS	216056854	12545	ICE MELT, FOR ALL DEPARTMENTS, J.MORFIN, OCT'21 - WATER	10/26/2021	101.92	.00	20-6150 M & R - SYSTEM	0	11/21		
491	SIMPLOT PARTNERS	216056854	12545	ICE MELT, FOR ALL DEPARTMENTS, J.MORFIN, OCT'21 - SEWER	10/26/2021	101.92	.00	21-6150 M & R - SYSTEM	0	11/21		
Total 216056854:						392.00	.00					
Total SIMPLOT PARTNERS:						392.00	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0213122-IN	12314	SAFETY EQUIPMENT, T. SHAFFER, SEPT'21 - SEWER	10/29/2021	6,368.68	.00	21-6150 M & R - SYSTEM	0	11/21		
Total 0213122-IN:						6,368.68	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						6,368.68	.00					
THE SHERWIN-WILLIAMS COMPANY												
554	THE SHERWIN-WILLIAMS COMPANY	7772-0	12553	PAINT, FOR TREATMENT PLANT, T. HAMILTON, OCT'21 - WATER	10/27/2021	20.16	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/21		
554	THE SHERWIN-WILLIAMS COMPANY	7772-0	12553	PAINT, FOR TREATMENT PLANT, T. HAMILTON, OCT'21 - SEWER	10/27/2021	20.16	.00	21-6140 MAINT & REPAIR BUILDING	0	11/21		

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
554	THE SHERWIN-WILLIAMS COMPANY	7772-0	12553	PAINT, FOR TREATMENT PLANT, T. HAMILTON, OCT'21 - PI	10/27/2021	7.68	.00	25-6140 MAINT & REPAIR BUILDING	0	11/21		
Total 7772-0:						48.00	.00					
Total THE SHERWIN-WILLIAMS COMPANY:						48.00	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	E00015	11869	52 INCH ANGLE BROOM, DUMPING HOPPER, T. FLEMING, OCT '21-WATER	10/21/2021	3,731.05	.00	20-6166 PP&E PURCHASES OPERATIONS	1057	11/21		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	E00015	11869	52 INCH ANGLE BROOM, DUMPING HOPPER, T. FLEMING, OCT '21-SEWER	10/21/2021	3,731.05	.00	21-6166 PP&E PURCHASES - OPERATIONS	1057	11/21		
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	E00015	11869	52 INCH ANGLE BROOM, DUMPING HOPPER, T. FLEMING,OCT '21-PI	10/21/2021	1,421.36	.00	25-6166 PP&E PURCHASES - OPERATIONS	1057	11/21		
Total E00015:						8,883.46	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						8,883.46	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:07907370	12613	5 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, NOV'21 - ADMIN	11/05/2021	10.83	.00	01-6165 OFFICE SUPPLIES	0	11/21		
992	TREASURE VALLEY COFFEE	2160:07907370	12613	5 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, NOV'21 - WATER	11/05/2021	7.41	.00	20-6165 0FFICE SUPPLIES	0	11/21		
992	TREASURE VALLEY COFFEE	2160:07907370	12613	5 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, NOV'21 - SEWER	11/05/2021	7.41	.00	21-6165 OFFICE SUPPLIES	0	11/21		
992	TREASURE VALLEY COFFEE	2160:07907370	12613	5 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, NOV'21 - PI	11/05/2021	2.85	.00	25-6165 OFFICE SUPPLIES	0	11/21		

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 2160:07907370:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:07928373		2 CASES OF COFFEE, 2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, 1 EA SLEEVE OF CUPS, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, NOV'21 - PI	11/05/2021	30.58	.00	25-6165 OFFICE SUPPLIES	0	11/21		
992	TREASURE VALLEY COFFEE	2160:07928373	12605	2 CASES OF COFFEE, 2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, 1 EA SLEEVE OF CUPS, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, NOV'21 - WATER	11/05/2021	80.26	.00	20-6165 0FFICE SUPPLIES	0	11/21		
992	TREASURE VALLEY COFFEE	2160:07928373	12605	2 CASES OF COFFEE, 2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, 1 EA SLEEVE OF CUPS, 9 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, NOV'21 - SEWER	11/05/2021	80.26	.00	21-6165 OFFICE SUPPLIES	0	11/21		
Total 2160:07928373:						191.10	.00					
Total TREASURE VALLEY COFFEE:						219.60	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	765787	12523	9 EA SAFETY GOGGLES, D.CROSSLEY, OCT'21 - WATER	10/20/2021	73.27	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
265	USA BLUE BOOK	765787	12523	9 EA SAFETY GOGGLES, D. CROSSLEY, OCT'21 - PI	10/20/2021	18.32	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
Total 765787:						91.59	.00					
265	USA BLUE BOOK	765861	12529	1 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - WATER	10/20/2021	32.52	.00	20-6150 M & R - SYSTEM	0	11/21		

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
265	USA BLUE BOOK	765861	12529	1 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - PI	10/20/2021	8.13	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/21		
Total 765861:						40.65	.00					
265	USA BLUE BOOK	765927	12523	3 EA SAFETY GOGGLES, D. CROSSLEY, OCT'21 - WATER	10/20/2021	21.24	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
265	USA BLUE BOOK	765927	12523	3 EA SAFETY GOGGLES, D. CROSSLEY, OCT'21 - PI	10/20/2021	5.31	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
Total 765927:						26.55	.00					
265	USA BLUE BOOK	767152	12529	4 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - WATER	10/21/2021	141.52	.00	20-6150 M & R - SYSTEM	0	11/21		
265	USA BLUE BOOK	767152	12529	4 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - PI	10/21/2021	35.38	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/21		
Total 767152:						176.90	.00					
265	USA BLUE BOOK	767393	12529	1 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - WATER	10/21/2021	32.52	.00	20-6150 M & R - SYSTEM	0	11/21		
265	USA BLUE BOOK	767393	12529	1 EA CUSTODY SEALS, D.CROSSLEY, OCT'21 - PI	10/21/2021	8.13	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/21		
Total 767393:						40.65	.00					
265	USA BLUE BOOK	775277	12560	FLOW INDICATOR, LEAD TUBE ADAPTER, ROLLER ASSEMBLIES, TUBE HOUSING, T. SHAFFER, OCT'21 - SEWER	10/28/2021	819.28	.00	21-6150 M & R - SYSTEM	0	11/21		
Total 775277:						819.28	.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
265	USA BLUE BOOK	776135	12529	CUSTODY SEALS, D.CROSSLEY, OCT'21 - PI	10/29/2021	48.78	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
265	USA BLUE BOOK	776135	12529	CUSTODY SEALS, D.CROSSLEY, OCT'21 - WATER	10/29/2021	195.12	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	11/21		
Total 776135:						243.90	.00					
Total USA BLUE BOOK:						1,439.52	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	281056.00		BELVEAL CONSTRUCTION, 1442 W GAINSBORO ST, UTILITY REFUND	10/19/2021	17.61	.00	20-4500 METERED WATER SALES	0	11/21		
2044	UTILITY REFUND #10	281056.00		BELVEAL CONSTRUCTION, 1442 W GAINSBORO ST, UTILITY REFUND	10/19/2021	11.01	.00	21-4600 SEWER USER FEES	0	11/21		
Total 281056.00:						28.62	.00					
Total UTILITY REFUND #10:						28.62	.00					
UTILITY REFUND #13												
2106	UTILITY REFUND #13	100090.02		DARLA BYLINSKY LIVING TRUST, 725 W GINA DR, UTLITY REFUND	11/03/2021	28.24	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	100090.02		DARLA BYLINSKY LIVING TRUST, 725 W GINA DR, UTLITY REFUND	11/03/2021	41.75	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	100090.02		DARLA BYLINSKY LIVING TRUST, 725 W GINA DR, UTLITY REFUND	11/03/2021	28.08	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 100090.02:						98.07	.00					
2106	UTILITY REFUND #13	120270.02		TODD L EICHELBERGER, 740 N TOPANGA CT, UTILITY REFUND	11/03/2021	6.94	.00	26-4975 SOLID WASTE USER FEES	0	11/21		

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
2106	UTILITY REFUND #13	120270.02		TODD L EICHELBERGER, 740 N TOPANGA CT, UTILITY REFUND	11/03/2021	29.56	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	120270.02		TODD L EICHELBERGER, 740 N TOPANGA CT, UTILITY REFUND	11/03/2021	8.94	.00	21-4600 SEWER USER FEES	0	11/21		
Total 120270.02:						45.44	.00					
2106	UTILITY REFUND #13	120776.03		JEREMIAH P PRICE, 662 N STEED PL, UTILITY REFUND	10/27/2021	44.20	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	120776.03		JEREMIAH P PRICE, 662 N STEED PL, UTILITY REFUND	10/27/2021	41.66	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	120776.03		JEREMIAH P PRICE, 662 N STEED PL, UTILITY REFUND	10/27/2021	32.98	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 120776.03:						118.84	.00					
2106	UTILITY REFUND #13	121575.02		CRAIG P BROWN, 899 N CRANESBILL AVE, UTILITY REFUND	10/27/2021	29.67	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	121575.02		CRAIG P BROWN, 899 N CRANESBILL AVE, UTILITY REFUND	10/27/2021	31.89	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	121575.02		CRAIG P BROWN, 899 N CRANESBILL AVE, UTILITY REFUND	10/27/2021	21.89	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 121575.02:						83.45	.00					
2106	UTILITY REFUND #13	121715.02		BOISE HOUSE BUYERS LLC, 1892 W SEGO PRAIRIE ST, UTILITY REFUND	11/03/2021	5.89	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	121715.02		BOISE HOUSE BUYERS LLC, 1892 W SEGO PRAIRIE ST, UTILITY REFUND	11/03/2021	7.48	.00	21-4600 SEWER USER FEES	0	11/21		

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
2106	UTILITY REFUND #13	121715.02		BOISE HOUSE BUYERS LLC, 1892 W SEGO PRAIRIE ST, UTILITY REFUND	11/03/2021	5.37	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 121715.02:						18.74	.00					
2106	UTILITY REFUND #13	160860.04		OCEANA ROSE RYAN CHAMBERLIN, 250 W CASE ST, UTILITY REFUND	10/27/2021	19.75	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	160860.04		OCEANA ROSE RYAN CHAMBERLIN, 250 W CASE ST, UTILITY REFUND	10/27/2021	30.97	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	160860.04		OCEANA ROSE RYAN CHAMBERLIN, 250 W CASE ST, UTILITY REFUND	10/27/2021	30.10	.00	21-4600 SEWER USER FEES	0	11/21		
Total 160860.04:						80.82	.00					
2106	UTILITY REFUND #13	173140.02		KASEY J ALDRICH, 1365 W PENELOPE ST, UTILITY REFUND	11/03/2021	26.30	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	173140.02		KASEY J ALDRICH, 1365 W PENELOPE ST, UTILITY REFUND	11/03/2021	31.50	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	173140.02		KASEY J ALDRICH, 1365 W PENELOPE ST, UTILITY REFUND	11/03/2021	39.06	.00	21-4600 SEWER USER FEES	0	11/21		
Total 173140.02:						96.86	.00					
2106	UTILITY REFUND #13	180570.01		ANN MARIE STROHM, 1364 N CABRILLO AVE, UTILITY REFUND	10/27/2021	65.28	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	180570.01		ANN MARIE STROHM, 1364 N CABRILLO AVE, UTILITY REFUND	10/27/2021	18.25	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	180570.01		ANN MARIE STROHM, 1364 N CABRILLO AVE, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	10/27/2021	-5.22	.00	21-4600 SEWER USER FEES	0	11/21		
Total 180570.01:						78.31	.00					
2106	UTILITY REFUND #13	20100.03		TRISHA L MILLER, 402 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	40.88	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	20100.03		TRISHA L MILLER, 402 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	23.35	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	20100.03		TRISHA L MILLER, 402 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	18.03	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 20100.03:						82.26	.00					
2106	UTILITY REFUND #13	20150.01		THOMAS SHEARER, 393 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	30.85	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	20150.01		THOMAS SHEARER, 393 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	54.24	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	20150.01		THOMAS SHEARER, 393 N SHADY GROVE PL, UTILITY REFUND	10/27/2021	40.70	.00	21-4600 SEWER USER FEES	0	11/21		
Total 20150.01:						125.79	.00					
2106	UTILITY REFUND #13	230740.03		JASON S KIRKLAND, 574 W OMPHALE ST, UTILITY REFUND	11/03/2021	25.15	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	230740.03		JASON S KIRKLAND, 574 W OMPHALE ST, UTILITY REFUND	11/03/2021	40.47	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	230740.03		JASON S KIRKLAND, 574 W OMPHALE ST, UTILITY REFUND	11/03/2021	39.72	.00	21-4600 SEWER USER FEES	0	11/21		

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 230740.03:						105.34	.00					
2106	UTILITY REFUND #13	240090.02		TONI TOWNLEY, 553 N LAHAR PL, UTILITY REFUND	10/27/2021	24.47	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	240090.02		TONI TOWNLEY, 553 N LAHAR PL, UTILITY REFUND	10/27/2021	34.32	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	240090.02		TONI TOWNLEY, 553 N LAHAR PL, UTILITY REFUND	10/27/2021	33.58	.00	21-4600 SEWER USER FEES	0	11/21		
Total 240090.02:						92.37	.00					
2106	UTILITY REFUND #13	240270.01		CODY L HOLMES, 678 N MUDSTONE WAY, UTILITY REFUND	11/03/2021	19.15	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	240270.01		CODY L HOLMES, 678 N MUDSTONE WAY, UTILITY REFUND	11/03/2021	22.73	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	240270.01		CODY L HOLMES, 678 N MUDSTONE WAY, UTILITY REFUND	11/03/2021	14.68	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 240270.01:						56.56	.00					
2106	UTILITY REFUND #13	240585.04		TOMMY PROCTOR, 702 N OLIVINE PL, UTILITY REFUND	11/03/2021	37.49	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	240585.04		TOMMY PROCTOR, 702 N OLIVINE PL, UTILITY REFUND	11/03/2021	47.06	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	240585.04		TOMMY PROCTOR, 702 N OLIVINE PL, UTILITY REFUND	11/03/2021	51.47	.00	21-4600 SEWER USER FEES	0	11/21		
Total 240585.04:						136.02	.00					
2106	UTILITY REFUND #13	240605.02		CRAIG P BROWN, 1007 E LIMESTONE ST, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	10/27/2021	23.67	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	240605.02		CRAIG P BROWN, 1007 E LIMESTONE ST, UTILITY REFUND	10/27/2021	28.15	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	240605.02		CRAIG P BROWN, 1007 E LIMESTONE ST, UTILITY REFUND	10/27/2021	48.07	.00	21-4600 SEWER USER FEES	0	11/21		
Total 240605.02:						99.89	.00					
2106	UTILITY REFUND #13	250635.02		ANGELA DOLPH, 249 W TEHUTI ST, UTILITY REFUND	10/27/2021	58.05	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	250635.02		ANGELA DOLPH, 249 W TEHUTI ST, UTILITY REFUND	10/27/2021	71.60	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	250635.02		ANGELA DOLPH, 249 W TEHUTI ST, UTILITY REFUND	10/27/2021	30.95	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 250635.02:						160.60	.00					
2106	UTILITY REFUND #13	250795.03		KRISTIE KORRELL, 351 W KAMMERS CT, UTILITY REFUND	10/27/2021	30.50	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	250795.03		KRISTIE KORRELL, 351 W KAMMERS CT, UTILITY REFUND	10/27/2021	30.14	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	250795.03		KRISTIE KORRELL, 351 W KAMMERS CT, UTILITY REFUND	10/27/2021	22.05	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 250795.03:						82.69	.00					
2106	UTILITY REFUND #13	260045.01		ANGELA D OLDS, 2464 W CERULEAN DR, UTILITY REFUND	10/27/2021	29.56	.00	20-4500 METERED WATER SALES	0	11/21		

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
2106	UTILITY REFUND #13	260045.01		ANGELA D OLDS, 2464 W CERULEAN DR, UTILITY REFUND	10/27/2021	2.90	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	260045.01		ANGELA D OLDS, 2464 W CERULEAN DR, UTILITY REFUND	10/27/2021	1.35	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 260045.01:						33.81	.00					
2106	UTILITY REFUND #13	264235.02		CHARLES R TURNER, 1956 W FELTSON ST, UTILITY REFUND	10/27/2021	20.51	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	264235.02		CHARLES R TURNER, 1956 W FELTSON ST, UTILITY REFUND	10/27/2021	29.36	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	264235.02		CHARLES R TURNER, 1956 W FELTSON ST, UTILITY REFUND	10/27/2021	25.80	.00	21-4600 SEWER USER FEES	0	11/21		
Total 264235.02:						75.67	.00					
2106	UTILITY REFUND #13	268111.03		REX HARVEY, 2602 W MIDNIGHT DR, UTILITY REFUND	11/03/2021	2.12	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	268111.03		REX HARVEY, 2602 W MIDNIGHT DR, UTILITY REFUND	11/03/2021	2.80	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	268111.03		REX HARVEY, 2602 W MIDNIGHT DR, UTILITY REFUND	11/03/2021	1.76	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 268111.03:						6.68	.00					
2106	UTILITY REFUND #13	274725.04		AUSTIN FAULK, 9388 S CHERRY APPLE AVE, UTILITY REFUND	11/03/2021	19.34	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	274725.04		AUSTIN FAULK, 9388 S CHERRY APPLE AVE, UTILITY REFUND	11/03/2021	23.15	.00	21-4600 SEWER USER FEES	0	11/21		

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
2106	UTILITY REFUND #13	274725.04		AUSTIN FAULK, 9388 S CHERRY APPLE AVE, UTILITY REFUND	11/03/2021	18.23	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 274725.04:						60.72	.00					
2106	UTILITY REFUND #13	277306.02		VITALIY GULCHUK, 2170 N MOUNTAIN ASH AVE, UTILITY REFUND	11/03/2021	14.98	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	277306.02		VITALIY GULCHUK, 2170 N MOUNTAIN ASH AVE, UTILITY REFUND	11/03/2021	16.80	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	277306.02		VITALIY GULCHUK, 2170 N MOUNTAIN ASH AVE, UTILITY REFUND	11/03/2021	21.13	.00	21-4600 SEWER USER FEES	0	11/21		
Total 277306.02:						52.91	.00					
2106	UTILITY REFUND #13	278114.02		SAMUEL C BASS, 8871 S RED DELICIOUS WAY, UTILITY REFUND	10/27/2021	39.12	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	278114.02		SAMUEL C BASS, 8871 S RED DELICIOUS WAY, UTILITY REFUND	10/27/2021	47.21	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	278114.02		SAMUEL C BASS, 8871 S RED DELICIOUS WAY, UTILITY REFUND	10/27/2021	28.94	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 278114.02:						115.27	.00					
2106	UTILITY REFUND #13	280345.02		STEVEN R RENFER, 1052 W TANZANITE DR, UTILITY REFUND	10/27/2021	25.87	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	280345.02		STEVEN R RENFER, 1052 W TANZANITE DR, UTILITY REFUND	10/27/2021	29.34	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	280345.02		STEVEN R RENFER, 1052 W TANZANITE DR, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	10/27/2021	35.10	.00	21-4600 SEWER USER FEES	0	11/21		
Total 280345.02:						90.31	.00					
2106	UTILITY REFUND #13	291026.03		ANTHONY J NICOSIA, 6981 S DONAWAY AVE, UTILITY REFUND	11/03/2021	46.17	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	291026.03		ANTHONY J NICOSIA, 6981 S DONAWAY AVE, UTILITY REFUND	11/03/2021	47.22	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	291026.03		ANTHONY J NICOSIA, 6981 S DONAWAY AVE, UTILITY REFUND	11/03/2021	61.47	.00	21-4600 SEWER USER FEES	0	11/21		
Total 291026.03:						154.86	.00					
2106	UTILITY REFUND #13	291052.01		JONATHAN R HOGEN, 3423 W DEVOTION DR, UTILITY REFUND	10/27/2021	27.70	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	291052.01		JONATHAN R HOGEN, 3423 W DEVOTION DR, UTILITY REFUND	10/27/2021	26.15	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	291052.01		JONATHAN R HOGEN, 3423 W DEVOTION DR, UTILITY REFUND	10/27/2021	18.72	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 291052.01:						72.57	.00					
2106	UTILITY REFUND #13	292003.01		ANTHONY V PEREZ, 2757 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	29.82	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	292003.01		ANTHONY V PEREZ, 2757 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	34.29	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	292003.01		ANTHONY V PEREZ, 2757 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	41.28	.00	21-4600 SEWER USER FEES	0	11/21		

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 292003.01:						105.39	.00					
2106	UTILITY REFUND #13	292004.01		BRANDON SZKLARSKI, 2735 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	20.41	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	292004.01		BRANDON SZKLARSKI, 2735 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	22.89	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	292004.01		BRANDON SZKLARSKI, 2735 W PEAR APPLE ST, UTILITY REFUND	11/03/2021	16.70	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 292004.01:						60.00	.00					
2106	UTILITY REFUND #13	302147.02		RUBY L STRUBLE, 854 E ANDES DR, UTILITY REFUND	11/03/2021	92.92	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	302147.02		RUBY L STRUBLE, 854 E ANDES DR, UTILITY REFUND	11/03/2021	2.69	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	302147.02		RUBY L STRUBLE, 854 E ANDES DR, UTILITY REFUND	11/03/2021	1.86	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 302147.02:						97.47	.00					
2106	UTILITY REFUND #13	302217.01		ADRIANNE LASH, 9274 S PALENA PL, UTILITY REFUND	11/03/2021	27.23	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	302217.01		ADRIANNE LASH, 9274 S PALENA PL, UTILITY REFUND	11/03/2021	30.45	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	302217.01		ADRIANNE LASH, 9274 S PALENA PL, UTILITY REFUND	11/03/2021	20.86	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 302217.01:						78.54	.00					
2106	UTILITY REFUND #13	303299.01		ALYSSA WHITMORE, 2117 N GREENVILLE AVE, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	11/03/2021	1.81	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	303299.01		ALYSSA WHITMORE, 2117 N GREENVILLE AVE, UTILITY REFUND	11/03/2021	2.18	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	303299.01		ALYSSA WHITMORE, 2117 N GREENVILLE AVE, UTILITY REFUND	11/03/2021	2.69	.00	21-4600 SEWER USER FEES	0	11/21		
Total 303299.01:						6.68	.00					
2106	UTILITY REFUND #13	310133.02		CRAIG AVERY, 9420 S COPELAND PL, UTILITY REFUND	11/03/2021	10.57	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
2106	UTILITY REFUND #13	310133.02		CRAIG AVERY, 9420 S COPELAND PL, UTILITY REFUND	11/03/2021	11.51	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	310133.02		CRAIG AVERY, 9420 S COPELAND PL, UTILITY REFUND	11/03/2021	14.42	.00	21-4600 SEWER USER FEES	0	11/21		
Total 310133.02:						36.50	.00					
2106	UTILITY REFUND #13	318325.02		ELIZABETH KRENNING, 1156 E SAILER SHORES ST, UTILITY REFUND	11/03/2021	119.89	.00	20-4500 METERED WATER SALES	0	11/21		
2106	UTILITY REFUND #13	318325.02		ELIZABETH KRENNING, 1156 E SAILER SHORES ST, UTILITY REFUND	11/03/2021	26.73	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	318325.02		ELIZABETH KRENNING, 1156 E SAILER SHORES ST, UTILITY REFUND	11/03/2021	20.64	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 318325.02:						167.26	.00					
2106	UTILITY REFUND #13	70020.01		MICHAEL J HENNIS, 820 N SCHOOL AVE, UTILITY REFUND	10/27/2021	43.18	.00	20-4500 METERED WATER SALES	0	11/21		

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
2106	UTILITY REFUND #13	70020.01		MICHAEL J HENNIS, 820 N SCHOOL AVE, UTILITY REFUND	10/27/2021	30.70	.00	21-4600 SEWER USER FEES	0	11/21		
2106	UTILITY REFUND #13	70020.01		MICHAEL J HENNIS, 820 N SCHOOL AVE, UTILITY REFUND	10/27/2021	25.51	.00	26-4975 SOLID WASTE USER FEES	0	11/21		
Total 70020.01:						99.39	.00					
Total UTILITY REFUND #13:						2,876.08	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	277201.00		CBH HOMES, 874 W SMALLWOOD CT, UTILITY REFUND	10/14/2021	34.58	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	277201.00		CBH HOMES, 874 W SMALLWOOD CT, UTILITY REFUND	10/14/2021	38.28	.00	21-4600 SEWER USER FEES	0	11/21		
Total 277201.00:						72.86	.00					
2004	UTILITY REFUND #9	277211.00		CBH HOMES, 868 W BUTTONBUSH CT, UTILITY REFUND	10/14/2021	28.56	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	277211.00		CBH HOMES, 868 W BUTTONBUSH CT, UTILITY REFUND	10/14/2021	30.78	.00	21-4600 SEWER USER FEES	0	11/21		
Total 277211.00:						59.34	.00					
2004	UTILITY REFUND #9	282008.00		CBH HOMES, 1476 W PENDULUM COVE DR, UTILITY REFUND	10/19/2021	45.67	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	282008.00		CBH HOMES, 1476 W PENDULUM COVE DR, UTILITY REFUND	10/19/2021	45.85	.00	21-4600 SEWER USER FEES	0	11/21		
Total 282008.00:						91.52	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2004	UTILITY REFUND #9	282023.00		CBH HOMES, 2870 N CORAL FALLS AVE, UTILITY REFUND	10/19/2021	21.07	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	282023.00		CBH HOMES, 2870 N CORAL FALLS AVE, UTILITY REFUND	10/19/2021	32.98	.00	21-4600 SEWER USER FEES	0	11/21		
Total 282023.00:						54.05	.00					
2004	UTILITY REFUND #9	282027.00		CBH HOMES, 1463 W NANNYBERRY ST, UTILITY REFUND	10/11/2021	57.45	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	282027.00		CBH HOMES, 1463 W NANNYBERRY ST, UTILITY REFUND	10/11/2021	5.40	.00	21-4600 SEWER USER FEES	0	11/21		
Total 282027.00:						62.85	.00					
2004	UTILITY REFUND #9	282033.00		CBH HOMES, 2829 N KLEMMER AVE, UTILITY REFUND	10/18/2021	43.48	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	282033.00		CBH HOMES, 2829 N KLEMMER AVE, UTILITY REFUND	10/18/2021	44.82	.00	21-4600 SEWER USER FEES	0	11/21		
Total 282033.00:						88.30	.00					
2004	UTILITY REFUND #9	282042.00		CBH HOMES, 2873 N CORAL FALLS AVE, UTILITY REFUND	10/12/2021	53.39	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	282042.00		CBH HOMES, 2873 N CORAL FALLS AVE, UTILITY REFUND	10/12/2021	.57	.00	21-4600 SEWER USER FEES	0	11/21		
Total 282042.00:						53.96	.00					
2004	UTILITY REFUND #9	293216.00		CBH HOMES, 6517 S FAITHFUL AVE, UTILITY REFUND	10/15/2021	30.15	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	293216.00		CBH HOMES, 6517 S FAITHFUL AVE, UTILITY REFUND	10/15/2021	29.18	.00	21-4600 SEWER USER FEES	0	11/21		

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 293216.00:						59.33	.00					
2004	UTILITY REFUND #9	293250.00		CBH HOMES, 3542 W REMEMBRANCE DR, UTILITY BILLING	10/14/2021	55.22	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	293250.00		CBH HOMES, 3542 W REMEMBRANCE DR, UTILITY BILLING	10/14/2021	56.78	.00	21-4600 SEWER USER FEES	0	11/21		
Total 293250.00:						112.00	.00					
2004	UTILITY REFUND #9	302559.00		EAGLEWOOD HOMES, 811 E RIO CHICO DR, UTILITY REFUND	10/15/2021	6.26	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	302559.00		EAGLEWOOD HOMES, 811 E RIO CHICO DR, UTILITY REFUND	10/15/2021	.40	.00	21-4600 SEWER USER FEES	0	11/21		
Total 302559.00:						6.66	.00					
2004	UTILITY REFUND #9	303607.00		HUBBLE HOMES, 2663 N RAPID CREEK WAY, UTLITY REFUND	10/18/2021	59.29	.00	20-4500 METERED WATER SALES	0	11/21		
Total 303607.00:						59.29	.00					
2004	UTILITY REFUND #9	303608.00		HUBBLE HOMES, 2679 N RAPID CREEK WAY, UTILITY REFUND	10/18/2021	38.40	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	303608.00		HUBBLE HOMES, 2679 N RAPID CREEK WAY, UTILITY REFUND	10/18/2021	20.89	.00	21-4600 SEWER USER FEES	0	11/21		
Total 303608.00:						59.29	.00					
2004	UTILITY REFUND #9	303619.00		HUBBLE HOMES, 643 E WHITBECK ST, UTILITY REFUND	10/14/2021	88.53	.00	20-4500 METERED WATER SALES	0	11/21		

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	303619.00		HUBBLE HOMES, 643 E WHITBECK ST, UTILITY REFUND	10/14/2021	23.48	.00	21-4600 SEWER USER FEES	0	11/21		
Total 303619.00:						112.01	.00					
2004	UTILITY REFUND #9	303637.00		HUBBLE HOMES, 640 E FIRESTONE ST, UTILITY REFUND	10/19/2021	40.98	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	303637.00		HUBBLE HOMES, 640 E FIRESTONE ST, UTILITY REFUND	10/19/2021	23.42	.00	21-4600 SEWER USER FEES	0	11/21		
Total 303637.00:						64.40	.00					
2004	UTILITY REFUND #9	303644.00		HUBBLE HOMES, 689 E FIRESTONE ST, UTILITY REFUND	10/19/2021	67.58	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	303644.00		HUBBLE HOMES, 689 E FIRESTONE ST, UTILITY REFUND	10/19/2021	44.37	.00	21-4600 SEWER USER FEES	0	11/21		
Total 303644.00:						111.95	.00					
2004	UTILITY REFUND #9	304521.00		CBH HOMES, 2972 N MOONSHADOW AVE, UTILITY REFUND	10/11/2021	56.89	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	304521.00		CBH HOMES, 2972 N MOONSHADOW AVE, UTILITY REFUND	10/11/2021	2.46	.00	21-4600 SEWER USER FEES	0	11/21		
Total 304521.00:						59.35	.00					
2004	UTILITY REFUND #9	304548.00		CBH HOMES, 3123 N MOONSHADOW AVE, UTILITY REFUND	10/14/2021	19.66	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	304548.00		CBH HOMES, 3123 N MOONSHADOW AVE, UTILITY REFUND	10/14/2021	29.29	.00	21-4600 SEWER USER FEES	0	11/21		

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 304548.00:						48.95	.00					
2004	UTILITY REFUND #9	304554.00		CBH HOMES, 3021 N MOONSHADOW AVE, UTILITY REFUND	10/14/2021	-12.78	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	304554.00		CBH HOMES, 3021 N MOONSHADOW AVE, UTILITY REFUND	10/14/2021	28.38	.00	21-4600 SEWER USER FEES	0	11/21		
Total 304554.00:						15.60	.00					
2004	UTILITY REFUND #9	304556.00		CBH HOMES, 2989 N MOONSHADOW AVE, UTILITY REFUND	10/19/2021	11.07	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	304556.00		CBH HOMES, 2989 N MOONSHADOW AVE, UTILITY REFUND	10/19/2021	26.85	.00	21-4600 SEWER USER FEES	0	11/21		
Total 304556.00:						37.92	.00					
2004	UTILITY REFUND #9	320147.00		HAYDEN HOMES, 1790 E PORTER ST, UTILITY REFUND	10/11/2021	59.19	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	320147.00		HAYDEN HOMES, 1790 E PORTER ST, UTILITY REFUND	10/11/2021	1.90	.00	21-4600 SEWER USER FEES	0	11/21		
Total 320147.00:						61.09	.00					
2004	UTILITY REFUND #9	323073.00		TODD CAMPBELL CUSTOM HOMES, 2207 E TIMBER TRAIL ST, UTILITY REFUND	10/18/2021	30.37	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	323073.00		TODD CAMPBELL CUSTOM HOMES, 2207 E TIMBER TRAIL ST, UTILITY REFUND	10/18/2021	9.53	.00	21-4600 SEWER USER FEES	0	11/21		

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 323073.00:						39.90	.00					
2004	UTILITY REFUND #9	323077.00		TODD CAMPBELL CUSTOM HOMES, 2118 E TROPHY ST, UTLITY REFUND	10/19/2021	31.63	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	323077.00		TODD CAMPBELL CUSTOM HOMES, 2118 E TROPHY ST, UTLITY REFUND	10/19/2021	9.99	.00	21-4600 SEWER USER FEES	0	11/21		
Total 323077.00:						41.62	.00					
2004	UTILITY REFUND #9	330448.00		TOLL BROS INC, 1263 E SWEET PEARL ST, UTILITY REFUND	10/18/2021	30.83	.00	20-4500 METERED WATER SALES	0	11/21		
2004	UTILITY REFUND #9	330448.00		TOLL BROS INC, 1263 E SWEET PEARL ST, UTILITY REFUND	10/18/2021	28.64	.00	21-4600 SEWER USER FEES	0	11/21		
Total 330448.00:						59.47	.00					
Total UTILITY REFUND #9:						1,431.71	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9096864591	12540	PARTS FOR GREENBELT BATHROOM, S.HOWELL, OCT.'21	10/22/2021	19.98	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/21		
Total 9096864591:						19.98	.00					
Total W.W. GRAINGER:						19.98	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0561951		RECORDS DESTRUCTION, 10/01/21 - 10/31/21 - ADMIN	11/01/2021	12.54	.00	01-6052 CONTRACT SERVICES	0	11/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0561951		RECORDS DESTRUCTION, 10/01/21 - 10/31/21 - WATER	11/01/2021	8.58	.00	20-6052 CONTRACT SERVICES	0	11/21		

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.	0561951		RECORDS DESTRUCTION, 10/01/21 - 10/31/21 - SEWER	11/01/2021	8.58	.00	21-6052 C0NTRACT SERVICES	0	11/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0561951		RECORDS DESTRUCTION, 10/01/21 - 10/31/21 - PI	11/01/2021	3.30	.00	25-6052 C0NTRACT SERVICES	0	11/21		
Total 0561951:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WEX BANK												
1234	WEX BANK	75528241		FUEL FOR OCT'21 - PARKS	10/31/2021	221.36	.00	01-6300 FUEL	1004	11/21		
1234	WEX BANK	75528241		FUEL FOR OCT'21 - BUILDING INSPECTION	10/31/2021	434.02	.00	01-6300 FUEL	1005	11/21		
1234	WEX BANK	75528241		FUEL FOR OCT'21 - WATER	10/31/2021	442.50	.00	20-6300 FUEL	0	11/21		
1234	WEX BANK	75528241		FUEL FOR OCT'21 - PI	10/31/2021	110.63	.00	25-6300 FUEL	0	11/21		
Total 75528241:						1,208.51	.00					
Total WEX BANK:						1,208.51	.00					
XYLEM WATER SOLUTIONS U.S.A., INC.												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	401126142	12276	2 EA MIXERS, 1 EA MOTOR, T. SHAFFER, OCT'21 - SEWER	10/27/2021	22,470.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	1057	11/21		
Total 401126142:						22,470.00	.00					
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	401126171		REBUILD KIT SUBMERSIBLE PUMP, T. SHAFFER, OCT'21 - SEWER	10/27/2021	8,567.55	.00	21-6166 PP&E PURCHASES - OPERATIONS	1057	11/21		
Total 401126171:						8,567.55	.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 XYLEM WATER SOLUTIONS U.S.A., INC.:						31,037.55	.00					
Grand Totals:						1,000,075.16	734,650.18					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R56-2021
CITY OF KUNA, IDAHO

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

- **SETTING FORTH CERTAIN PURPOSES;**
- **AUTHORIZING THE MAYOR TO EXECUTE THE FALCON CREST SEWER PACKAGE #1 REIMBURSEMENT AGREEMENT**
- **DIRECTING THE CITY CLERK; AND**
- **SETTING AN EFFECTIVE DATE.**

Section 1. Findings

The City Council of the City of Kuna finds that it is in the best interest of the City of Kuna to enter into that certain Agreement entitled "Falcon Crest Sewer Package #1 Reimbursement Agreement" for the reasons stated therein.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council as follows:

Section 2. Authority

The Mayor is hereby authorized to execute the "Falcon Crest Sewer Package #1 Reimbursement Agreement", by and between the City of Kuna and the Developer, Falcon Crest Holdings LLC, a copy of the agreement is attached hereto marked **"EXHIBIT A",** subject to the terms and conditions stated therein, and to execute all ancillary documents, if any are required, in order to facilitate the City's performance of its obligations under the "Falcon Crest Sewer Package #1 Reimbursement Agreement."

Section 3. Directing the City Clerk

The Clerk is hereby directed to file this Resolution forthwith in the official records of this City; and to certify this resolution to the Developer, Falcon Crest Holdings LLC.

Section 4. Effective Date

This resolution shall be in full force and effect after its passage and approval.

PASSED BY THE COUNCIL of Kuna Idaho this 16th day of November, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of November, 2021.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Falcon Crest Sewer Package #1
(Part of the Kuna Road Sewer Extension Project)

THIS AGREEMENT made this 2nd day of November 2021, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and Falcon Crest Holdings, LLC hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Sewer System Master Plan to guide the sizing, elevation and location of sewer system facility extensions; and

WHEREAS, on March 12, 2019 CITY ratified the Development Agreement outlining the Sewer Reimbursement Policy for Sewer facilities construction from Orchard Lift Station to the intersection of Kuna Road and Locust Grove Roads conforming to the Kuna Sewer Master Plan; and

WHEREAS, in implementing the updated Kuna Sewer Master Plan, it is the further declared policy of CITY to extend the Kuna City Sewer System to areas inside the corporate limits of CITY not now served by a sewer system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a sewer system to the property known as, Falcon Crest Subdivision, as shown on **Exhibit A**, and has requested reimbursement for certain portions of the sewer system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the sewer system, shown on **Exhibit A**, including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said sewer system.

B. Construction of Sewer System.

(1) DEVELOPER did install, construct and erect the sewer system and appurtenances as shown on **Exhibit A**, subject to the conditions hereinafter provided.
(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the sewer system described on **Exhibit A**.
(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a sewer system as shown on **Exhibit A** for the amounts shown in **Exhibit C**, CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to three million one hundred fifty-six thousand two hundred sixty-six dollars and eighty-four cents ($3,156,266.84). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Sewer Reimbursement Policy attached hereto as **Exhibit B**.

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed five (5) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Sewer Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the sewer system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to sewer, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to sewer systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on **Exhibit A** attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.
(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in **Exhibit A** have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.
(3) DEVELOPER, as defined above, represents that in constructing and installing the sewer system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: M3 Companies, 1087 W River Street Suite 310, Boise, ID 83702

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

_____
Joe L. Stear
MAYOR

ATTEST:

_____
Chris Engels
CITY CLERK

Falcon Crest Holdings, LLC, an Arizona limited liability company

_____
William I. Brownlee,
MANAGER

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 2nd day of November, 2021, before me, a notary pubic in and for said state, personally appeared WILLIAM I. BROWNLEE known to be to be the MANAGER of FALCON CREST HOLDINGS, LLC, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

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

_____
Notary Public for Idaho
Residing at Boise, Idaho
My commission expires: 3-15-25

DENA NELSON-HENDREN
Comm. No. 49495
NOTARY PUBLIC
Expires: 03/15/2025
STATE OF IDAHO

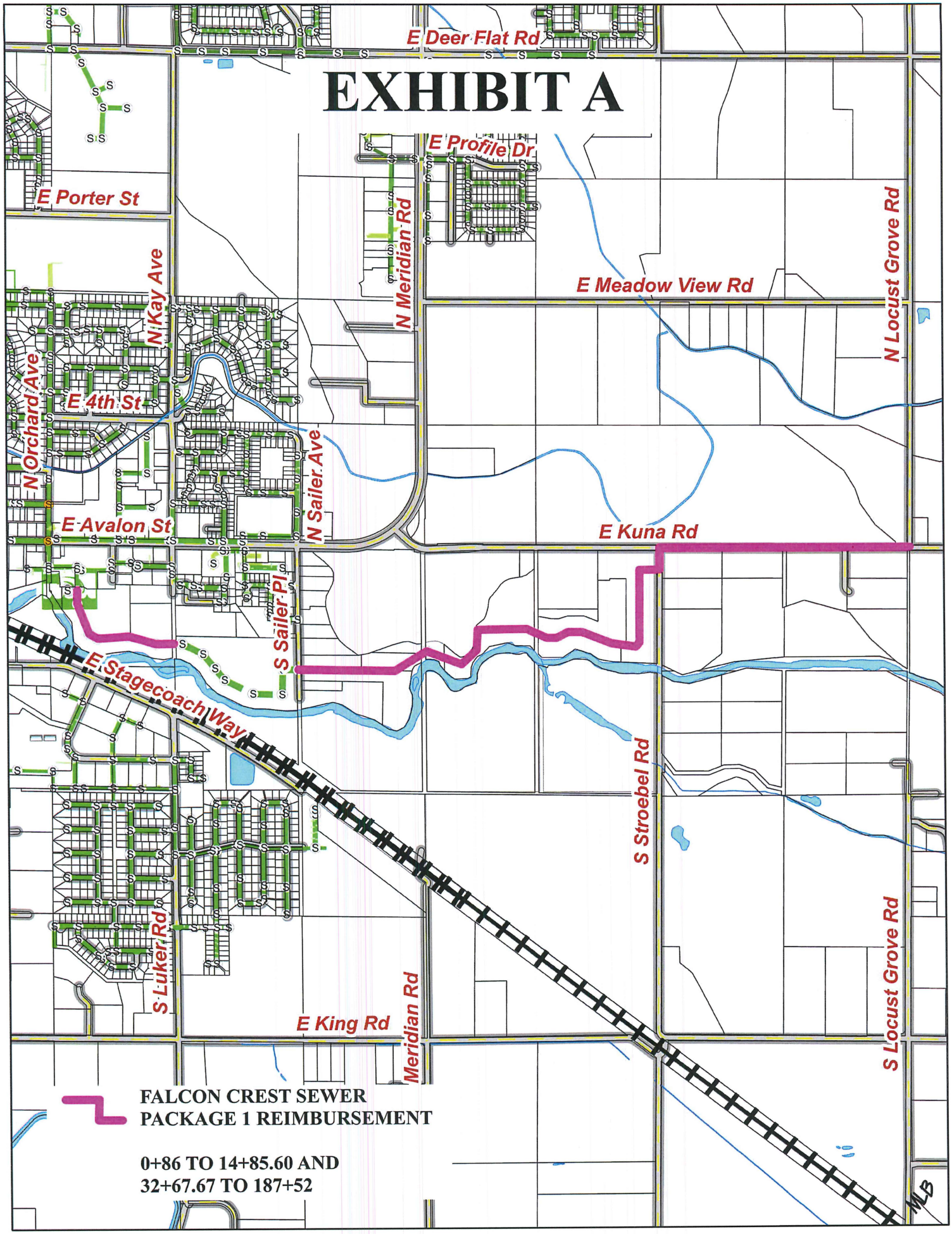
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2021, before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

_____
Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A


E Deer Flat Rd
E Profile Dr
E Porter St
N Meridian Rd
E Meadow View Rd
N Locust Grove Rd
N Kay Ave
N Orchard Ave
E 4th St
N Sailer Ave
E Avalon St
E Kuna Rd
S Sailer Pl
E Stagecoach Way
S Stroebel Rd
S Luker Rd
E King Rd
Meridian Rd
S Locust Grove Rd
FALCON CREST SEWER
PACKAGE 1 REIMBURSEMENT
0+86 TO 14+85.60 AND
32+67.67 TO 187+52

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=94 VICTORIA BAILEY
CITY OF KUNA, IDAHO

2019-111089
11/07/2019 03:53 PM
NO FEE

Recording Requested By and
When Recorded Return to:

City of Kuna
Attn: City Clerk
751 W. 4th Street
Kuna, Idaho 83634

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

City of Kuna / M3 Builders, LLC/ Falcon Crest, LLC

DEVELOPMENT AGREEMENT

[Idaho Code § 67-6511A and Chapter 14 of Title 5 Kuna City Code]

Parties to the Agreement:

City of Kuna	**"City"**	City Hall 751 W. 4th Street Kuna, ID 83634
M3 Builders, LLC	**"Developer"**	Attn: William I. Brownlee M3 Companies 4222 E. Camelback Rd, Ste H 100 Phoenix, AZ 85018
Falcon Crest, LLC	**"Owner"**	2528 N. Cloverdale Road Boise, ID 83713

Recording Requested By and
When Recorded Return to:

City of Kuna
Attn: City Clerk
751 W. 4th Street
Kuna, Idaho 83634

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

City of Kuna / M3 Builders, LLC/ Falcon Crest, LLC

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M3 Builders, LLC	**"Developer"**	Attn: William I. Brownlee M3 Companies 4222 E. Camelback Rd, Ste H 100 Phoenix, AZ 85018
Falcon Crest, LLC	**"Owner"**	2528 N. Cloverdale Road Boise, ID 83713

5.4.1.1 Prepare and submit to the City, for its approval, a Wastewater System Infrastructure Master Plan designating the approximate location of the Sewerage System main lines, including Offsite sewer lines and lift stations, that will service the Project, as required by the City in order for the City to be the Sewer Provider to the Project as it is fully Developed including considerations that Additional Property may, in the future, be added to the Project (the "**Sewer Master Plan**").

5.4.1.2 Developer, at Developer's expense, shall construct the City-approved ("**Project Sewerage System**") within the Project and shall construct Offsite Sewerage depicted on ***Exhibit D*** from the City-constructed Orchard Lift Station to the Subject Real Property to serve the Project.

5.4.1.2.1 The Offsite Sewerage, provided by Developer, may follow the Kuna Road alignment or traverse private property, provided that easements, in a form satisfactory to the City, are provided by the owners of any such private properties.

5.4.1.3 The design of Developer-constructed Offsite Sewerage must ensure that, upon completion of the Offsite Sewerage, the Subject Real Property will be served by the Sewer Provider with a capacity to serve the Maximum Density of the approved Project.

5.4.2 City Responsibility. City shall:

5.4.2.1 Following the Developer's construction and installation of the Developer Sewerage System Improvements in accordance with the Sewer Master Plan including easements and acceptance by the City, the City will become the Sewer Provider for the Project as it is developed.

5.4.2.2 City shall be the Sewer Provider as the Project is developed in accordance with the following:

5.4.2.2.1 City will provide a "**Will-Serve**" letter for each phase of the Project as it is developed.

5.4.2.2.2 City has recorded easements for the portion of Offsite Sewerage between the Orchard Lift Station and Stroebel Road.

5.4.2.2.3 For the portion of the Offsite Sewerage on Kuna Road from Locust Grove to the Property, Developer shall be eligible for reimbursement of the portion of the cost of the Offsite Sewerage in excess of the capacity needed to serve the Developed Project. Reimbursement amounts shall be

calculated and paid in accordance with the applicable City reimbursement policy in effect when construction commences. A late-comer agreement will be a stand-alone document and/or agreement.

5.4.2.2.4 For a portion of the Offsite Sewerage from the Orchard Lift Station to the intersection of Kuna Road and Locust Grove Roads, Developer shall be eligible for the reimbursement of 100% of the cost(s) including engineering and a management fee of 5% of the cost(s). The reimbursement shall come from Capital Improvement Plan Funds and be paid back to the Developer within five (5) years of completion of such portion of Offsite Sewerage. City will also adopt a latecomer provision that will be adapted as a separate document and/or agreement.

5.5 Drainage System. Developer shall:

5.5.1 Drainage Master Plan. Prepare and submit to the City, for its approval, a Drainage System Infrastructure Master Plan designating the location of the "**Developer Drainage System Improvements**" that will service the Project, as it is fully developed including considerations that Additional Property may, in the future, be added to the Project (the "**Drainage Master Plan**").

5.5.2 Private Drainage. The Drainage Master Plan shall designate areas with private Drainage Systems to be conveyed to and accepted by and maintained by Developer or a designated Owners' Association.

5.5.3 ACHD Standards. Developer Drainage System Improvements shall be designed and constructed, as the Project phases are developed, to meet ACHD standards on Public Streets, City and any applicable State standards as is relevant to the intended ownership and maintenance of the constructed Developer Drainage System Improvements.

5.6 Project Public Park(s), Green Space and Public Green Space Infrastructure Master Plan. The Project shall contain Green Space, Public Green Space, and Public Park areas totaling a minimum of 10% of the gross Project acreage in accordance with the following:

5.6.1 Platting. Each plat within the Project shall contain a minimum of 5% of its total gross acres as Green Space, Public Green Space and/or Public Park(s).

5.6.2 Master Plan. The Project Public Park(s), Green Space and Public Green Space Infrastructure Master Plan for the Project, attached as ***Exhibit G***, depicts the intent of Project development to link Villages to various common areas and recreational uses.

IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, have executed this Development Agreement to be effective on the Effective Date.

CITY:

CITY OF KUNA, Idaho, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Joe Stear, Mayor

Attest:

By: _____
Chris Engels, City Clerk

CITY ATTORNEY APPROVAL AS TO FORM AND AUTHORITY

The foregoing Agreement has been received by the undersigned attorney, who has opined that it is in proper form and within the power and authority granted under the laws of the State of Idaho to the City of Kuna

_____
Wm. F. Gigray, III, City Attorney

DEVELOPER:

M3 Builders, L.L.C., an Arizona limited liability company

By: The M3 Companies, L.L.C., an Arizona limited liability company, its Sole Member

By: _____
William I. Brownlee, Manager

OWNER:

FALCON CREST, LLC, an Idaho limited liability company

By: _____
Terry Cook, Manager

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 12th day of March, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joe Stear**, known or identified to me to be the Mayor of the City of Kuna, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

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

[seal]

ARIANA K WELKER
COMMISSION #68164
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/07/2022

Ariana K Welker
Notary Public for Idaho
My Commission expires: 7/7/2022

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 25 day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **William I. Brownlee**, Manager of The M3 Companies, L.L.C., an Arizona limited liability company, the Sole Member of M3 Builders, L.L.C., an Arizona limited liability company, an Arizona limited liability company, the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

[seal]

JENNY SEIBERT
Notary Public, State of Arizona
Maricopa County
My Commission Expires
June 19, 2021

Notary Public for Maricopa, Arizona
My Commission expires: 6/19/21

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 5 day of March, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Terry Cook**, known or identified to me to be the Manager of Falcon Crest, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

[seal]

DAWN JENNINGS
Comm. 14995
NOTARY PUBLIC
Expires: 05/29/2021
STATE OF IDAHO

Dawn Jennings
Notary Public for Idaho
My Commission expires: 5/29/21

W:\Work\K\Kuna, City of 25721\Planning & Zoning Matters .002\Development Agreements\Falcon Crest Development - WFG revs 12-21-18 lh.doc

EXHIBIT C

SEWER COST AMORITZIATION SCHEDULE

FALCON CREST SEWER PACKAGE #1

The total recoverable project cost is $3,156,266.84. The total estimated cost for five year duration is $3,645,090.48, including a total estimated interest over life loan at 5%.

Amortization payment Schedule

Payment	Due Date	Payment (includes interest)	Interest	Balance
				$ 3,156,266.84
1	8/31/2023	$ 729,018.10	$ 157,813.34	$ 2,585,062.08
2	8/31/2024	$ 729,018.10	$ 129,253.10	$ 1,985,297.09
3	8/31/2025	$ 729,018.10	$ 99,264.85	$ 1,355,543.84
4	8/31/2026	$ 729,018.10	$ 67,777.19	$ 694,302.93
5	8/31/2027	$ 729,018.10	$ 34,715.15	$ (0.00)

RESOLUTION NO. R57-2021
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "*PROFESSIONAL SERVICES AGREEMENT*" WITH KELLER ASSOCIATES, INC. FOR SCOPE OF WORK FOR AVENUE B SIDEWALK IMPROVEMENTS FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The "*Professional Services Agreement*" with Keller Associates, Inc. for Scope of Work for Avenue B Sidewalk Improvements, in substantially the format as attached hereto as "**EXHIBIT A**", is hereby approved.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of November, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of November, 2021.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

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AGREEMENT FOR PROFESSIONAL SERVICES

This is an Agreement effective as of _____ ("Effective Date") between the **City of Kuna** ("Owner") and **Keller Associates, Inc.** ("Consultant").

Owner's Project, of which Consultant's services under this Agreement are a part, is generally identified as follows: **Avenue B Sidewalk Improvements** ("Project").

The Owner and the Consultant agree to the following Project scope, schedule, and compensation:

SCOPE: Consultant's services under this Agreement are generally identified as follows:
See Attachment A.

SCHEDULE: The Agreement shall commence on the above written date. Consultant anticipates completing its services within the schedule outlined in Attachment A.

COMPENSATION:
Basic Services. As compensation for services to be performed by Consultant, the Owner will pay Consultant a lump sum amount of **$8500.00** (Eight Thousand Five Hundred dollars) as described in Attachment A.

Additional Services. Compensation for performing Additional Services will be pursuant to a mutually agreed upon amendment to this Agreement.

In Witness Whereof, the parties hereto have executed this Agreement as of the date first above written. Owner further acknowledges that it has reviewed and accepted the attached Standard Terms and Conditions.

OWNER: City of Kuna		**CONSULTANT: KELLER ASSOCIATES, INC.**	
Signature:		Signature:	DocuSigned by: Nathan Cleaver 9D8C2313A7C742D...
Name:		Name:	Nathan Cleaver
Title:		Title:	Principal
Address:		Address:	100 East Bower Street, Suite 110 Meridian, ID 83642
Telephone:		Telephone:	(208) 288-1992
Date:		Date:	10/26/2021

DocuSign Envelope ID: A8F32EFE-ACD6-407F-9F4E-C85CF0654A7C

STANDARD TERMS AND CONDITIONS

1. **CONTRACT** – This document constitutes the full and complete Agreement between the parties and supersedes all prior negotiations, representations or agreements, whether written or oral. The Agreement may be amended only if both parties specifically agree in writing to such amendment of the Agreement.

2. **INVOICES AND PAYMENT** – Owner will make payment within 15 calendar days of the invoice date. Consultant shall keep accurate records of expenses. If Owner contests an invoice, Owner shall advise the Consultant within 15 days of receipt of invoice of the specific basis for doing so, may withhold only that portion so contested, and shall pay the undisputed portion.

   Interest. If payment is not received by the Consultant within 30 calendar days of the invoice date, Owner shall pay interest at a rate of 1½% per month (or the maximum allowable by law, whichever is lower) of the past due amount. Payments will be credited first to interest and then to principal.

   Suspension. If the Owner fails to make payments when due, the Consultant may suspend performance of services upon five (5) calendar days' notice to the Owner. Owner agrees to indemnify and hold Consultant harmless from any claim or liability resulting from such suspension.

3. **DOCUMENTS** – All documents prepared or furnished by Consultant are instruments of service, and Consultant retains ownership and property interest (including the copyright and the right of reuse) in such documents. Owner shall have a limited license to use the documents in and for the Project subject to full payment for all services relating to preparation of the documents. The Owner agrees to obtain prior written agreement for any reuse or modifications of the instruments of service, and understands that any unauthorized use of the instruments of service shall be at the Owner's sole risk and without liability to the Consultant.

4. **STANDARD OF CARE** – The standard of care for all professional engineering and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. The Consultant makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with the Consultant's services. Consultant shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement.

5. **CHANGES OR DELAYS** – The proposed scope of services, compensation, schedule, and allocation of risks reflect Consultant's understanding of the Project at the date of this Agreement. Costs and schedule commitments shall be subject to renegotiation for changed conditions, unreasonable delays caused by the Owner's failure, independent government agencies, Force Majeure events (i.e. acts of God, riots, wars, sabotage, strikes, civil disturbances, pandemics, government declared emergencies, etc.), or causes beyond the reasonable control of Consultant. Where this occurs, changes in the Agreement shall be negotiated and an equitable adjustment in compensation and schedule shall be made.

6. **TERMINATION OR REDUCTION OF SERVICES** – The Owner and Consultant may terminate this Agreement in whole or in part at any time by giving 30 days written notice thereof. The Owner shall promptly pay Consultant for all services rendered to the effective date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment, rescheduling or reassignment, and commitments made to others on the Owner's behalf. If Owner elects to terminate, modify, or reduce any portion of Consultant's services under this Agreement, Owner shall indemnify Consultant from any damages related to the services or activities Consultant did not provide.

7. **SUSPENSION OF SERVICES** – If the Owner suspends services of the Consultant for any reason for more than thirty days, the Consultant shall be reimbursed for expenses incurred due to suspension of services, including costs associated with rescheduling or reassigning personnel, and commitments made to others on Owner's behalf.

8. **INDEMNITY AND LIMITATION OF LIABILITY** – Owner and Consultant each agree to indemnify and hold the other (including their respective officers, directors, employees, agents, owners, shareholders, members, partners, sub-consultants, subcontractors, and representatives) harmless from and against liability for all claims, losses, damages and expenses, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Owner and Consultant, they shall be borne by each party in proportion to its negligence. Neither the Owner nor Consultant shall be liable for incidental, indirect or consequential damages. The Consultant's liability to the Owner and to all construction contractors and subcontractors on the Project, due to the Consultant's negligent acts, errors omissions, or breach of contractual obligations relating to or arising out of the Project shall not exceed the Consultant's total fee.

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9. **OPINIONS OF COST** – Consultant's opinions of probable cost represent Consultant's judgment as an experienced and qualified design professional. Since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner's and other contractor's methods of determining prices, or over competitive bidding or market conditions, the Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by the Consultant.

10. **CONSTRUCTION PHASE SERVICES** – If Consultant performs any services during the construction phase of the Project, Consultant shall not supervise, direct, or have control over Contractor's work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the Contractor. Consultant does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

11. **MISCELLANEOUS**

Right of Entry: Unless otherwise noted in the scope of work, the Owner shall provide for Consultant's right to enter the property owned by the Owner and others in order to fulfill the services to be performed hereunder.

Dispute Resolution: Owner or its Contractor agree to notify Consultant of any claims against the Consultant within 10 days of discovery of any allegations, errors or omissions. Should a dispute arise, Owner and Consultant agree to negotiate disputes between them in good faith for a period of 30 calendar days from the date the dispute is raised in writing by either the Owner or Consultant. If the parties fail to resolve the dispute through negotiation, then the dispute shall be decided through non-binding mediation or other mutually agreed alternative dispute resolution technique. Fees and expenses for mediation shall be split equally between the parties. The Owner and Consultant agree non-binding mediation or other mutually acceptable dispute resolution technique shall precede litigation. This Agreement shall be governed by the laws of the State where the Project is located.

Hazardous Environmental Conditions: The scope of Consultant's services does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead or other hazardous materials, as defined by Federal, State, and local laws or regulations. Consultant is not required to be become an arranger, operator, generator, or transporter of hazardous substances, and shall have no responsibility for the discovery, handling, removal, disposal or exposure of persons to hazardous substances of any form.

Subsurface Investigations: In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Consultant.

Consultant Reliance: Owner shall make available to Consultant all relevant information pertinent to the Project. Consultant shall be entitled to rely, without liability or the need for independent verification, on the accuracy and completeness of any and all information provided by Owner, Owner's consultants and contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty contractors, manufacturers, suppliers, and publishers of technical standards.

Certifications: Consultant shall not be required to sign any documents that result in Consultant having to certify, warrant, or guarantee the existence of conditions whose existence Consultant cannot ascertain within its services for the Project.

Third Parties: Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Consultant. Consultant's services hereunder are being performed solely for the benefit of the Owner, and no other entity shall have any claim against Consultant because of this Agreement or Consultant's performance of services hereunder.

Severability & Waiver: In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provisions will be stricken, and those remaining Contract Provisions shall continue in full force and effect. The failure of either party of this Agreement to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, shall not be construed as a waiver of such term, covenant or right.

Joint Drafting: The Parties expressly agree that this Agreement was jointly drafted, and that they both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party, but shall be construed in a neutral manner.

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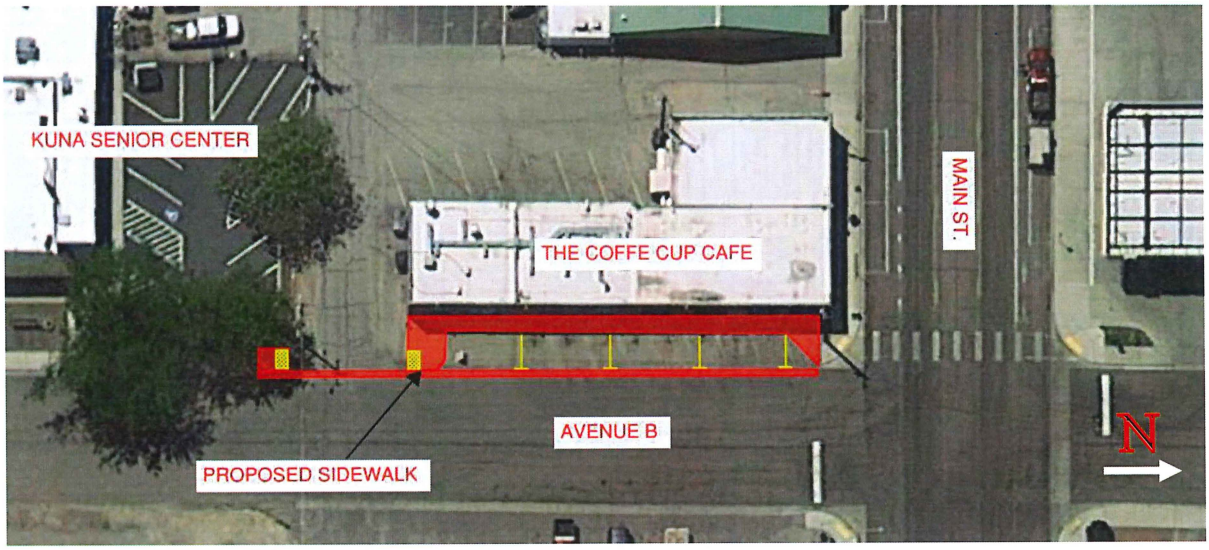
SCOPE OF WORK
FOR
AVENUE B SIDEWALK IMPROVEMENTS

KUNA, IDAHO

PROJECT SUMMARY

The City of Kuna is seeking to improve the pedestrian access along Ave B from Main St. to the alleyway to the south by installing sidewalk, curb and gutter, pedestrian ramps and parallel parking. Construction will occur in Ada County Highway District (ACHD) right-of-way and will require coordination and permitting with the District.



GENERAL ASSUMPTIONS

- City of Kuna is the Owner of the project and Keller Associates is the Engineer.
- No right-of-way acquisition is anticipated.
- No geotechnical work is anticipated.
- Topographic survey is required.
- Coordination with ACHD is necessary for design and construction of the project.
- Keller Associates will prepare construction drawings.
- Designs and plan sheets will be prepared in AutoCAD format.
- Plans will be delivered half size (11" x 17")

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- Plans will be developed in accordance with the 2020 Idaho Standards for Public Works Construction (ISPWC).
- No alteration to stormwater facilities is anticipated.
- Preparation of traffic control plans will be the responsibility of the contractor.
- Obtaining all necessary Permitting to work in the Right-of-way will be the responsibility of the Contractor.
- Filing and acquiring of any Stormwater Pollution Prevention Plans (SWPPP's), National Pollutant Discharge Elimination System (NPDES) permits, or Notices of Intents (NOI's) will be the responsibility of the contractor.

SCOPE OF WORK

Keller Associates staff will perform tasks listed, unless otherwise noted.

TASK 1 — TOPOGRAPHIC SURVEY

1.1 Topographic Survey

Topographic Survey - Consultant will provide topographic design survey to include surface features, visible utilities, and other utilities identified by a utility locater (by others). Task includes research of monuments that may be disturbed within the work area.

TASK 2 — 60% DESIGN

1.1 60% Design Plans

Prepare 11"x17" (half size) 60% design plans and provide to Owner for review and comment. Coordinate with ACHD throughout 60% design process. It is anticipated that the 60% drawing package will consist of the following sheets.

Deliverables:

- Plans:

	No. of Sheets
Title Sheet	1
Legend	1
Contractor Notes	1
Plan Sheets	1
Typical Sections and Details	1
Total Number of 60% Design Plan Sheets:	*5*

- 60% Cost Estimate

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1.2 60% Design Review Meeting

Attend a review meeting of the 60% Design review package. Following the meeting, prepare a list of review comments and actions to be taken.

Assumptions:

- The review meeting may be held virtually or in person, depending on the nature of the COVID-19 pandemic.

TASK 3 — 100% DESIGN

2.1 Revisions to 60% Design Submittal

Modify the 60% design plans per the comments from the 60% Design Review. Prepare 100% plans.

2.2 100% Design Submittal

Prepare 100% plans. Submit to ACHD for approval of proposed plans.

Deliverables:

- 100% Stamped Plans (11"x 17" half size)
- 100% Estimate

TASK 4 — BID SUPPORT

Bidding Services include the following:

1. Support City in process of procuring three (3) contractor bids.
2. Respond to questions received during the bid phase and issuing up to two (2) addenda.
4. Attend one pre-bid meeting with potential bidders
5. Evaluate the bids and provide a recommendation of award to the Owner
6. Budgeting for bidding task includes one bid process and assumes award to one Contractor.

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COMPENSATION

The Consultant will be compensated for Tasks 1 through 4 for a Lump Sum of Eight Thousand Five Hundred Dollars ($8,500.00). The lump sum fee allocation is summarized in the table below.

TASK		LUMP SUM FEE	
1	Survey - Topographic	$	2,000.00
2	60% Design	$	3,000.00
3	100% Design	$	3,000.00
4	Bid Support	$	500.00
	DESIGN FEE =	**$**	**8,500.00**

SCHEDULE

An estimated project schedule is outlined below.

- Assumed Notice to Proceed provided to Consultant — October 25, 2021
- Completion of Topographic Survey — 3 weeks from NTP
- Completion of 60% design package — 7 weeks from NTP
- Delivery of 100% design package — 11 weeks from NTP

RESOLUTION NO. R58-2021
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN ESTATES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Rising Sun Estates Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Rising Sun Estates Subdivision No. 1 were approved by the Kuna City Engineer on 22 January 2021; and

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

WHEREAS the street lighting, fencing and landscaping have not been completed for Rising Sun Estates Subdivision No. 1 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at two hundred twenty-nine thousand three hundred eighty-six dollars and seventy-six cents ($229,386.76) adding 25% for a total of two hundred eighty-six thousand seven hundred thirty-three dollars and forty-five cents ($286,733.45); and

WHEREAS the fencing completion has been estimated at fifty-three thousand six hundred seventy-six dollars and zero cents ($53,676.00) adding 25% for a total of sixty-seven thousand ninety-five dollars and zero cents ($67,095.00); and

WHEREAS the street lighting completion has been estimated at forty-five thousand three hundred five dollars and zero cents ($45,305.00) adding 25% for a total of fifty-six thousand six hundred thirty-one dollars and twenty-five cents ($56,631.25); and

WHEREAS developer desires to record the final plat for Rising Sun Estates Subdivision No. 1 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Rising Sun Estates Subdivision No. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least four hundred ten thousand four hundred fifty-nine dollars and seventy cents ($410,459.70);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of November, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of November, 2021.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
RISING SUN SUBDIVISION NO. 1

THIS AGREEMENT is made by and between M3 ID RISING SUN, LLC, an Arizona limited liability company, its Manager, M3 Builders, LLC, an Arizona limited liability company, its Member, The M3 Companies, LLC, an Arizona limited liability company (hereinafter "Developer"); whose address is 1087 W. River Street, Suite 310, Boise, ID 83702, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Rising Sun Subdivision No. 1 and the associated Bid for landscaping by Power Enterprises, and;

    b. Approved Street Light Plan for Rising Sun Subdivision No. 1 and the associated Bid for street lighting by Street Lights LLC and;

    c. Approved Fence Plan for Rising Sun Subdivision No. 1 and the associated Bid for fencing by Boise River Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of four hundred ten thousand four hundred fifty-nine dollars and seventy cents ($410,459.70), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any

withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining

to the subject matter hereof which are not contained herein shall be of any force or effect.

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of November, 2021.

M3 ID Rising Sun, LLC
an Arizona limited liability company

By: M3 Builders, LLC
an Arizona limited liability company
Its: Manager

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

_____

By William I. Brownlee
Manager

On this 1st day of November, 2021, before me J.B. Dambach, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as the Manager, and on behalf of the The M3 Companies, LLC.

(seal)

JOANNE B. DAMBECK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 585719
Expires July 19, 2024

Joanne B. Dambeck
Notary Public for Maricopa Cty, Arizona
My commission expires on 7.19.24

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada)

C|G
CONGER GROUP

July 28, 2021

City of Kuna
Paul Stevens
P O Box 13
Kuna, Idaho 83634

RE: Rising Sun #1 Subdivision – Surety Request

Dear Team,

Please find the following information relating to the above referenced project regarding the installation of, or bonding for fence, landscaping, and street lights.

The attached documents are intended to establish the surety amounts for the above-mentioned activity. Based on this information, we request the approval of the following surety amount in order to secure the appropriate letter of credit.

Total Cash Surety Amount $410,459.70

Please review this information and do not hesitate to contact me with any questions or concerns. We look forward to approval of the proposed surety amount as soon as possible.

Sincerely,

Dianne Jossis

Dianne Jossis
Conger Group
4824 W. Fairview Avenue
Boise, Idaho 83705

7/28/2021

Surety Request - Breakdown

Rising Sun #1
Kuna, Idaho

		Proposal $		LOC $
Street Lights		$ 45,305.00	x 125%=	$ 56,631.25
Fence		$ 53,676.00	x 125%=	$ 67,095.00
Landscape		$ 229,386.76	x 125%=	$ 286,733.45
	Total	**$ 328,367.76**		**$ 410,459.70**
TOTAL SURETY		**$ 328,367.76**		**$ 410,459.70**

Boise River INDUSTRIES

WROUGHT IRON * VINYL * CEDAR * CHAIN LINK
POWDER COATING * POWER WASHING * SAND BLASTING

5200 Bethel Street - Boise, Idaho 83706
Phone (208) 383.9535 - Fax (208) 331.6190
www.boiseriverindustries.com

DATE: 7/3/2021 **Customer:** Conger Management Group **Address:** 4824 W. Fairview Ave.
Phone #: 208-336-5355 Boise, ID. 83706
RE: Rising Sun Subdivision 1 **Email:**

BID ITEMS:	DESCRIPTION:	QTY:	UNIT	PRICE	TOTAL
Vinyl	6' Tan Vinyl privacy fencing	1917	LF	$28.00	$53,676.00
					$0.00
					$0.00
			Total		$53,676.00

SUBMITTED BY: Mike Birch Phone # 208-350-3510

EXCLUDED in quote: Signage, bonding, site surveying, concrete drilling, any underground utility including sprinkler repair, and material testing.
Price is subject to change if quanities vary from this quote.. These items are available for an additional charge.

QUOTE GOOD FOR THIRTY (30) DAYS FROM BID DATE.

Idaho Contractors Registration No: RCE-1735
Idaho Disadvantaged Business Enterprise No: Authority 49 CFR 26
Idaho Public Works No: 16457-C-4

Proposal
POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Conger Management Group / M3	**PHONE:** James Neylan 208-336-5355 ext 1 **DATE:** 6/10/2021
STREET:	**JOB NAME/LOCATION:** Rising Sun 1 Proposal Rev 1
CITY, STATE and ZIP CODE:	**DATE OF PLANS:** 5/7/2020 last revised 11/5/2020
	ID Bureau of Occupational License # RCE-616 State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$24,620.00	$24,620.00
2	Sleeving		1	ls	$3,345.00	$3,345.00
3	Machine/Crew Grading		1	ls	$5,155.00	$5,155.00
4	Sod		109,187	sf	$0.48	$52,409.76
5	Bed Area - Premium Cascade Compost		291	cy	$92.00	$26,772.00
6	Trees: 2" Deciduous (Substitutions required for some varieties)		113	ea	$395.00	$44,635.00
7	Trees: 7-8' Conifer (Substitutions required for some varieties)		27	ea	$535.00	$14,445.00
8	Plants: 5 gallon (Substitutions required for some varieties)		1,289	ea	$45.00	$58,005.00
9	**Option: 1 year Maintenance = $23,765 (billed in 9 monthly installments of $2,640.57 each)**					
10						
11						
12						
13						
14	**Exclusions:** **Soil amendments, topsoil import, native landscape areas, site fixtures, concrete, pathways, walls and fencing.**					
15	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3. Cost increases will be added to the contract if landscape is installed after 2021.** **4. Our irrigation supplier was unable to provide a quote by the specified deadline, therefore the irrigation line item may need to be adjusted once we receive their quote.**					
16						
					Total	**$229,386.76**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $42.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Tami McCollum
208-697-2618

Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

RESOLUTION NO. R59-2021
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN ESTATES SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Rising Sun Estates Subdivision No. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Rising Sun Estates Subdivision No. 2 were approved by the Kuna City Engineer on 23 June 2021; and

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

WHEREAS the street lighting, fencing and landscaping have not been completed for Rising Sun Estates Subdivision No. 2 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at one hundred thirty-eight thousand nine hundred eighty-eight dollars and zero cents ($138,988.00) adding 25% for a total of one hundred seventy-three thousand seven hundred thirty-five dollars and zero cents ($173,735.00); and

WHEREAS the fencing completion has been estimated at ninety-nine thousand nine hundred thirty-eight dollars and zero cents ($99,938.00) adding 25% for a total of one hundred twenty-four thousand nine hundred twenty-two dollars and fifty cents ($124,922.50); and

WHEREAS the street lighting completion has been estimated at eighty-eight thousand two hundred fifteen dollars and twelve cents ($88,215.12) adding 25% for a total of one hundred ten thousand two hundred sixty-eight dollars and ninety cents ($110,268.90); and

WHEREAS developer desires to record the final plat for Rising Sun Estates Subdivision No. 2 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Rising Sun Estates Subdivision No. 2** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least four hundred ten thousand nine hundred twenty-six dollars and forty cents ($408,926.40);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of November, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of November, 2021.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
RISING SUN SUBDIVISION NO. 2

THIS AGREEMENT is made by and between M3 ID RISING SUN, LLC, an Arizona limited liability company, its Manager, M3 Builders, LLC, an Arizona limited liability company, its Member, The M3 Companies, LLC, an Arizona limited liability company (hereinafter "Developer"); whose address is 1087 W. River Street, Suite 310, Boise, ID 83702, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Rising Sun Subdivision No. 2 and the associated Bid for landscaping by Power Enterprises, and;

    b. Approved Street Light Plan for Rising Sun Subdivision No. 2 and the associated Bid for street lighting by Street Lights LLC and;

    c. Approved Fence Plan for Rising Sun Subdivision No. 2 and the associated Bid for fencing by Boise River Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash or cashier's check to the City's trust account in the aggregate amount of four hundred eight thousand nine hundred twenty-six dollars and forty cents ($408,926.40), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any

withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

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

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

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

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

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

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

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

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining

to the subject matter hereof which are not contained herein shall be of any force or effect.

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of November, 2021.

M3 ID Rising Sun, LLC
an Arizona limited liability company

By: M3 Builders, LLC
an Arizona limited liability company
Its: Manager

By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

_____

By William I. Brownlee
Manager

On this 1st day of November, 2021, before me J. B. Dornbach, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as the Manager, and on behalf of the The M3 Companies, LLC.

(seal)

JOANNE B. DAMBECK
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 585719
Expires July 19, 2024

Joanne B. Dambeck
Notary Public for Maricopa Cty, Arizona
My commission expires on 7.19.24

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada)

C|G
CONGER GROUP

September 13, 2021

City of Kuna
Paul Stevens
P O Box 13
Kuna, Idaho 83634

RE: Rising Sun #2 Subdivision – Surety Request

Dear Team,

Please find the following information relating to the above referenced project regarding the installation of, or bonding for fence, landscaping, street lights.

The attached documents are intended to establish the surety amounts for the above-mentioned activity. Based on this information, we request the approval of the following surety amount in order to secure the appropriate letter of credit.

Total Surety Amount $408,926.40

Please review this information and do not hesitate to contact me with any questions or concerns. We look forward to approval of the proposed surety amount as soon as possible.

Sincerely,

Dianne Jossis

Dianne Jossis
Conger Group
4824 W. Fairview Avenue
Boise, Idaho 83705

8/30/2021

Surety Request - Breakdown

Rising Sun #2
Kuna, Idaho

	Proposal $		LOC $
Street Lights	$ 88,215.12	x 125%=	$ 110,268.90
Fence	$ 99,938.00	x 125%=	$ 124,922.50
Landscape	$ 138,988.00	x 125%=	$ 173,735.00
TOTAL SURETY	**$ 327,141.12**		**$ 408,926.40**

Proposal

Street Lights LLC

RCE # 51142

PO Box 6985

Boise, Idaho 83707
Mark Peterson
Phone : (208) 870-3220
Email : streetlightsllc@gmail.com

August 13, 2021

Project : **Rising Sun Subdivision No. 2**
Quote To: **M3 c/o Conger Group**

Bid Date: August 13, 2021
Revision Date: N/A
Date of Plans: 6/24/21

INCLUDED IN THIS PROPOSAL:

1. Provide and install (7) 25' poles with Leotek AR-13 52W LED fixtures and Valmont 25' black poles.....**$29,087.52**
2. Provide and install (8) 30' poles with Leotek AR-13 88W LED fixtures and Valmont 30' black poles.....**$49,929.60**
3. Provide and install a required meter cabinet for the frontage lights.....**5,922.00**
4. Provide the required trenching, conduit, and installation for 1,121 ft. per drawing
5. Provide and install power for 3 sprinkler clock locations TBD with fused disconnects required at each location. Includes 493 ft. of trenching.....**$3,276.00**
6. Provide and install necessary wire, junction boxes, and fusing for light poles
   a) Junction boxes are not figured as concrete or driveway rated
7. Required grounding, electrical permits and inspections

GRAND TOTAL $88,215.12

NOT INCLUDED IN THIS PROPOSAL:

1. IPCO fees
2. Meter Pedestal (none anticipated or unless otherwise noted)
3. Extra labor or material if rock or water is encountered.
4. Bid does not include any surface restoration. (i.e. landscape, asphalt, ect.)
5. All sleeving under asphalt, concrete, ect. By others.
6. Any Ada County/Highway District right of way fees or Permits
7. Rock excavation if encountered

Notes:

Final billing may change due to field adjustments
Price good for 60 days from bid date

ACCEPTED BY:_____DATE:_____

Boise River FENCE, INC.

WROUGHT IRON * VINYL * CEDAR * CHAIN LINK
POWDER COATING * POWER WASHING * SAND BLASTING

5200 Bethel Street - Boise, Idaho 83706
Phone (208) 383.9535 - Fax (208) 331.6190
www.boiseriverindustries.com

DATE: 7/15/2021 **Customer:** M3 Companies **Address:**
Phone #: 208-336-5355
RE: Rising Sun Subdivision No. 2 **Email:** mbirch@boiseriverindustries.com

BID ITEMS:	DESCRIPTION:	QTY:	UNIT	PRICE	TOTAL
Screen Fence	6' Horizontal Privacy Fencing	2,335.00	LF	$42.80	$99,938.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				Total	$99,938.00

SUBMITTED BY: Mike Birch **Phone #** 208-350-3510

EXCLUDED in quote: Signage, bonding, site surveying, concrete drilling, any underground utility including sprinkler repair, and material testing.
Price is subject to change if quanities vary from this quote.. These items are available for an additional charge.

QUOTE GOOD FOR FIVE (5) DAYS FROM BID DATE.

A 3% SURCHARGE WILL BE ADDED TO ALL CREDIT CARD TRANSACTIONS
SEE DISCLOSURES ON PAGE 2

Proposal
POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Conger Management Group	PHONE: James Neylan DATE: 7/28/2021
STREET:	JOB NAME/LOCATION: Rising Sun Subdivision No. 2
CITY, STATE and ZIP CODE:	DATE OF PLANS: 6/04/2020 last revised 4/22/2021
	ID Bureau of Occupational License # RCE-616 State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Total
1	Sprinkler System		1	ls	$48,320.00	$48,320.00
2	Sleeving		1	ls	$4,957.00	$4,957.00
3	Machine/Crew Grading		1	ls	$12,394.00	12,394.00
4	Sod		23,750	sf	$0.48	$11,400.00
5	Perma Bark over weed fabric		101	cy	$130.00	$13,130.00
6	Trees: 2" Deciduous		1	ls	$21,845.00	$21,845.00
7	Plants: 5 gallon		1	ls	$10,950.00	$10,950.00
8	Plants: 2 gallon		1	ls	$6,110.00	$6,110.00
9	Plants: 1 gallon		1	ls	$7,146.00	$7,146.00
10	Topsoil Import		57	cy	$48.00	$2,736.00
11	**Option: 1 year Maintenance = $8,793 (billed in 9 monthly installments of $976.99 each)**					
12						
13						
14						
15						
16						
17						
18						
19						
20	**Exclusions:** **Soil amendments, root barrier, signage, concrete, pavers, pathways, fencing, site fixtures, structures, removal and/or protection of existing landscape, and drainage systems.**					
21	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3. Cost increases will be added to the contract, due to the rapid cost fluctuations we are experiencing. We will need to review this proposal closer to actual time of installation and adjust the contract accordingly.**					
22						
					Total	**$138,988.00**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $42.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Tami McCollum
208-697-2618

Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

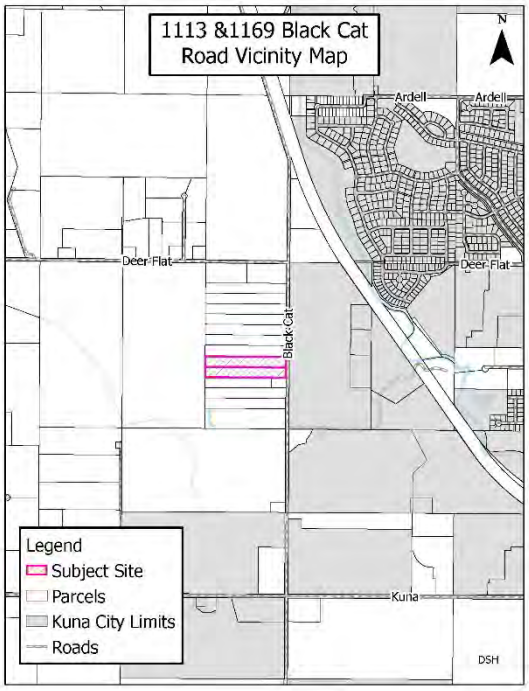
Date of Acceptance: _____

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 21-06-AN (Annexation),**
	)	
ROBIN AND DIANA SANDERS	)	
	)	
	)	**STAFF MEMO FOR THE 1113 AND 1169 N BLACK CAT ROAD ANNEXATION APPLICATION.**
For an Annexation for 1113 and 1169 N Black Cat Road.	)	

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation
10. Council's Proposed 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*
1.6	Staff Memo			X

1.2	Planning and Zoning Commission Findings of Fact			X
1.3	Planning and Zoning Commission Sign-in-Sheet			X
1.4	Planning and Zoning Commission Meeting Minutes			X
2.1	Planning and Zoning Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Legal Description			X
2.5	Vicinity Map			X
2.6	1113 N Black Cat Road Deed			X
2.7	1169 N Black Cat Road Deed			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.17	Agency Transmittal			X
2.18	Ada County Development Services			X
2.19	Nampa and Meridian Irrigation District			X
2.20	Central District Health Department			X
2.21	City Engineer			X
2.22	Ada County Highway District			X
2.23	Planning and Zoning Commission Website Notice			X
2.24	Planning and Zoning Commission Kuna Melba News			X
2.25	Planning and Zoning Commission Mailer			X
2.26	Planning and Zoning Commission Proof of Property Posting			X
2.27	City Council Proof of Property Posting			X
2.28	City Council Kuna Melba News			X
2.29	City Council Mailer			X
2.30	City Council Website Notice			X
2.32	City Council Proof of Property Posting Correction			X
2.33	City Council Kuna Melba News Correction			X
2.34	City Council Mailer Courtesy Notice			X
2.31	Alta Graham Public Comment			X
2.36	Brendan Brazee Public Comment			X
2.37	Alta Graham Public Comment 11.08.2021			X
2.38	William Graham Public Comment 11.08.2021			X

II
PROCESS AND NOTICING

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

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: May 22, 2021 (No Attendees)

2.1.1.2 Agency Comments Request: June 11, 2021

2.1.1.3 300 FT Property Owners Notice: October 13, 2021

2.1.1.4 Kuna Melba News Newspaper: October 13, 2021

2.1.1.5 Site Posted: October 28, 2021

III
APPLICANTS REQUEST

3.1 Robin and Diana Sanders request to Annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits, with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property has historically served as single-family residences on large lots and farmland.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agriculture – Kuna City

4.5 Parcel Number, Owner, Parcel Size, Current Zoning

4.5.1 S1321141880 (1113 N Black Cat Road)

4.5.1.1 Robin and Diana Sanders

4.5.1.2 Approximately 4.9 acres

4.5.1.3 RR (Rural Residential)

4.5.2 S1321141920 (1169 N Black Cat Road)

4.5.1.1 Robin and Diana Sanders

4.5.1.2 Approximately 4.9 acres

4.5.1.3 RR (Rural Residential)

4.6 Services

Sanitary Sewer – Private System
Potable Water – Private System
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 1113 N Black Cat Road contains a 1,586 square foot home with a 576 square foot attached garage. 1169 N Black Cat Road contains a 1,792 square foot mobile home with a 2,000 square foot barn. Vegetation in direct proximity to the primary dwelling units includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of pasture-like fields. The sites have an estimated average slope of 3% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.

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.

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 9.8-acres as Low Density Residential (R-2).

4.10 Recreation and Pathways Map

4.10.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail or bike route through or along the subject site.

4.11 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.18
Nampa & Meridian Irrigation District	2.19
Central District Health Department	2.20
City Engineer	2.21
Ada County Highway District	2.25

V
TRANSPORTATION AND CONNECTIVITY

5.1 There is no development associated with this application, the Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

The proposed project takes frontage on Black Cat Road. Black Cat Road is currently improved with two (2) travel lanes, 25 feet of pavement and no curb, gutter or sidewalk abutting the site. There is 55 feet of right-of-way, 30 feet from Centerline. The City of Kuna Street Circulation Map identifies Black Cat Road as a Minor Arterial. As part of a future development application, the applicant will be required to dedicate additional right of way to total 39-feet from centerline, with an eight-foot-wide detached sidewalk within a 20–30-foot landscape buffer in accordance with ACHD policy and KCC standards.

The subject site currently has three (3) unimproved driveways that provide access to the site from Black Cat Road located 85, 178 and 322 feet south of the site's northernmost property line. ACHD approved a private road application for the site on April 2021 requiring that the driveways located 85 and 322 feet south of the site's northernmost property line be closed. The driveway located 178 feet south of the site's northernmost property line was approved to be improved as a 24-foot-wide private road/driveway and is currently under construction.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with residents within 300 ft of the proposed project area on May 22, 2021, there were no attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The property is currently zoned RR (Rural Residential) within unincorporated Ada County; the Applicant is proposing to Annex the approximately 9.8 -acres with a R-2 (Low Density Residential) zoning district classification. The property is contiguous to Kuna City Limits to the east of the subject site, which makes it eligible to be consideration of Annexation. The property owner is consenting to the annexation and the property is contiguous with Kuna City limits situated to the east of the subject site. Idaho Statutes §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

This request is limited to the Annexation of the land into Kuna City Limits, no development is associated with this application.

Staff has determined the Applicant's Annexation request is in compliance with Idaho Statutes §50-222 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the City Council approves Case No. 21-06-AN, that the applicant be subject to the Conditions of

approval listed in section "X" of this report, as well as any additional Conditions designated by the City Council.

6.2 Applicable Standards

6.2.1 City of Kuna Comprehensive Plan.

6.2.2 Idaho Code, Title 50, Chapter 2, §50-222

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-06-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law for Case No. 21-06-AN, a request from Robin and Diana Sanders to Annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification.

If the Planning and Zoning Commission 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 No. 21-06-AN, this proposal *does/does not* 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 Kuna City Code Title 5.*

7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on May 22, 2021, no residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on October 13, 2021 and a legal notice was published in the Kuna Melba Newspaper on October 13, 2021. The applicant posted sign on the property on October 28, 2021.*

7.3 Based on the evidence contained in Case Nos. 21-06-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Low Density Residential. The applicant is requesting a R-2 (Low Density Residential) zoning district classification.*

7.4 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owners have consented to the Annexation.*

7.5 The proposed project lands are eligible for Annexation into Kuna City Limits.

Staff Finding: *The parcels to be Annexed have a contiguous touch to Kuna City Limits to the east.*

7.6 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 Annexation request for the site *is/is not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
  - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure 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.

IX
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-06-AN (Annexation), a request from Robin and Diana Sanders to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification.

X
COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for approval, conditional approval or denial of the Annexation application by the City Council. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case No. 21-06-AN (Annexation), a request from Robin and Diana Sanders to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification., subject to the following conditions of approval

10.1 Upon development 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 connections.

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

10.1.5 The Kuna Municipal Irrigation System (KMIS) 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 KMIS of the City.

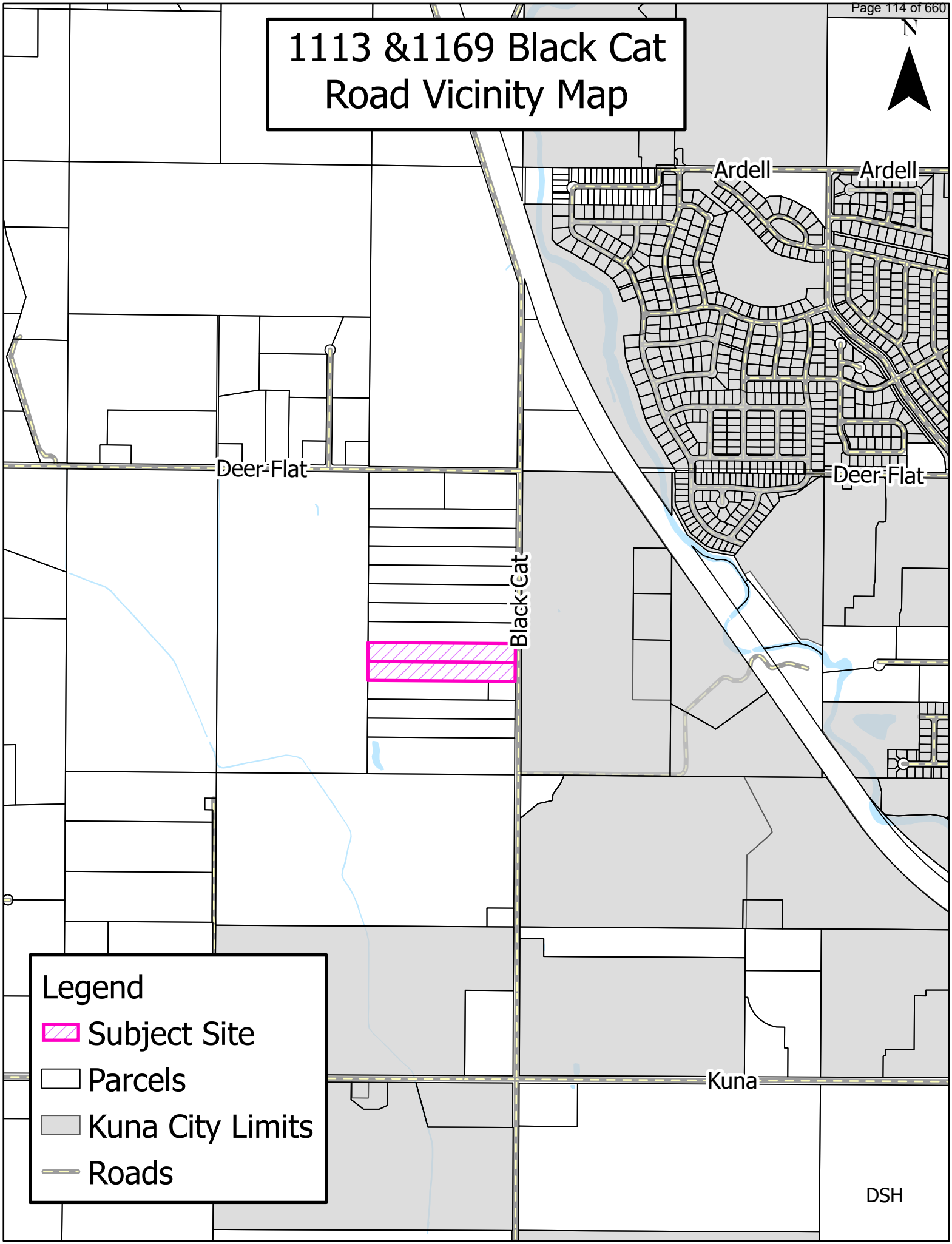
10.5 The developer/owner/applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

10.6 Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.

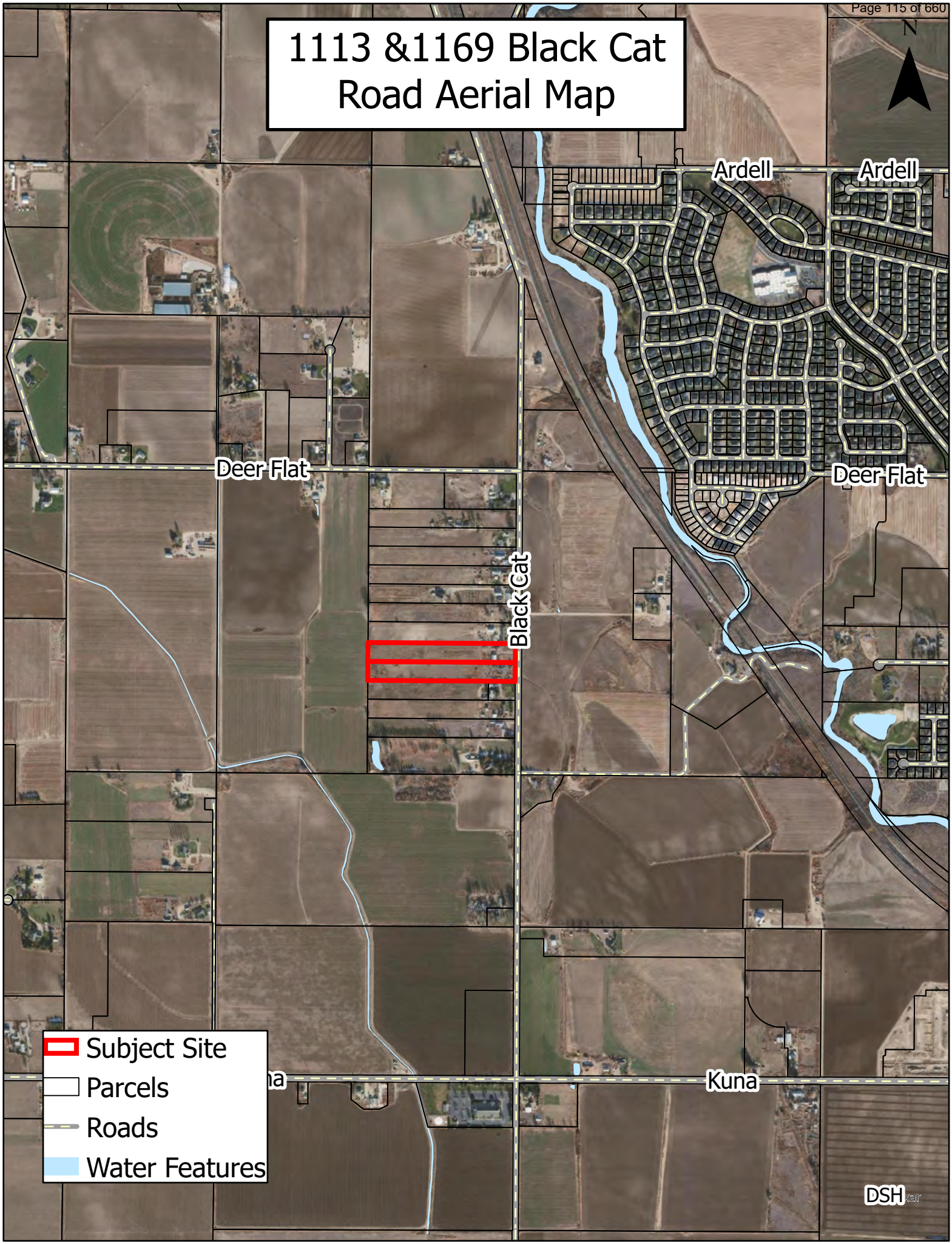
10.7 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 16th day of November, 2021.

1113 &1169 Black Cat Road Vicinity Map



1113 &1169 Black Cat Road Aerial Map



BEFORE THE PLANNING AND ZONING COMMISION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 21-06-AN (Annexation)**
ROBIN AND DIANA SANDERS	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF ANNEXATION APPLICATION.**
For Annexation of *1113 and 1169 N Black Cat Road Annexation*.	)	

THESE MATTERS came before the Planning and Zoning Commission for public hearing on August 24, 2021 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Memo			X
2.1	Planning and Zoning Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Legal Description			X

2.5	Vicinity Map			X
2.6	1113 N Black Cat Road Deed			X
2.7	1169 N Black Cat Road Deed			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.17	Agency Transmittal			X
2.18	Ada County Development Services			X
2.19	Nampa and Meridian Irrigation District			X
2.20	Central District Health Department			X
2.21	City Engineer			X
2.22	Ada County Highway District			X
2.23	Planning and Zoning Commission Kuna City Website Notice			X
2.24	Planning and Zoning Commission Kuna Melba News			X
2.25	Planning and Zoning Commission Mailer			X
2.26	Planning and Zoning Commission Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on August 24, 2021. The FCO's have been requested to go to the Planning and Zoning Commission on September 14, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's August 24, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Diana Sanders, 1113 N Black Cat Road, Kuna, ID 83634
Josh Sanders, 1169 N Black Cat Road, Boise, Idaho, 83634

1.3.2.3 Appearing in Favor:
Robin Sanders, 1113 N Black Cat Road, Kuna, ID 83634 – Did not testify
Rachel Sanders, 3468 N Dove Place, Boise, ID 83704 - Did not testify

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
Alta Graham, 1015 N Black Cat Road, Kuna, ID 83634 – Testified

Bill Graham, 1015 N Black Cat Road, Kuna, ID 83634 – Testified

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 City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the August 24, 2021 hearing on the Annexation for 1113 and 1169 N Black Cat Road in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Date Published***
Kuna Melba News	August 4, 2021

3.1.2.2 Notice for the August 24, 2021 hearing containing the legal description of the property proposed to be annexed was mailed on August 4, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the August 24, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on August 13, 2021. A Proof of Property Posting was provided to staff on August 13, 2021.

3.1.2.4 Notice for the August 24, 2021 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed Annexation is comprised of two (2) parcels totaling

approximately 9.8 acres. The parcels are as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Robin and Diana Sanders	4.9	RR (Ada County)	S1321141880
Ronin and Diana Sanders	4.9	RR (Ada County)	S1321141920

3.2.2 The landowners of the parcel at issue did not oppose Annexation.

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

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agriculture – Kuna City

3.2.4 1113 N Black Cat Road contains a 1,586 square foot home with a 576 square foot attached garage. 1169 N Black Cat Road contains a 1,792 square foot mobile home with a 2,000 square foot barn. Vegetation in direct proximity to the primary dwelling units includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of pasture-like fields.

3.2.5 The parcels have an estimated average slope of 3% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.

3.2.6 There is no development associated with this application, the Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

3.2.7 The proposed project takes frontage on Black Cat Road. Black Cat Road is currently improved with two (2) travel lanes, 25 feet of pavement and no curb, gutter or sidewalk abutting the site. There is 55 feet of right-of-way, 30 feet from Centerline. The City of Kuna Street Circulation Map identifies Black Cat Road as a Minor Arterial. As part of a future development application, the applicant will be required to dedicate additional right of way to total 39-feet from centerline, with an eight-foot-wide detached sidewalk within a 20–30-foot landscape buffer in accordance with ACHD policy and Kuna City Code (KCC) standards.

3.2.8 The subject site currently has three (3) unimproved driveways that provide access to the site from Black Cat Road located 85, 178 and 322 feet south of the site's northernmost property line. ACHD approved a private road application for the site in April 2021 requiring that the driveways located 85 and 322 feet south of the site's

northernmost property line be closed. The driveway located 178 feet south of the site's northernmost property line was approved to be improved as a 24-foot-wide private road/driveway and is currently under construction.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated August 24, 2021 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The applicant held a neighborhood meeting with residents within 300 ft of the proposed project area on May 22, 2021, there were no attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.3.1.2 The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The applicant is proposing to annex the approximately 9.8-acres with a R-2 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits, which makes it eligible for consideration of annexation. The property owner is consenting to the annexation and the property is contiguous with Kuna City limits situated to the east of the subject site. Idaho Statutes §50-222 grants cities the authority to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

3.3.1.3 This request is limited to the annexation of the land into Kuna City Limits, no development associated with this application.

3.3.1.4 Staff has determined the applicant's annexation request is in compliance with Idaho Statutes §50-222 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section "IX" of this report, as well as any additional conditions designated by the Planning and Zoning Commission.

3.3.2 **Staff Recommendations:** As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends approval of Case No. 21-06-AN (Annexation), the applicant be subject to the following conditions of approval:

3.3.2.1 Upon development 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:

3.3.2.1.1 The City Engineer shall approve the sewer connections.

3.3.2.1.2 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.

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

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

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

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

3.3.2.1.7 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.

3.3.2.2 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.

3.3.2.3 Compliance with Idaho Code §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.

3.3.2.4 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 Irrigation System (KMIS) of the City.

3.3.2.5 The owner/developer/applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the public hearing process.

3.3.2.6 The owner/developer/applicant shall follow staff, City Engineers and other agency requirements as applicable.

3.3.2.7 The owner/developer/applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

3.4.1 8/24/2021 Public Hearing – Diana Sanders 1113 N Black Cat Road, Kuna, Idaho 83634, introduced herself as the applicant and let the Planning and Zoning Commission know that her son, Josh Sanders would be speaking on her behalf.

3.4.2 8/24/2021 Public Hearing – Josh Sanders 1169 N Black Cat Road, Kuna, Idaho 83634, discussed his desire to annex into the City of Kuna in order to be more involved within the City in matters such as voting in local elections. He discussed that the annexation would lead to the creation of five lots in he future, they have already begun construction on a road approved by Ada County and have closed two of the three (3) driveways that access the subject properties.

3.4.3 8/24/2021 Public Hearing – Alta Graham, 1015 N Black Cat Road, Kuna, Idaho 83634, expressed her concerns with the density of the R-2 zone and possible future subdivisions, infrastructure improvements that are needed for a railroad crossing and the level of traffic on Black Cat Road.

3.4.4 8/24/2021 Public Hearing – Bill Graham, 1015 N Black Cat Road, Kuna, Idaho 83634, discussed his concerns with infrastructure necessary to support the project, specifically improved roadways and the addition of multiple new wells and septic systems.

3.4.5 8/24/2021 Public Hearing – In his rebuttal, Josh Sanders, 1169 N Black Cat Road, Kuna, Idaho 83634, stated that they were not going through the process to create a subdivision, just split the property into five (5) parcels. They chose R-2 because it was the least dense residential zoning district in the City of Kuna and saw their property as a good transition piece from residential to agriculture land uses. He affirmed that all city code would be followed.

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 §50-222 and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

5.1 The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.

5.2 I.C. §50-222(1) provides that:

> [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

5.3 The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowner of the parcel at issue has consented to the proposed Annexation.

5.4 The Annexation, proposed by the Application of Case No. 21-06-AN, would constitute an orderly development and would not contribute to urban sprawl of the City.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

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 AND THIS DOES ORDER:

6.1 Recommend approval to City Council of the Annexation application (Case No. 21-06-AN).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 14th day of September 2021.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

CITY OF KUNA

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

SIGN-UP SHEET

August 24, 2021 – Planning and Zoning Commission Public Hearing

Case Name: 1113 and 1169 N Black Cat Road

Case No: 21-06-AN (Annexation)

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 Dicena Sanders Print Name 1113 Black Cat Print Address Kuna ID 83634 City State, Zip	☐ Testify ☐ Not Testify 21-03-AN DAVID REINHART Print Name 711 E. PORTER Print Address KUNA 83634 City State, Zip	☑ Testify ☐ Not Testify Alta Graham Print Name 1015 N. Black Cat Rd Print Address Kuna ID 83634 City State, Zip
☑ Testify ☐ Not Testify Robin Sanders Print Name Robin Sanders Print Address Kuna ID 83634 City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☑ Testify ☐ Not Testify Bill Graham Print Name 1015 N. Blackcat Print Address Kuna ID 83634 City State, Zip
☒ Testify ☐ Not Testify Josh Sanders Print Name 1169 N. Black Cat Rd Print Address Kuna Id 83634 City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☒ Testify ☐ Not Testify #21-03-AN Bruce Wasserman Print Name 1021 E. Ludlow St Print Address Kuna ID 83634 City State, Zip
☐ Testify ☒ Not Testify Rachel Sanders Print Name 34168 N. Dove PL Print Address Boise ID 83704 City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
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OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday August 24, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Due to Technical Difficulties, the recording begins at Timestamp 00:09:45)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Cathy Gealy – Via Zoom
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – Absent

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

2. 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 (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, 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 Commission.

(Timestamp 00:10:25)

1. Regular Planning and Zoning Commission Meeting Minutes Dated August 10, 2021

2. Findings of Fact & Conclusions of Law
   1. Case No. 21-13-DR (Design Review) Cazador No. 2 Pool House
   2. Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse
   3. Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision

(Timestamp 00:10:32)
Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None

Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Damron & Garten were absent.

3. *PUBLIC HEARINGS:* (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

(Timestamp 00:10:44)

A. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) Sadie Creek South Subdivision – Doug Hanson, Planner II ACTION ITEM

Stephanie Hopkins of KM Engineering, LLP, on behalf of Challenger Development, requests to annex one parcel approx. 32 acres into Kuna City Limits with an R-8 (Medium Density Residential) zoning district classification and to subdivide the 32 acres into 192 total lots (170 residential lots, 22 common lots). The subject site is located at the NEC of S Luker Road and E King Road, within Section 25, Township 2 North, Range 1 West (APN: S1325438400).

(Timestamp 00:11:28)
Planner II Doug Hanson addressed the Commission, notifying them the Case was being requested to be tabled to a date uncertain.

(*Timestamp 00:11:35)*
Motion To: Table Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Damron & Garten were absent.

(Timestamp 00:12:06)

B. Case No. 21-06-AN (Annexation) 1113 & 1169 N Black Cat – Doug Hanson, Planner II ACTION ITEM

Robin and Diana Sanders request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

(Timestamp 00:12:24)
Planner II Doug Hanson presented an overview of the project and stood for questions.

(Timestamp 00:13:54)
Applicant Diana Sanders introduced herself as the owners of the two properties being considered, then introduced her son to give the official Applicant presentation.

(Timestamp 00:14:24)
Josh Sanders introduced himself and presented on overview of the request. Mr. Sanders explained they had performed due diligence by speaking with applicable agencies prior to application submission. He explained additional right-of-way (ROW) would be dedicated to ACHD and two (2) property access points would be closed per ACHD standards. The Applicant(s) felt that the proposed zoning fit with the Kuna Comprehensive Plan and provided an acceptable buffer between Agriculture and possible future Residential developments. Mr. Sanders gave a history of their family in the community and their desire to be able to remain in the area, he then stood for questions.

(Timestamp 00:18:48)
City Attorney Bill Gigray asked a procedural question regarding the zoning. Commissioner Hennis referenced the application which reflected an R-2 (Medium Density Residential) zoning. Mr. Gigray explained he had wanted to make sure all individuals present at the meeting were aware.

(Timestamp 00:19:50)
Chairman Young opened the Public Hearing at 6:39 PM.

Support:
Diana Sanders, 1113 S Black Cat Road, Kuna, Idaho, 83634 – Testify
Robin Sanders, 1113 S Black Cat Road, Kuna, Idaho, 83634 – Not Testify
Josh Sanders, 1169 N Black Cat Road, Kuna, Idaho, 83634 – Testify
Rachel Sanders, 3468 N Dove Place, Boise, Idaho, 83704 – Not Testify

Against:
Alta Graham, 1015 N Black Cat Road, Kuna, Idaho, 83634 – Testify
Bill Graham, 1015 N Black Cat Road, Kuna, Idaho, 83634 - Testify

Neutral:
None

(Timestamp 00:20:00)
Chairman Young requested Vice Chairman Hennis call the names of individuals who had signed up to testify as he was present via Zoom; Vice Chairman Hennis did so.

(Timestamp 00:20:48)
Alta Graham presented her concerns regarding the project. Mrs. Graham referenced research she had performed and agencies which she had contacted. She expressed her fears of a higher density subdivision being developed and their desire to continue being able to enjoy their country lifestyle. Mrs. Graham also expressed her concerns regarding the train crossings on Black Cat/Greenhurst Road, as well as the speed of traffic which uses the road. *(Applicant's testimony time elapsed).* She then expressed her concerns regarding what she saw as uncontrolled growth within Kuna and the impacts it caused. Vice Chairman Hennis addressed Mrs. Graham and explained her testimony time had elapsed.

(Timestamp 00:25:50)
Bill Graham addressed the Commission and explained his and his family's history within the community. Mr. Graham then expressed his concerns with the proposed zoning and stated he was unsure of the number of homes that could potentially be built on the property. He wasn't sure if the area would be able to support additional wells or septic systems without creating a strain on the surrounding area. Mr. Graham also explained the increase in traffic they have seen through the years and crossings.

(Timestamp 00:28:12)
City Attorney Bill Gigray requested Mr. Graham state his name and address for the record; he did so.

(Timestamp 00:28:52)
Chairman Young confirmed if there were any other individuals present who wished to testify, in person or via Zoom, who wished to testify but had not gotten the chance to sign up; there were not. He then called forward the Applicant for rebuttal.

(Timestamp 00:29:30)
Mr. Sanders pointed out they were not subdividing the property, they only wished to split the lots into five (5) total parcels in the future. He explained that ACHD was aware of traffic within the area and were currently performing a traffic study; he felt that ACHD was the agency in charge of the roadways, they were aware of any issues. Mr. Sanders spoke about the impact fees they would pay to the City and that by becoming part of the City Limits, they would be able to vote on local issues.

(Timestamp 00:31:55)
Chairman Young asked a clarifying question for the benefit of all those present, regarding R-2 zoning. Mr. Hanson explained an R-2 zoning designation does not allow the development of more than two (2) Dwelling Units Per Acre (DUA). Vice Chairman Hennis pointed out the R-2 zoning designation was the lowest designation recognized by the city; Mr. Hanson confirmed the information was correct. Chairman Young moved the Commission into their discussion.

(Timestamp 00:32:42)
Vice Chairman Hennis began by recognizing comments made during public testimony by explaining that even though an R-2 was the lowest designation recognized by the city, it could allow the potential of up to 18 dwelling units; Mr. Hennis was not sure if making an additional Condition would adequately soothe the neighbors' fears. He addressed roadway safety and was not sure if there was much more impact the project could have as it was usually the larger developments that tended to have a high impact. He also commented that the subject sites appeared large enough to support additional well and septic systems.

(Timestamp 00:34:16)
Mr. Gigray addressed Vice Chairman Hennis's comment regarding an additional Condition and explained to do so would require a Development Agreement.

(Timestamp 00:35:02)
Chairman Young expressed he had no issue with the projects location or zoning and was not in support of requiring a Development Agreement.

(Timestamp 00:36:07)
Commissioner Gealy felt the R-2 designation was a good transition between the city and the country and felt like the Commission could complicate that buffer or future buffer, by requiring a Development Agreement. She felt it made sense to Annex whether now or in the future, as City Services would be available to the area in the future.

(Timestamp 00:37:28)
Vice Chairman Hennis referred to the parcel map and expressed how difficult it would be to get more than five (5) dwellings on the parcel due to its configuration, especially when adding in setback requirements and others. He restated a Development Agreement seemed not to be needed.

(Timestamp 00:38:12)
Commissioner Gealy reiterated her concerns regarding the potential impacts of a Development Agreement on the buffer. Chairman Young agreed.

(Timestamp 00:36:06)
Chairman Young closed the Public Hearing at 6:58 PM, then asked if there weren't any other questions, he would stand for a Motion.

(Timestamp 00:39:43)
Motion To: Approve Case No. 21-06-AN (Annexation) for 1113 & 1169 N Black Cat Road, with the Conditions as outlined in the Staff Report.
Motion By: Commissioner Gealy
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Damron & Garten were absent.

(Timestamp 00:40:18)
C. Case No. 21-02-OA (Ordinance Amendment) Amending Subsection Q of Section 4 of Chapter 5 of Title 5 Kuna City Code, Electrical Energy Transmission Lines – Jace Hellman, Planning & Zoning Director ACTION ITEM

(Timestamp 00:40:44)
Chairman Young noted the request by Staff on the Agenda that the Case be tabled to a date certain of September 14, 2021, due to a noticing error.

(Timestamp 00:40:56)
Motion To: Table Case No. 21-02-OA (Ordinance Amendment) Amending Subsection Q of Section 4 of Chapter 5 of Title 5 of Kuna City Code, Electrical Energy Transmission Lines, to September 14, 2021.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Damron & Garten were absent.

4. *BUSINESS ITEMS:*

(Timestamp 00:41:24)
Chairman Young asked if there were any business items to address; there were not.

5. *ADJOURNMENT:*

(Timestamp 00:41:36)
Motion To: Adjourn.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Damron & Garten were absent.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

File No.(s): 21-06-AN

Project Name: 1113 & 1169 N Black Cat

Date Received: 06.01.2021

Date Accepted as Complete: 6.25.2021

Type of review requested (check all that apply); please submit all associated applications:

✔	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Robin & Diana Sanders

Address: 1113 N. Black Cat Rd.
Kuna, ID 83634

Phone: 208-869-6723 Email: rd.sanders@hotmail.com

Applicant (Developer) Information

Name: Diana & Robin Sanders

Address: 1113 N. Black Cat Rd.
Kuna, ID 83634

Phone: 208-869-6723 Email: rd.sanders@hotmail.com

Engineer/Representative Information

Name:

Address:

Phone: _____ Email: _____

Subject Property Information

Site Address: 1113 N. Black Cat Rd. & 1169 N. Black Cat Rd.

Nearest Major Cross Streets: Deer Flat Rd., Kuna Rd.

Parcel No.(s): S1321141880, S1321141920

Section, Township, Range: 21, 2N, 1W

Property Size: 9.8 acres

Current Land Use: Residential/farm Proposed Land Use: Residential/farm

Current Zoning: RR Proposed Zoning: R-2

Project Description

Project Name: Annexation

General Description of Project: Annexation into the City with future development.

Type of proposed use (check all that apply and provide specific density/zoning):

■ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: Private road, underground utilities.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: 1113 N. Black Cat: residence, 1169 N. Black Cat: mobile and barn.

Will any existing buildings remain? YES NO

No. of Residential Units: 2 No. of Building Lots: 2

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
■ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

_____

_____

_____ _____

Applicant Signature: Robin Deanna Sanders Date: May 26, 2021

Annexation Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 21-06-AN

Project Name: 1113 & 1169 N Black Cat

Date of Pre-Application Meeting: Valid for three (3) months

Date Received: 06.01.2021

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

May 26, 2021

To whom it may concern:

We are requesting annexation into the City of Kuna with an R-2 Zone. We are currently within the Rural Residential (RR) District in Ada County. We have worked and lived in the Kuna area for 38 years and have felt a part of Kuna. Our children attended Kuna Schools and participated in the community. Now our grandchildren want the opportunity to be a part of the City of Kuna. We would like to create three one+ acre parcels for our children and ourselves to build on and be closer to us as we grow older to allow us to remain in our home as long as possible in compliance with the Kuna Comprehensive Plan and City code.

The annexation will allow us to officially be a part of Kuna and hopefully make our property a great addition to Kuna. The purpose of the annexation is to create a buffer from the higher density from the east to the agricultural use to the west.

We have reached out to the Kuna Fire District, ACHD, Boise/Kuna Irrigation District, Kuna Engineer and Kuna Irrigation Manager, Central District Health and Kuna Staff concerning our application and have not received any concerns with the project.

Ada County Development Services, ACHD, Kuna Fire, Central District Health, Boise Project Board of Control and the City of Kuna have approved our private road, Grace May Lane. We are under construction and will receive final approval from the County prior to annexation.

Kuna City Code

5-2-2 B. Residential:

Low density residential district (R-2): The purpose of the R-2 district is to promote the establishment of low-density residential areas that do not exceed two (2) dwelling units per net acre. The district is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agriculture in character. The district serves as a transitional buffer between rural areas and higher density urban development. The R-2 zone is not intended to provide a full range of urban services. A district requirement is connection to public sewer and water with some limited exceptions found in KCC 5-16-4. The R-2 zone is intended to accommodate accessory dwelling units [ADU], senior housing, bed and breakfast operations, single-family dwellings, duplexes, home occupations, manufactured homes and a limited number of agricultural uses. It is not intended for placement of more intensive type residential uses associated with condominiums, townhouses, apartments, multifamily or group living arrangements.

5-13-Zoning Amendments:

We have submitted all of the required information.

Kuna Comprehensive Plan

The City of Kuna Future Land Use Map (FLUM) is used as a guide for determining the future land use designation of parcels upon annexation into Kuna city limits. The FLUM shows APNs:

S1321141880 and S1321141920 with a future land use designation of Low Density Residential. The low-density residential land use designation is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agricultural in character; which may include: accessory dwelling units [ADU], senior housing, bed and breakfast operations, single-family dwellings, duplexes, home occupations, manufactured homes and a limited number of agricultural uses.

Goal Area 3: Kuna's Land Uses will Support a Desirable, Distinct and Well-Designed Community.

Land Use and Community Design: Planning Principles Community design and character encompasses the principles by which the City manages land use and regulates new and existing development. Community character and design seek to make Kuna a desirable place to live, work, and play, while simultaneously providing opportunities for present and future economic development, room for growth and preservation of land resources. Community design and character planning includes:

- Encouraging a sustainable land use pattern and sensible mix of commercial, agricultural,

industrial, public facilities and residential development that meet community demands.

- Providing a variety of housing options and strengthening neighborhoods.
- Maintaining and enhancing special places that are treasured within the community and reflect

Kuna's values and culture.

- Protecting private property rights.

The goals and policies described in this chapter serve as the basis for how community design and character are encouraged and perpetuated in Kuna. Goal 3.A. Ensure community design directs growth and implements sustainable land use patterns.

Community design is concerned with the appearance, function, and compatibility of land uses within a community. Successful community design recognizes the importance of shaping and managing the built environment in a way that compliments the topography and natural features of the area, preserves existing land uses and creates inviting places. Good community design also meets the needs of the community in terms of commercial, housing, recreation, employment demands and contributes to a tax base that is in line with the demand for public infrastructure and services. Community design should reflect what the community values about Kuna and strengthen Kuna's unique sense of place.

How do communities integrate with urban agriculture:

Within urban and suburban areas (in city limits), encouraging:

- Livestock such as chickens, pigs or bees
- Access to vacant land for gardening (e.g., community gardens or plots)
- School gardens or teaching gardens
- Availability of irrigation infrastructure
- Rooftop gardens
- Farmers markets, produce stands and seasonal markets
- Nurseries and commercial farms under a certain size

- Agri-tainment and agritourism-based businesses Within rural areas and on agricultural lands, allowing and encouraging:
- Retention of available land for commercial farms, dairies, and aquaculture
- Formation of agricultural or preservation land trusts and community land trusts
- Farm to market access and events

Objective 3.A.2. Encourage development in priority areas. 3.A.2.c. Develop flexible design standards to encourage infill that preserves valued characteristics of surrounding area and promotes compatible uses.

Goal 3.D Encourage development of housing options and strong neighborhoods.

Objective 3.D.1. Encourage development of housing options for all citizens.

3.D.1.b. Encourage scale and location of housing that provides opportunities for Kuna's older citizens to age-in-place, with walkable neighborhoods served by transit and easy access to food stores, health and assisted living services and community amenities such as parks and libraries.

Goal 3.G Respect and protect private property rights.
The protection and consideration of private property rights is mandated at both the federal and state level. Idaho State Code requires that local land use regulations and policies do not adversely impact property values or create unnecessary technical limitations of the use of property and analysis as prescribed under the declarations of purpose established in Chapter 80, Title 67 of Idaho Code. The city of Kuna Comprehensive Plan was created with the intention of being consistent with state law and protecting private property rights. The Plan strives to balance the needs of the community with the private interests of individuals.

Objective 3.G.1. Ensure land use policies, restrictions, and fees do not violate private property rights.

Policies: 3.G.1.a. Utilize a consistent review process for proposed actions that may result in private property "takings."

3.G.1.b. Ensure City land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.

3.G.1.c. Ensure City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

3.G.1.d. Closely review land use actions, decisions, and regulations that have the potential to meet the criterion of a property taking.

3.G.1.e. Ensure land use regulations are designed in the interest of health, safety and welfare of the community. Community Design and Character Implementation Top Community Design and Character Projects and Actions

2. Develop a city of Kuna housing needs analysis to address future housing demand, inventory and strategies to increase diverse housing options.

We appreciate the opportunity to annex into the City of Kuna.

Sincerely

Robin & Diana Sanders

Robin & Diana Sanders

Description for
Annexation
May 19, 2021

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the 1/4 corner common to Sections 21 and 22, Township 2 North, Range 1 West, Boise Meridian from which a brass cap monument marking the Section corner common to Sections 15, 16, 21, and 22, Township 2 North, Range 1 West, Boise Meridian, bears North 00°20'08" East, 2655.56 feet;

thence on the east boundary line of said Section 21, North 00°20'08" East, 815.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°22'28" West, 1,317.97 feet to the west boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 21;

thence on said west boundary line, North 00°19'46" East, 330.00 feet;

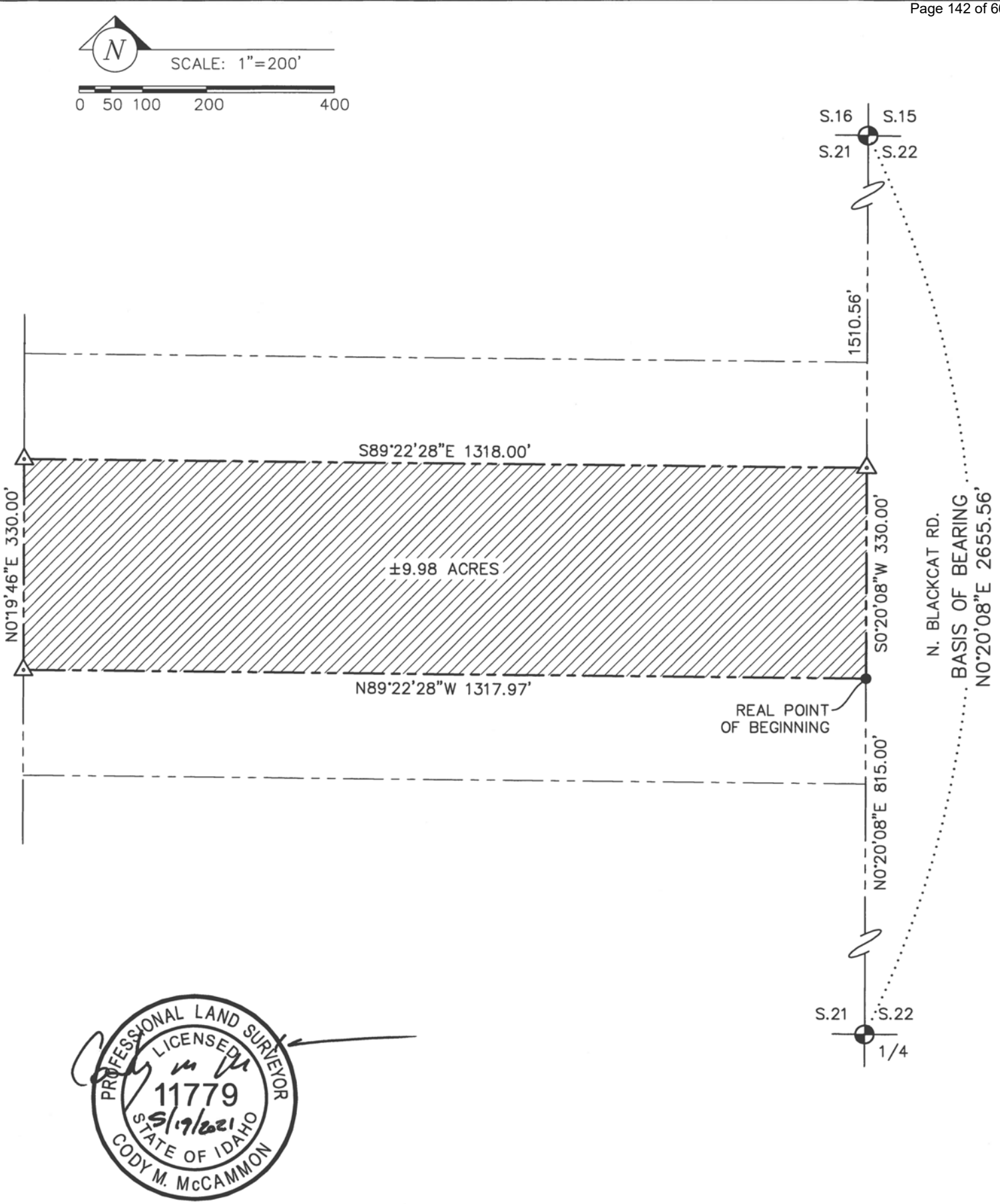
thence leaving said West boundary line South 89°22'28" East, 1,318.00 feet to the east boundary line of said Section 21;

thence on said east boundary line, South 00°20'08" West, 330.00 feet to the **REAL POINT OF BEGINNING**.

Containing 9.98 acres, more or less.

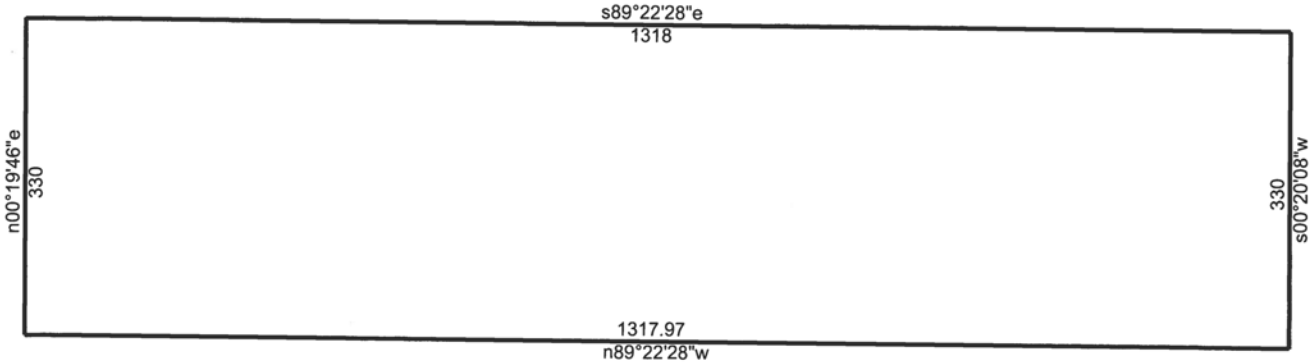
End of Description.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11779
5/19/2021
STATE OF IDAHO
CODY W. McCAMERON



P:\1113 Blackcat Rd 21-189\dwg\Annexation Ex.dwg 5/19/2021 4:38:41 PM

IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT DRAWING FOR ANNEXATION LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO	JOB NO. 21-189 SHEET NO. 1 DWG. DATE 5/19/2021



	5/19/2021
Scale: 1 inch= 200 feet	File: Annexation.ndp

Tract 1: 9.9846 Acres (434929 Sq. Feet), Closure: n88.3830e 0.01 ft. (1/633703), Perimeter=3296 ft.

01 n89.2228w 1317.97
02 n00.1946e 330
03 s89.2228e 1318
04 s00.2008w 330

Vicinity Map

93 09749
PIONEER TITLE CO.

ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY

PART OF ORIGINAL
TOO POOR TO COPY

'93 FEB 8 PM 4 16 1509001841

D118430" J' Ntu

DEED OF TRUST

STATE OF IDAHO

FHA CASE NO.
121:1287591-703

THIS DEED OF TRUST ("Security Instrument") is made on FEBRUARY 2, 1993
The grantor is ROBIN L. SANDERS AND DIANA J. SANDERS, HUSBAND AND WIFE
("Borrower").

The trustee is PIONEER TITLE COMPANY OF ADA COUNTY
("Trustee").

The beneficiary is ROCKY MOUNTAIN MORTGAGE, INC.

which is organized and existing under the laws of THE STATE OF IDAHO
and whose address is 410 S. ORCHARD, SUITE 184, BOISE, IDAHO 83705

("Lender"). Borrower owes Lender the principal sum of

SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100
Dollars (U.S.$ 77,250.00).
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MARCH 1, 2023.
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in ADA County, Idaho:

SEE ATTACHED EXHIBIT "A"

which has the address of 1113 S. BLACK CAT ROAD [Street] KUNA [City]
Idaho 83634 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by Paragraph 4.

Each monthly installment for items (a), (b) and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b) and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b) and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary, each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary; or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b) and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b) and (c).

3. Application of Payments. All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

FIRST, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

SECOND, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

THIRD, to interest due under the Note;

FOURTH, to amortization of the principal of the Note;

FIFTH, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless the Secretary determines this requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lenders of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

18. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

19. Substitute Trustee. Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon Trustee herein and by applicable law.

20. Area and Location of Property. Either the Property is not more than twenty acres in area or the Property is located within an incorporated city or village.

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. [Check applicable box(es)].

☐ Condominium Rider ☐ Graduated Payment Rider ☐ Growing Equity Rider

☐ Planned Unit Development Rider ☐ Other [Specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 4 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

_____ Robin L. Sanders (Seal) Borrower
ROBIN L. SANDERS

_____ Diana J. Sanders (Seal) Borrower
DIANA J. SANDERS

_____ (Seal) Borrower

_____ (Seal) Borrower

STATE OF IDAHO, CANYON County ss:

On this 2nd day of February, 1993, before me, THE UNDERSIGNED, a Notary Public in and for the said county and state, personally appeared ROBIN L. SANDERS and DIANA J. SANDERS

known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC

Blanca E Acosta
Notary Public residing at: Greenleaf, ID
My Commission Expires: 8-11-93

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrower, and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) Mortgage Not Insured. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within 120 DAYS from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 120 DAYS from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21, SAID POINT BEING LOCATED 815 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 21, THE REAL POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAME LINE, A DISTANCE OF 165 FEET; THENCE
WEST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE
SOUTH ALONG THE SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 165 FEET, THENCE
EAST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE REAL POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR BLACK CAT ROAD.

END OF LEGAL DESCRIPTION

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3
BOISE IDAHO 09/02/2011 11:22 AM
DEPUTY Vicki Allen
Simplifile Electronic Recording
RECORDED-REQUEST OF
FIRST AMERICAN TITLE AND ESCRO 111071366

Recording Requested by:
First American Title and Escrow Company

When recorded mail to:
Robin L. Sanders and Diana J. Sanders
1113 Black Cat Road
Kuna, ID 83634

1752017-JB

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

File No. **4101-1752017 (PC)**

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, Made by **State of Idaho, Department of Health and Welfare,, Personal Representative of the Estate of Alice L. Sullivan** deceased, as Grantor, to **Robin L. Sanders and Diana J. Sanders, husband and wife**, as Grantee(s), whose address is **1113 Black Cat Road, Kuna, ID 83634.**

WHEREAS, Grantor(s) is the qualified Personal Representative of the said estate of said deceased as filed under Probate Number **CVFE1103088** in **Ada** County, **Idaho**:

THEREFORE, For a valuable consideration received, Grantor(s) sells and conveys to Grantee(s) the following described real property in **Ada** County, **ID**:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

Tax ID Number: **S1321141920**

With all appurtenances.

Executed this 1st day of September, 2011.

Lisa Hettinger, Bureau Chief for State of Idaho, Department of Health and Welfare
Personal Representative of the Estate of
Alice L. Sullivan

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 1st day of September, 2011, before me, a Notary Public in and for said State, personally appeared **Lisa Hettinger known or identified to me to be the Bureau Chief for State of Idaho, Department of Health and Welfare**, whose name is subscribed to the within instrument as Personal Representative of the Estate of **Alice L. Sullivan**, and acknowledged to me that he/she/they executed the same as such Personal Representative

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patty I. Chupp

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/2016

PATTY I. CHUPP
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21, SAID POINT BEING A DISTANCE OF 980 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, BEING THE REAL POINT OF BEGINNING; CONTINUING THENCE

NORTH ALONG THE SAME LINE, A DISTANCE OF 165 FEET; THENCE WEST AND PARALLEL TO THE NORTH SIDE OF THE SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1320 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE EAST ONE-HALF OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE

SOUTH ALONG THE SAID WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 165 FEET; THENCE

EAST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE INITIAL POINT.

EXCEPT DITCH AND ROAD RIGHTS-OF-WAY.

Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Annexation with R2 Zoning

Date of Meeting: May 22, 2021 Time: 4:00 pm

Meeting Location: 1113 N. Black Cat Rd.

Site Information

Location: Quarter _____ Section 21 Township 2N Range 1W Total Acres 9.8

Subdivision Name: _____ Lot ____ Block _____

Address: 1113 & 1169 N. Black Cat Rd.

Parcel No(s).: S1321141880 and S1321141920

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Robin & Diana Sanders

Address: 1113 N. Black Cat Rd.

Contact Person

Name: Diana Sanders

Business Name (if applicable): _____

Address: 1113 N. Black Cat Rd.

Phone: 208-869-6723 Email: rd.sanders@hotmail.com

Applicant

Name: Diana Sanders

Address: 1113 N. Black Cat Rd.

Phone: 208-869-6723 Email: rdd.sanders@hotmail.com

I, Diana Sanders, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: Diana Sanders Date: 5/26/2021

SIGN-IN SHEET

Project Name: Sanders Annexation

	Name	Address	Phone
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: May 22, 2021 Number of Attendees: 0

Location: 1113 N. Black Cat Rd., Kuna

Project Description: Annexation with R-2

Attendee Comments or Concerns: No attendees

I, Diana Sanders, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: Diana Sanders Date: May 26, 2021

May 15, 2021

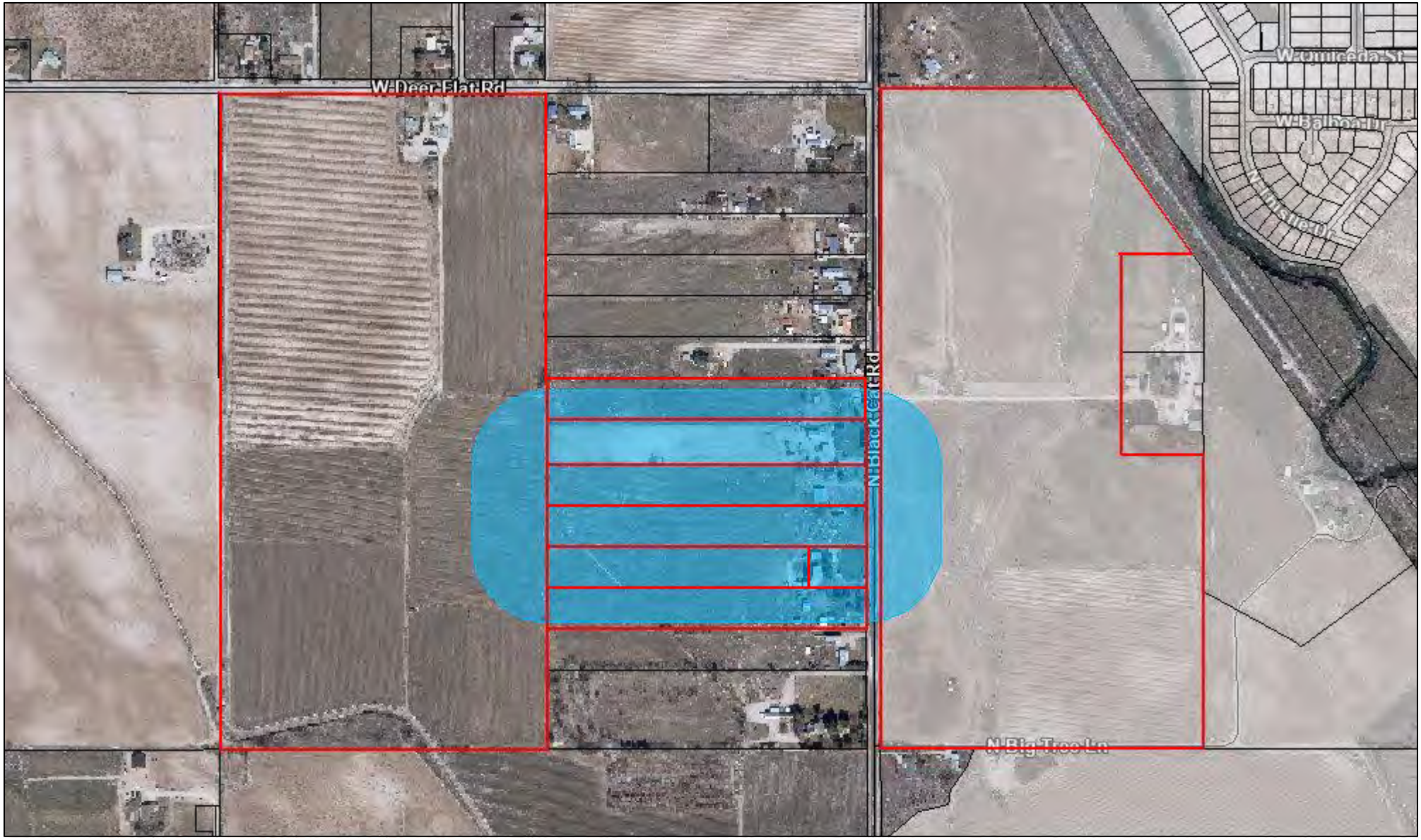
Dear Neighbors,

You are invited to our neighborhood meeting on May 22, 2021 at 4:00 p.m. to discuss our request to annex into the City of Kuna per Kuna City Code at 1113 N. Black Cat Rd.

Please let me know if you have any questions.

Sincerely,
Diana and Robin Sanders
208-869-6723

Ada County Development Services



Parcels
EAGLE
MERIDIAN
Parks

City Limits
BOISE
GARDEN CITY
STAR
KUNA
Street Names

0 0.05 0.1 0.2 Miles

Date: 3/19/2021

N

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BENTON KIMBA		9626 E GILBERT RD	MIDDLETON, ID 83644-0000
REYNOLDS DAVID A	REYNOLDS KARLA M	4649 W KING RD	KUNA, ID 83634-0000
BRAZEE BRENDAN	BRAZEE JENNIFER	985 N BLACK CAT RD	KUNA, ID 83634-0000
GRAHAM WILLIAM D	GRAHAM ALTA R	1015 N BLACK CAT RD	KUNA, ID 83634-1627
SANDERS DIANA J	SANDERS ROBIN L	1113 N BLACK CAT RD	KUNA, ID 83634-1627
DAVIS RONALD W	DAVIS RUBY E	1171 N BLACK CAT RD	KUNA, ID 83634-0000
ENDURANCE HOLDINGS LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000

COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) 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; all posting must be in substantial compliance.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City of Kuna Planning and Zoning Department 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 signs shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

Print Name: Diana Sanders

Signature: Diana Sanders Date: May 26, 2021

Doug Hanson

From: Doug Hanson
Sent: Friday, June 25, 2021 2:25 PM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-06-AM (Annexation) 1113 & aa69 N Black Cate Road City of Kuna Request for Comment
Attachments: 21-06-AN (Annexation) 1113 & 1169 N Black Cat Road Agency Transmittal Packet.pdf

June 25, 2021

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

File Number & Case Name:	21-06-AN (Annexation) 1113 & 1169 N Black Cat Road
Project Description	The applicant is requesting to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).
Site Location	1113 and 1169 N Black Cat Road, Kuna, ID 83634
Owner/ Applicant	Diana Sanders 1113 N Black Cat Road Kuna, ID 83634 rd.sanders@hotmail.com
Public Hearing Date	Tuesday, **August 24, 2021** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner II dhanson@kunaid.gov Phone: 208.287.1771 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*.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

June 28, 2021

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-06-AN / 1113 and 1169 N Black Cat Road

Doug,

The City of Kuna has requested feedback regarding the proposed annexation of 9.8-acres at 1113 and 1169 N Black Cat Road with R-2 (Low density Residential) zoning to allow for the future development of three 1-acre parcels.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available. The application is compatible with the Future Land Use Map of the Kuna Comprehensive Plan, as adopted by Ada County, which designates the site as *Existing Residential (Non-Farm Subdivisions)* which is primarily intended for single-family homes on large lots and allowed as part of the Farm Development right. The site is contiguous to City of Kuna limits.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

RECEIVED
JUL 09 2021
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 1, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-06-AN/ 1113 & 1169 N. Black Cat Road

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Rezone # 21-06-AM

Conditional Use #

Preliminary / Final / Short Plat

Sect. 21

Return to:

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

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☒ 14. CDH does not guarantee additional septic systems can be permitted & installed on these lots without conducting a site evaluation per lot.

Reviewed By: Rob Bach

Date: 7/9/2021

6/20 jm

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

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer

Brady Barroso
Engineering Technician I

Annexation Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Brady Barroso	- Engineering Technician I
	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for 1113 and 1169 N Black Cat Rd	
	21-06-AN (Annexation)	
DATE:	19 July 2021	

The properties located at 1113 and 1169 N Black Cat Rd, annexation with Planning and Zoning acceptance date of June 25, 2021 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-2 (low-density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. **Inspection Fees**
   a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
   b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
   d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. **General**
   a. The applicant requests 9.8 acres to be annexed into the City of Kuna with an intent of R-2 zoning designation upon annexation.
   b. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 63.
   c. A plan approval letter will be required if this project affects any local irrigation districts.
   d. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.

e. All positional information shall be from the most recent state plane coordinate system.
f. Provide engineering certification on all final engineering drawings.
g. If the applicant proposes private streets, streetlights will not be owned and maintained by the City. City Code 5-18-1 states that private, dead-end roads may not exceed 450-ft in length.
h. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i. Fire suppression shall be available and approved by KRFD.
j. No building construction can begin without adequate fire protection.

3. Right-of-Way

a. All city mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
b. The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.

4. Sanitary Sewer

a. The applicant's property is not connected to City services. It is not clear how the applicant plans to service this property.
b. If applicable the subdivision's septic system must receive approval from Central District Health, IDWR, and IDEQ.
c. If applicable the applicant must show the septic system(s) on the construction drawings. If the applicant chooses a single septic system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show Idaho Department of Environmental Quality (DEQ) and CDH approval.
d. Connecting to City sewer services will be challenging. The closest connection point is located on the opposite side of the creek and railroad with a minimum distance of 0.5 miles.
e. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. At this time, the applicant will decommission the septic system and connect to City Sewer services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

5. Potable Water

a. The applicant's property is not connected to City services. It is not clear how the applicant plans to service this property.
b. If applicable the subdivision's well system must receive approval from Central District Health, IDWR, and IDEQ.
c. If applicable the applicant must show the well system(s) on the construction drawings. If the applicant chooses a single well system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show Idaho Department of Environmental Quality (DEQ) and CDH approval.
d. Connecting to City water services will be challenging. The closest connection point is located on the opposite side of the creek and railroad with a minimum distance of 0.5 miles.
e. City Code 6-4-2 requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

6. Pressurized Irrigation

a. The applicant's property is not connected to City services. It is not clear how the applicant plans to provide irrigation to service this property.
b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c. If the applicant plans to use an existing well for irrigation purposes, water rights shall be adjusted to match usage.
d. If applicable, a communal well shall be recorded on the final plat.
e. If applicable, a gravity irrigation system must be approved through the City and the appropriate irrigation district.
f. This project does not require connection to the City's Pressurized Irrigation system at this time. When pressurized irrigation becomes available, it is expected the applicant will connect to City PI services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
d. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

a. As-built drawings will be required of any/all public facilities.

Development Services Department

Project/File: **Sanders Annexation and Rezone/ KUNA21-0004/ 21-06-AN**
This is an annexation with rezone application and a development agreement with the City of Kuna for a 10 acre site. The site is located on the west side of Black Cat Road between Deer Flat Road to the north and Kuna Road to the south.

Lead Agency: City of Kuna

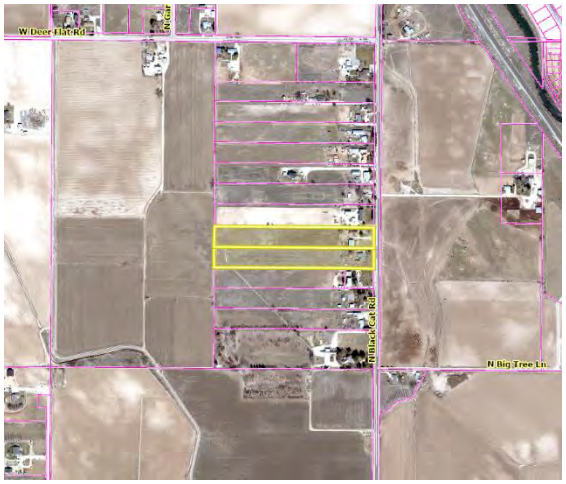
Site address: 1113 & 1169 N Black Cat Road

Commission Meeting: XXXX, 202X

Staff Approval: XXXX, 202X

Applicant/ Owner: Diana & Robin Sanders
1113 N Black Cat Road
Kuna, ID 83634

Staff Contact: Kelly Bruner
Phone: 387-6132
E-mail: kbruner@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for an annexation of 10 acres into the City of Kuna, a rezone from RR (Rural Residential) to R-2 (Low Density Residential) and a development agreement with the City of Kuna.

   The Applicant's rezone proposal is consistent with the City of Kuna's comprehensive plan, which designates this area as Low Density Residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Rural Residential	RR
East	Agricultural	A
West	Rural Residential	RR

3. **Site History:** ACHD staff/Commission previously reviewed this site as ADA21-0035 in April 2021 and approved the applicant's request to construct a private road/driveway onto Black Cat Road. The requirements of this staff report are consistent with those of the prior action.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.

6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

8. **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 Black Cat Road as a Level 2 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a chart with the land use and estimated trip generation rates for the use that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family Detached (Unit)	10	1

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Black Cat Road	330-feet	Minor Arterial	90	Better than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. **Average Daily Traffic Count (VDT)**
   Average daily traffic counts are based on ACHD's most current traffic counts.

   - The average daily traffic count for Black Cat Road north of Kuna Road was 1,922 on 07/18/17.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Black Cat Road

a. **Existing Conditions:** Black Cat Road is improved with 2-travel lanes, 25-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 55-feet of right-of-way for Black Cat Road (30-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Black Cat Road is designated in the MSM without a specific type of street section with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

c. **Applicant's Proposal:** The applicant is not proposing any street improvements to Black Cat Road abutting the site.

d. **Staff Comments/Recommendations:** As part of a future development application the applicant should be required to dedicate additional right of way to total 39-feet from centerline, consistent with the MSM. Additionally, the applicant should be required to construct 5-foot wide concrete sidewalk located a minimum of 32-feet from centerline abutting the site.

2. Private Roads/Driveways

2.1 Black Cat Road

a. **Existing Conditions:** There are three unimproved driveways from the site onto Black Cat Road located 85, 178 and 322-feet south of the site's furthest north property line (measured from the site's furthest north property line to centerline). As part of ACHD's previous action on the Private Road application for the site, ADA21-0035, in April 2021, the driveways located 85-feet and 322-feet south of the site's further north property line were required to be closed and the driveway located 178-feet south of the site's furthest north property line was approved to be turned into a 24-foot wide private road/driveway, and is currently under construction.

b. **Policy:**

Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

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

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-

feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant has not proposed any changes to the private road or driveways since submitting the original application for the private road.

d. **Staff Comments/Recommendations:** The applicant should be required to close the two existing driveways from the site onto Black Cat Road located 85 and 322-feet south of the site's furthest north property line with landscaping, fencing, or a barricade following the completion of construction on the private road with the future development application, consistent with ACHD's previous action for the private road.

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

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

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

3. 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.

4. 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.

5. Other Access

Black Cat Road is classified as a minor arterial roadway. Other than the access specifically approved with the future development application, direct lot access is prohibited to these roadways and should be noted on the final plat with the future development application. Any changes to the access for the site originally approved by ACHD in April 2021 will be evaluated at the time of the future development application.

D. Site Specific Conditions of Approval

This application is for annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Payment of impact fees is due prior to issuance of a building permit.

2. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

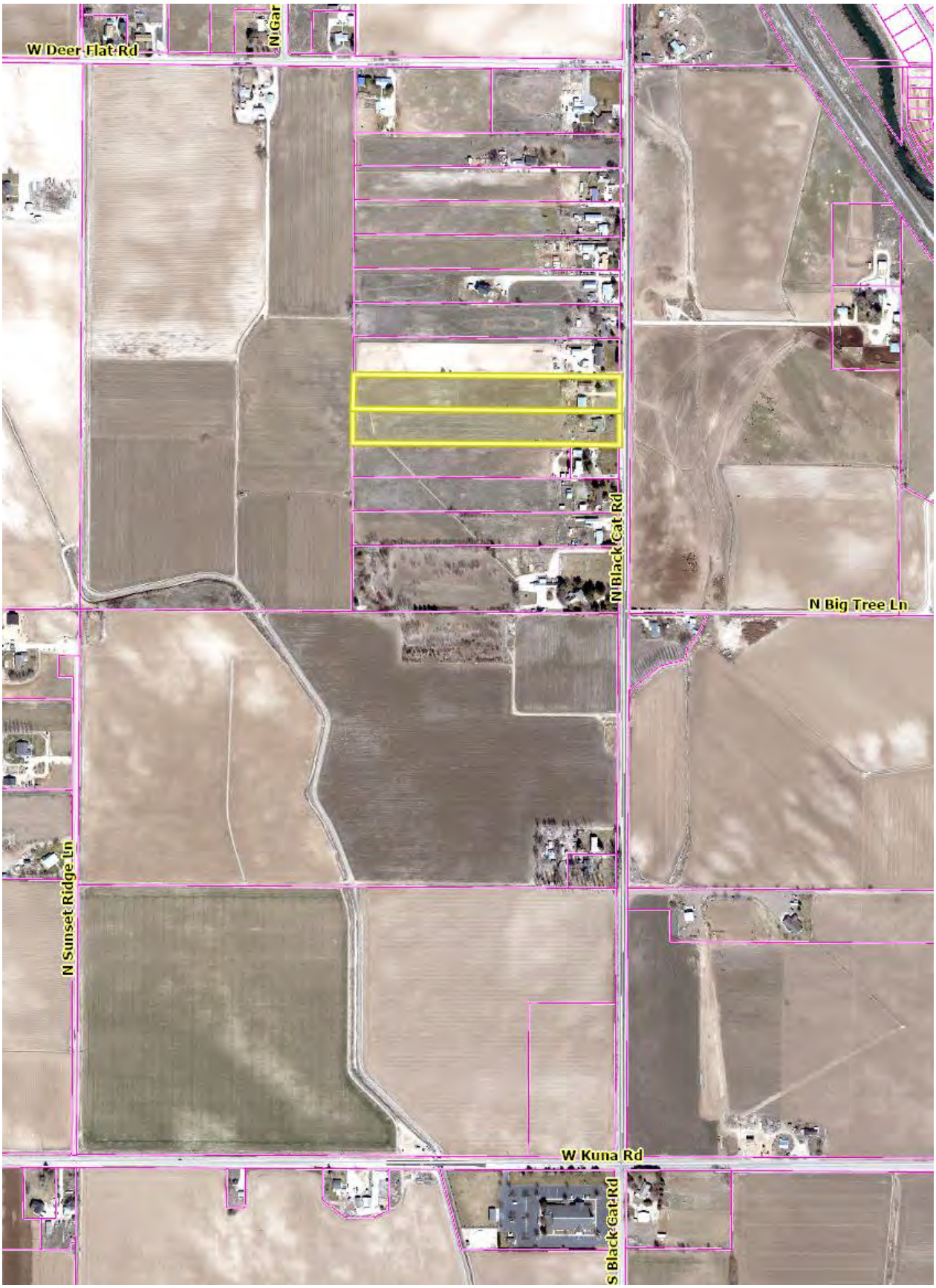
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

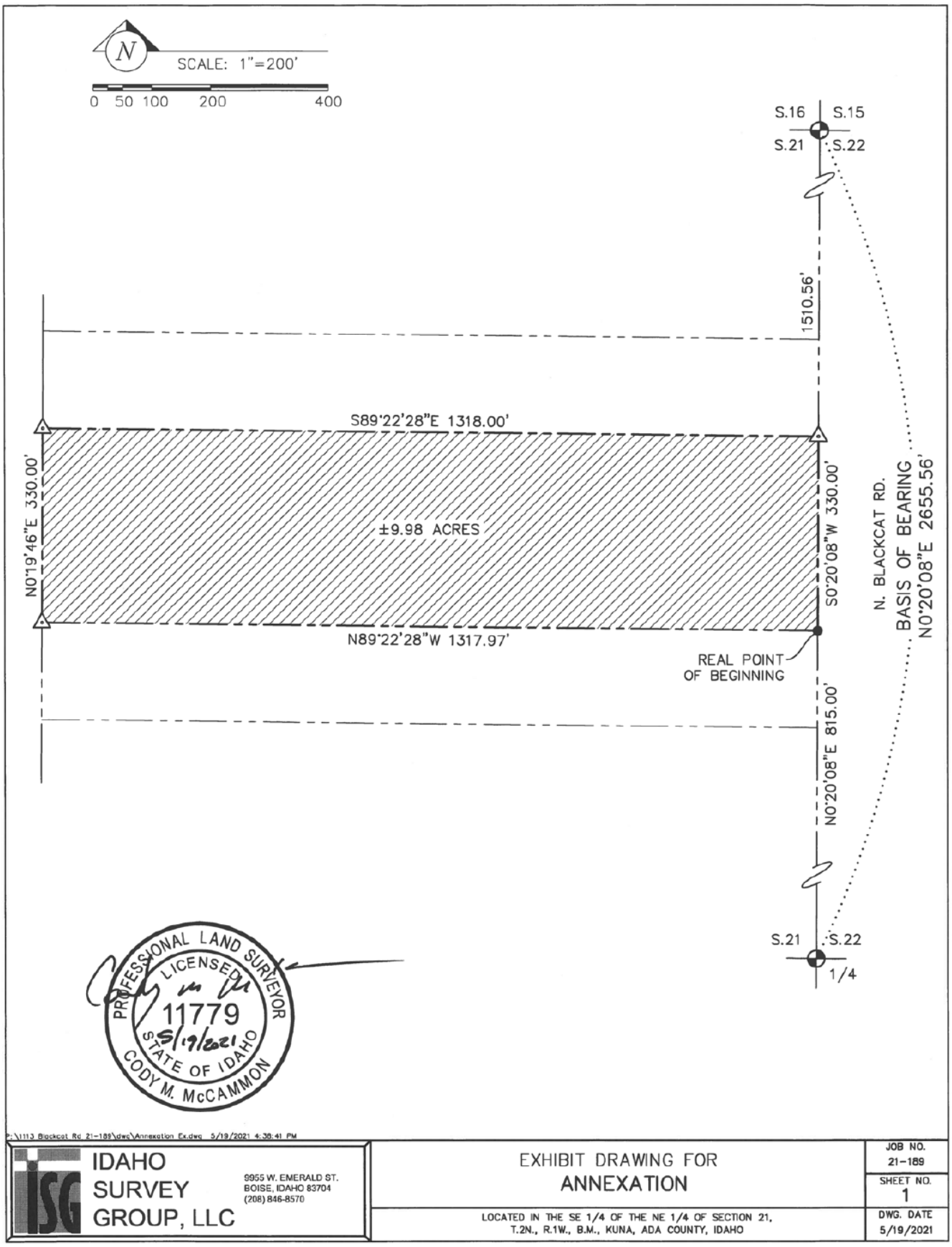
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN


N
SCALE: 1"=200'
0 50 100 200 400
S.16
S.15
S.21
S.22
1510.56'
S89°22'28"E 1318.00'
N0°19'46"E 330.00'
±9.98 ACRES
S0°20'08"W 330.00'
N89°22'28"W 1317.97'
REAL POINT OF BEGINNING
N. BLACKCAT RD.
BASIS OF BEARING
N0°20'08"E 2655.56'
N0°20'08"E 815.00'
S.21
S.22
1/4
PROFESSIONAL LAND SURVEYOR
LICENSED
11779
5/19/2021
STATE OF IDAHO
CODY M. McCAMMON
P:\1113 Blackcat Rd 21-189\dwg\Annexation Ex.dwg 5/19/2021 4:38:41 PM
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
EXHIBIT DRAWING FOR
ANNEXATION
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 21,
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO
JOB NO.
21-189
SHEET NO.
1
DWG. DATE
5/19/2021

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.

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, August 24, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an **Annexation (AN)** request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/02/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
129740	PH 8/24/2021 BLACK C	08/04/21	08/04/21	1	$42.00

LEGAL NOTICE

Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, August 24, 2021, at 6:00 PM,** or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

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Kuna Planning & Zoning Department

August 4, 2021 129740

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$42.00**
Paid Amount:**$0.00**

Amount Due:**$42.00**

We Appreciate Your Business!

AD# 129740

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
08/04/2021
US POSTAGE $000.00º
ZIP 83634
041M11460992

JR 8.4.21
TB. 8.4.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **August 24, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

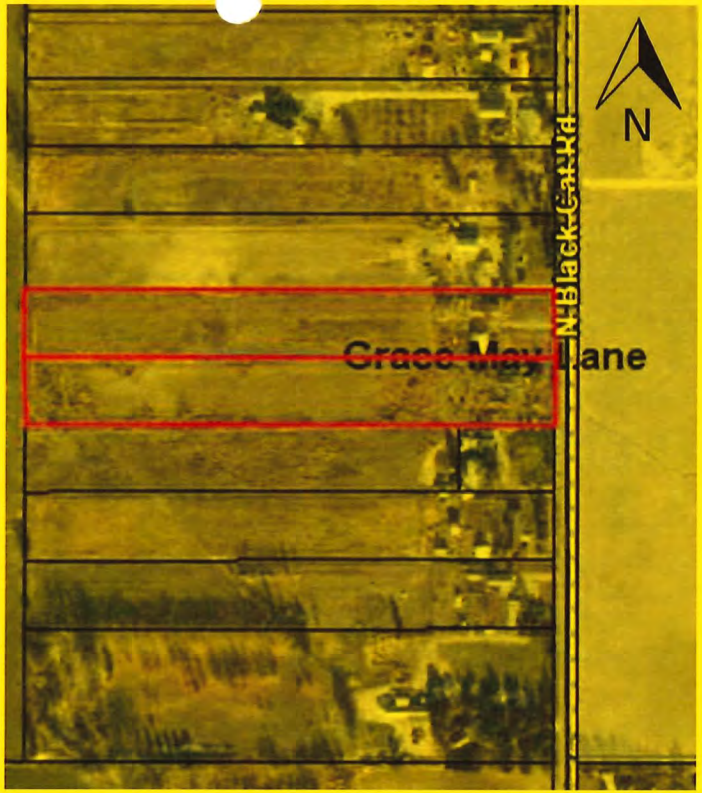
Case No. 21-06-AN (Annexation) for 1113 & 1169 N Black Cat Road

A request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **August 18, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 08.04.2021



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 1113 & 1169 N Black Cat Rd Kuna (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, August 13, 2021 (**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* 13th *day of* August, 2021.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 13th *day of* August, 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.

Notary Public
Residing at 10909 W State Dr. Boise ID.

Commission Expires 4/5/2027

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

Proof of Posting Form 400POP May 2010

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on August 24, 2021 at 6:00 PM, at Kuna City Hall, 751 W 4th St, Kuna ID 83634
PURPOSE: Annexation of 1113 and 1169 N Black Cat Road with an R-2 (Low Density Residential) zone.
LOCATION: 1113 and 1169 N Black Cat Road; APN's: S1321141880 S1321141920
APPLICATION BY: Robin and Diana Sanders
CONTACT: Doug Hanson at 208-287-1771 or Kuna Planning & Zoning at 208-922-5546

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 1113+1169 N Black Cat Rd. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Monday, October 4th, 2021 (**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* 4th *day of* October, 2021.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 4th *day of* October, 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.

Notary Public
Residing at 10404 W Estate Dr.

Commission Expires 4/5/2027

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Before The Kuna City Council
THE CITY OF KUNA will hold a public hearing
on November 2, 2021 at 6:00 PM, at
Kuna City Hall, 751 W 4th St, Kuna ID 83634
PURPOSE: Annexation of 1113 and 1169 N Black Cat Road with an R-2 (Low Density Residential) zone.
LOCATION: 1113 and 1169 N Black Cat Road; APN's: S1321141880 S1321141920
APPLICATION BY: Robin and Diana Sanders
CONTACT: Doug Hanson at 208-287-1771 or Kuna Planning & Zoning at 208-922-5546

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/11/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
156845	21-06-AN (1113 & 116	10/13/21	10/13/21	1	$41.26

LEGAL NOTICE

Case No. 21-06-AN (Annexation):
1113 & 1169 N Black Cat Road

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, November 3, 2021, at 6:00 PM,** or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

October 13, 2021 156845

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**	Gross:	**$41.26**
Surcharge:	**$0.00**	Paid Amount:	**$0.00**
Credits:	**$0.00**		

Amount Due: **$41.26**

We Appreciate Your Business!

AD# 156845

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

ZIPPOST FIRST-CLASS MAIL
10/13/2021
US POSTAGE $000.00
ZIP 83634
041M11460992

JR 10/13/21

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **November 3, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

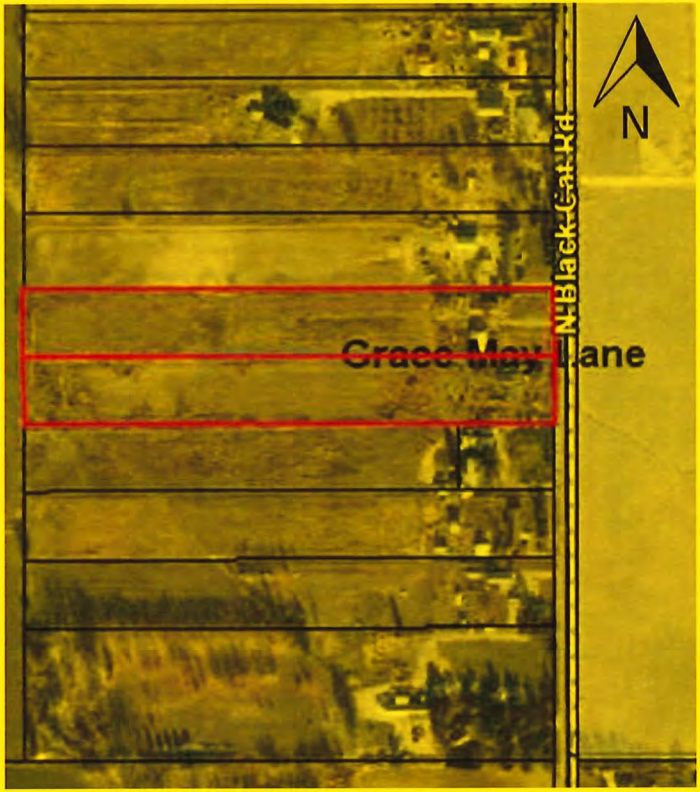
Case No. 21-06-AN (Annexation) for 1113 & 1169 N Black Cat Road

A request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **October 27, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 10.13.2021



CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road

CORRECTION: City Council was scheduled to hold a public hearing November 3, 2021**,** at 6:00 PM**,** on Case No. 21-06-AN (Annexation); however, Case No. 21-06-AN (Annexation) is to be tabled to a date certain.

NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a public hearing **Tuesday, November 16, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an **Annexation (AN)** request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

Vicinity Map

KUNA Planning & Zoning

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for November 16, 2021 Sanders annexation was posted, as required per Kuna City Code 5-1A-8, on October 28, 2021. 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 28th day of October, 2021.

Signature: Diana Sanders

State of Idaho)
) ss
County of Ada)

On this 28th day of October, 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.

Jessica Reid

Residing at: 751 W 4th St
Kuna ID 83634

My Commission expires: 08.14.2024

JESSICA REID
COMMISSION #20181683
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 08/14/2024

Signature

CITY OF KUNA
PUBLIC HEARING NOTICE
Before The Kuna City Council
THE CITY OF KUNA will hold a public hearing
on November15, 2021 at 6:00 PM, at
Kuna City Hall, 751 W 4th St, Kuna ID 83634
PURPOSE: Annexation of 1113 and 1169 N Black Cat Road with an
R-2 (Low Density Residential) zone.
LOCATION: 1113 and 1169 N Black Cat Road; APN's: S1321141883
S1321141920
APPLICATION BY: Robin and Diana Sanders
CONTACT: Doug Hanson at 208-287-1771 or Kuna Planning &
Zoning at 208-922-5546

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/01/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
165448	21-06-AN - BLACK CAT	11/03/21	11/03/21	1	$48.66

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$48.66**
Paid Amount:**$0.00**

Amount Due:**$48.66**

We Appreciate Your Business!

AD# 165448

LEGAL NOTICE

Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road

CORRECTION: City Council was scheduled to hold a public hearing November 3, 2021, at 6:00 PM, on Case No. 21-06-AN (Annexation); however, Case No. 21-06-AN (Annexation) is to be tabled to a date certain.

NOTICE IS HEREBY GIVEN the City Council is scheduled to hold a public hearing **Tuesday, November 16, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

November 3, 2021

165448

COURTESY NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **Tuesday November 16, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

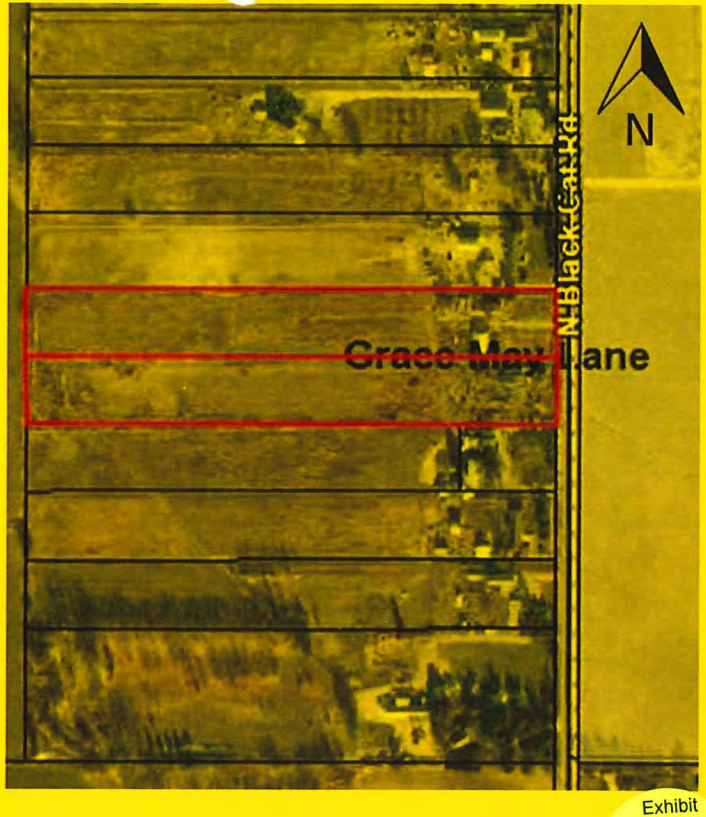
Case No. 21-06-AN (Annexation) for 1113 & 1169 N Black Cat Road

A request to annex two (2) parcels consisting of approximately 9.8 acres into Kuna City Limits with an R-2 zoning district classification. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **November 10, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 11.02.2021



Exhibit

2.34

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
FIRST-CLASS MAIL
11/02/2021
US POSTAGE $000.00º
ZIP 83634
041M11460992

JR 11.2.21
DH 11/2/21

City of Kuna

Mayor Joe Stear
Chairman, Lee Young
Vice Chairman, Dana Hennis

Commissioner, Stephen Damron
Commissioner, Cathy Gealy
Commissioner, Tyson Garten

August 24, 2021

I was not afforded an opportunity to respond to your discussion on the decision to approve the annexation of the 10-acre parcel on Black Cat Rd. This property is not contiguous with any other City of Kuna property. The property across Black Cat from that property is in the city and my understanding is that it was annexed as a part of the LID (Local Improvement District) project. When that was annexed there was not public meeting or notification.

I am, as you can clearly understand, very disappointed that there was only 3 of 5 members at this meeting, especially when all members had the opportunity to join by ZOOM. Your decision to approve annexation was a shock. However, I guess I should not have been surprised since Diana Sanders is a former employee. Additionally, no one puts the investment required to build an expensive lane to nowhere. How is it possible that they did not know in advance this would be approved? The Sanders have been telling everyone they were promised annexation by people on your board. That also is very disappointing. It does not feel that the decision to annex was a truly impartial and well thought out decision that does actually add to the City of Kuna. It does on the other hand, devalue our quality of life. Your decision encourages people to circumvent the county zoning rules.

I was a little surprised that there seemed to be a lack of understanding as to what an R2 Zone is – whether you would like to believe it or not – it does and will, allow them to put 19 houses on that property – right in the middle of this 80 acres. I was hopeful that you would at least put a restriction on it that could be reviewed at a later date as this area actually becomes a part of the metropolis it is on the way of becoming.

Here are some questions to which I would appreciate a response.

- Will they be required to use City trash service? That too will add to the congestion on Black Cat.
- Will they fully fence this new city subdivision? Will the fencing be installed prior to the construction of the three new homes?
- Will they be required to control the weeds that are currently out of control?
- Who will check to insure they continue to maintain the irrigation ditch that services all the other nine properties north of them.
- What are the city building codes for this subdivision? Who will insure that we do not have a trailer park next door to us?
- Will they be required to upgrade the trailers that are currently on that property to be actual homes?
- Since they will be paying an impact fee, how much is that and what will those dollars be spent on. I would hope those dollars will be used to improve conditions for those of us that are actually impacted by your decision to approve annexation.

Thank you for your response to these questions. Please feel free to call me if that is an easier way to address these questions

Sincerely,

Alta Graham

Alta Graham
1015 N. Black Cat Rd
Kuna, ID 83634

208-890-9631

CC Doug Hansen

Doug Hanson

From: Jace Hellman
Sent: Monday, November 8, 2021 8:14 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, November 7, 2021 8:25 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	21-06-AN
Public Hearing Date	11/16/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	oryzopsis@gmail.com
Phone Number	2089082977
First Name	Brendan
Last Name	Brazee
Address1	985 n black cat
City	Kina

State	ID
Zip	83634
Written Testimony	I am unable to attend on 11/16 but I do have a few concerns with this proposal based on the potential impacts to irrigation and domestic wells in the neighborhood. If I understand correctly each of the parcels in the current sub division can have two homes, which is what I was told by Mrs. Sanders was their plan. They are building additional homes for their son and daughter, removing the trailer house and replacing with a new home and planning to sell their current home. An R2 designation would allow for many more homes than that. Annexing into the city when there is no infrastructure in place or planned could very well impact shallow aquifer, both water quantity and quality. Without existing water or sewer infrastructure in place the city should not be allowed to take any water rights from the current system. This is also one of the reasons we are opposed to the small town proposed on the east side of black cat road. Poor planning and disregard to potential impacts to existing residents. I am not completely opposed to my neighbors building additional houses on their property but am concerned about the lack of planning and consequences of suddenly being surrounded by the city and more or less losing my well, irrigation, pasture and being forced to connect to city services at an exorbitantly high cost. I would like to recommend that if approved for annexation this be limited to the current allowances by the county for development and that the city cannot take the water rights until a system is in place to replace irrigation water lost from the current subdivision. Impacts to existing wells should also be addressed.... Thanks for your time...Brendan

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Kuna City Council
Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634
October 29, 2021

To Whom It May Concern:

I would first like to state my disappointment to the changed of date from November 3, 2021 to November 16, 2021. This change of date gives concerned citizens very little time to change their plans for the ability to attend this meeting in person. I would have hoped the hearing on this matter would be moved out to an appropriate time frame of notification to allow people to attend in person if they so desire.

However, I would appreciate my objections to ***Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road*** be duly noted whether I am able to attend in person or must just submit objection in writing.

- I am opposed to this annexation for the same reasons these same property owners opposed the subdivision across Black Cat from their home. This included a variety of reasons, however, first and foremost was and still is the lack of current infrastructure for this part of Ada County that is contiguous with Kuna city limits. This applies to their R2 subdivision.
- There is currently no way for the City of Kuna to offer water, sewer, nor adequate police and fire services. We currently pay a higher premium for our insurance due to this lack of services.
- How will the City of Kuna adequately offer protective services such as Fire and Police?
- While the property owners are currently claiming they only plan to add three more homes, (in the neighborhood meeting they said they would only add 2 more homes) this 9.8-acre piece zoned at R2 would allow 18-20 more homes without these services. Once this is approved, there is no reason for them not to utilize the full potential of creating this larger subdivision.
- According to the property owners (as stated by them at the initial P&Z hearing), they really do not have a desire to look like they are a part of the city. They plan for it to continue to look like small farms with farm animals and a country look. This annexation appears to be their way to circumvent the Ada County rural property zoning rules that allow only one home per 5 acres.
- The railroad crossing along Greenhurst Rd, beginning at the Black Cat crossing, are not designed to carry this high density of traffic. Already, with the number of current Kuna City residents using this route to get to Meridian, Boise and the freeway, there are frequent backups onto Black Cat and Greenhurst which most certainly pose traffic congestion and a potential danger to those traveling on these roads as the wait times are often up to 20 minutes to cross and traffic backs up for quite a distance and through traffic attempts to weave their way through this blockage. There has been no preplanned infrastructure for this type of traffic load.
- Will the property owners be required to fulfill the city regulations on fully fencing the perimeter of this property?
- Will the property owners be required to put a sidewalk along Black Cat?
- Will all City regulations listed in Ordinance No 2021-16 City of Kuna be followed? If so, who will be the enforcing agency?
- Will the property owner be required to use the City of Kuna garbage service? It so this will create even more traffic congestion on this part of Black Cat Road with an additional garbage truck each week.

Sincerely,

Alta Graham
1015 N Black Cat Rd
Kuna, ID 83634
208-890-9631

Kuna City Council
Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634
October 29, 2021

To Whom It May Concern:

Due to the change in meeting dates, I would appreciate my objections to ***Case No. 21-06-AN (Annexation): 1113 & 1169 N Black Cat Road*** be duly noted whether I am able to attend in person or must just submit objection in writing.

I am opposed to the annexation of this property into the City of Kuna because by the Kuna City Code: **TITLE 6 - SUBDIVISION REGULATIONS 6-4-2: - REQUIRED PUBLIC IMPROVEMENTS STANDARDS:**

The property owners cannot comply with the majority of your required city codes. The necessary infrastructure is not in place at this time and may not be in place for some time.

There is a serious lack of necessary infrastructure prior to accepting the properties on the west side of Indian Creek and the Union Pacific RR into the City of Kuna. Among the necessary amenities are Water, Sewer, RR Crossing improvements, traffic flow, Police, Fire, WiFi, sidewalks, bike paths, etc.

This property would be taken into the City of Kuna as an R2 subdivision. While the property owners do not appear to be planning for 18-20 homes to be built on this property at this time, it will none-the-less be approved for this type of development. If they sold, this could be the reality.

Among the items that are in your code are but do not appear to be attainable by this proposed annexation and subdivision are:

7. *Fire hydrants:* Fire hydrants shall be installed in accordance with the current city Fire Hydrant Detail, Fire District Standards, IDAPA 58.01.08 and ISPWC Section 1102.3.1.B.6. Fire hydrants shall have a minimum clearance of ten (10) feet on either side and three (3) feet to the front and rear.

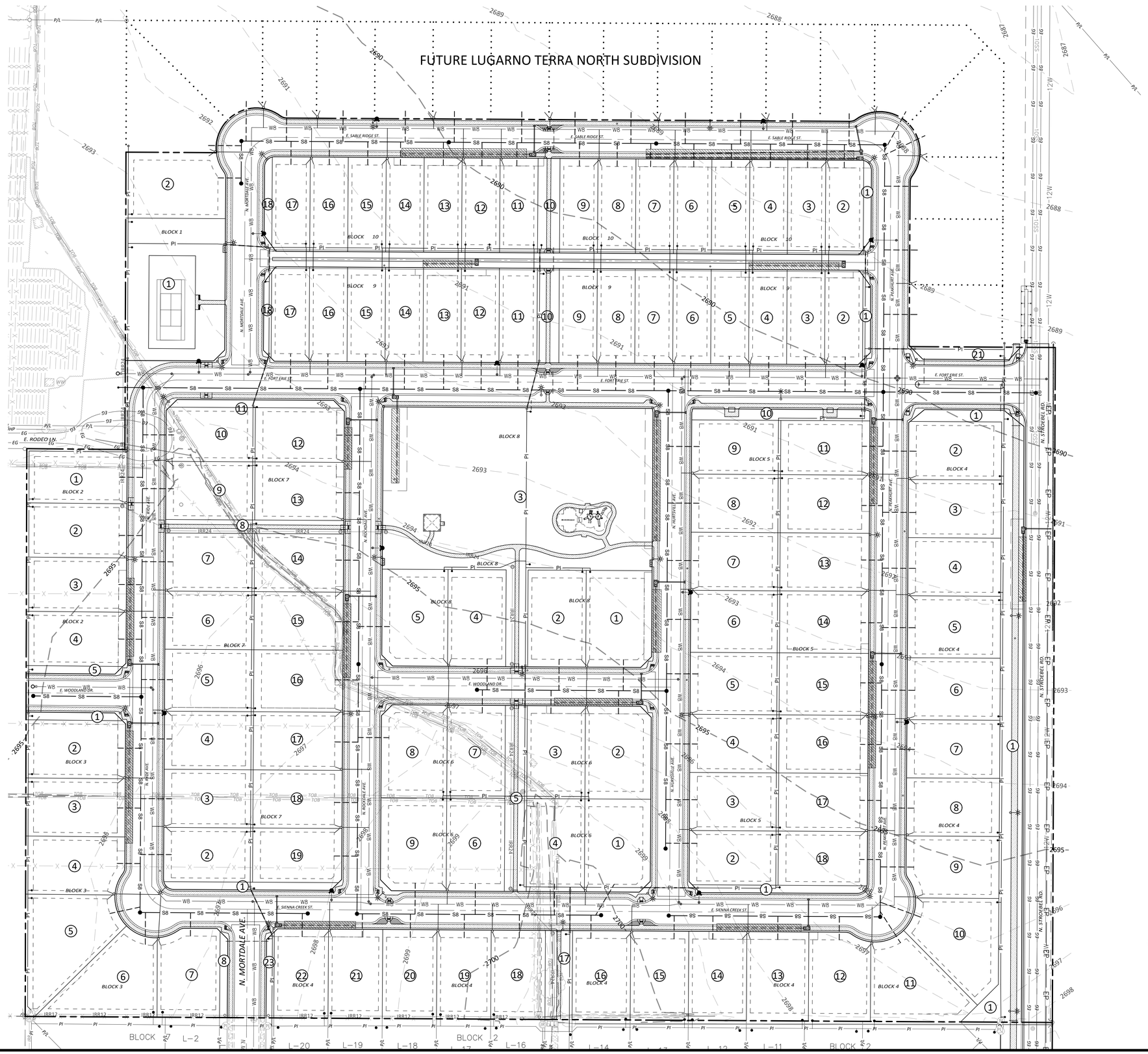
14. *Sanitary Sewer:* Subdivisions are required to connect to the city's sanitary sewer system. The extension and relocation of sanitary sewer provided by the city shall be at the subdivider's expense. Sanitary sewer systems shall be designed and constructed in accordance with the specifications of the city's adopted Sewer Master Plan and conform to ACHD's adopted utility corridor plan, unless otherwise approved by the city engineer. IC §50-1326 requires all sewer plans be submitted to DEQ for approval and that no building or structure shall be constructed until sanitary restrictions have been removed. The city engineer, or their designee, shall serve as the State of Idaho QLPE for purposes of reviewing the city's sanitary sewer plan submittals. The developer shall bring sanitary sewer systems to and through the proposed subdivision to facilitate connection to the surrounding users. No cleanouts shall be permitted within Kuna city limits.

23. *Water supply system:* Subdivisions are required to connect to the city's municipal water supply system. Each subdivision's public water supply system shall be constructed as an extension of the city's public system and shall be brought to and through the proposed subdivision to facilitate connection to surrounding users. The extension and relocation of the water supply system provided by the city shall be at the subdivider's expense ....

I urge you to delay this annexation until such a time that the appropriate infrastructure is in place to make this property an actual part of The City of Kuna not just an annexation for the personal gratification of the owners.

Sincerely,

William Graham
1015 N Black Cat Rd
Kuna, ID 83634
208-761-4499



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SCALE IN FEET
1" = 60'

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UNDERGROUND WORK
208-342-1585

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

Revisions

△	Date	Description
1		
2		
3		
4		

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Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208-342-1277
www.rocksolidcivil.com

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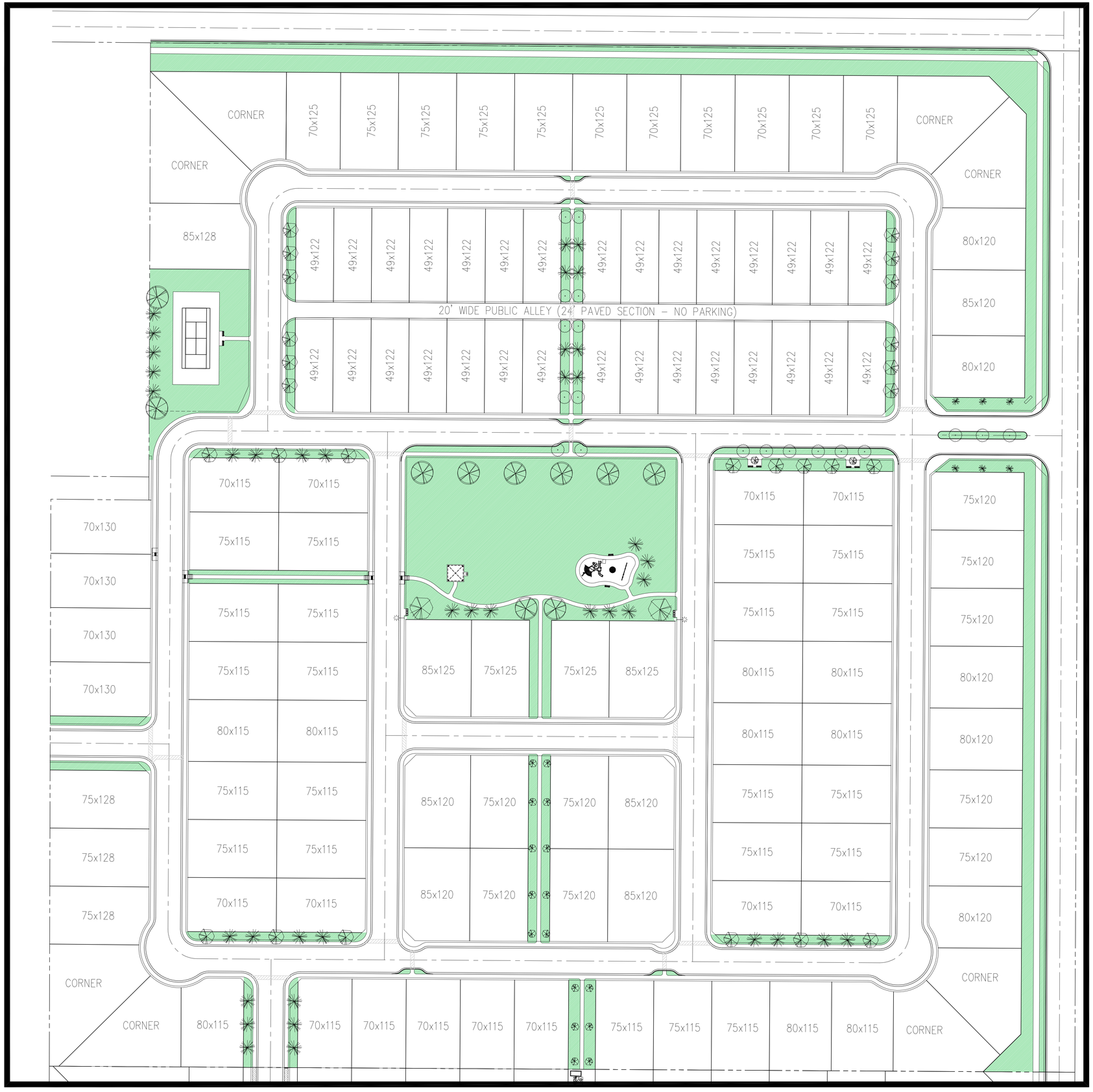
Project Name
LUGARNO TERRA NORTH SUBDIVISION NO. 1

Sheet Name
MASTER UTILITY PLAN

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 STATE OF IDAHO DERRITT KERNER
4-20-21

Project No.	RSC 20-53A
Drawn By:	RLC
Date:	20 April 2021
Sheet No.	2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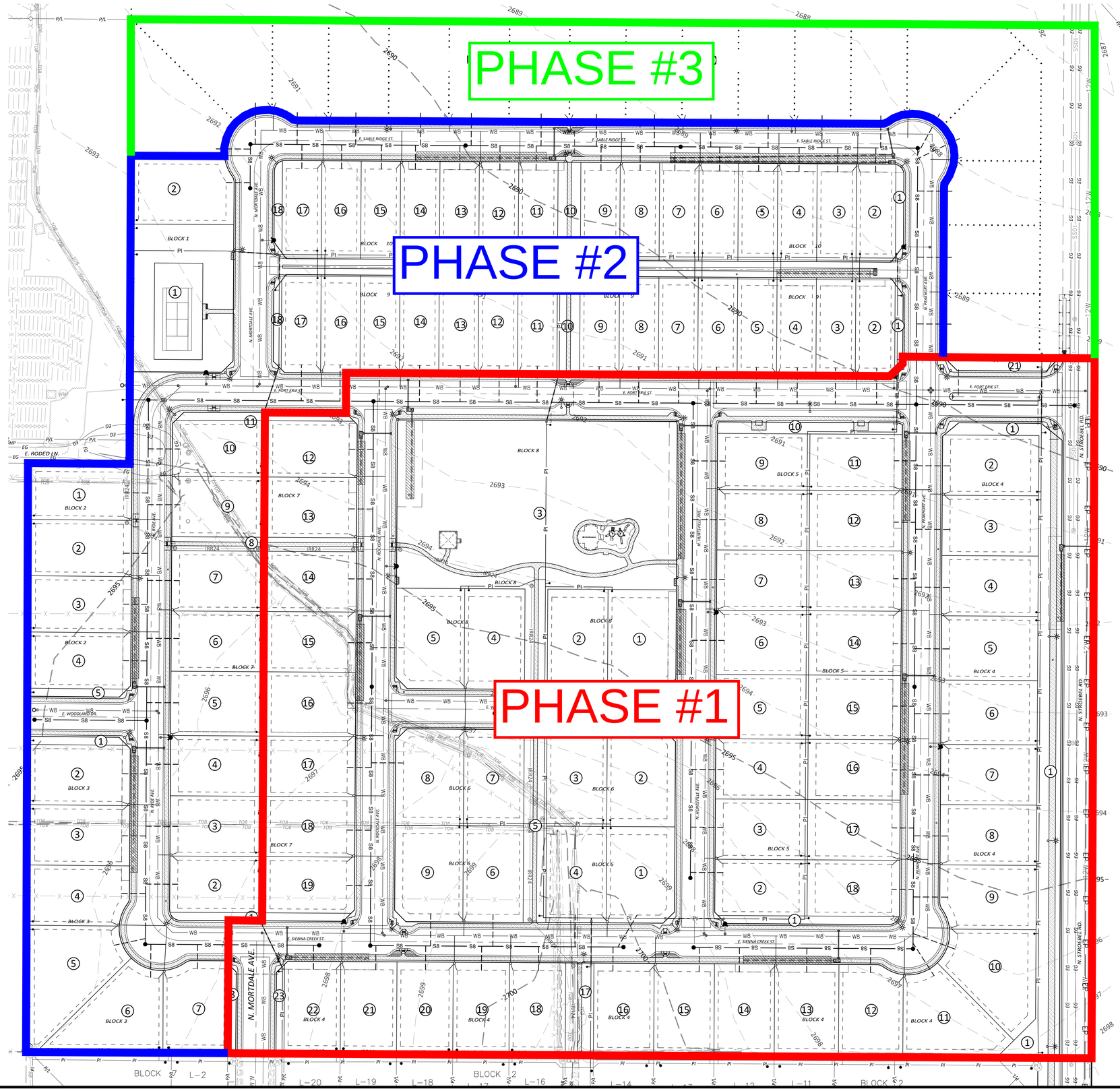

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AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

Revisions

	Date	Description
1		
2		
3		
4		

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Project Name
LUGARNO TERRA NORTH SUBDIVISION NO. 1

Sheet Name
MASTER UTILITY PLAN

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 4-20-21 STATE OF IDAHO DERRITT KERNER

Project No. RSC 20-53A
Drawn By: RLC
Date: 20 April 2021
Sheet No. 2

SELECT
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SELECT
DEVELOPMENT

LUGARNO
TERRA

SELECT DEVELOPMENT

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DEVELOPMENT
LUGARNO
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ELEVATION EXAMPLE
STANDARD
LOT DIMENSIONS
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TERRA

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LUGARNO
TERRA
MLS

ELEVATION EXAMPLE
STANDARD
LOT DIMENSIONS

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE FOR ALLEY FEED HOMES
SELECT DEVELOPMENT
LUGARNO
TERRA
KUNA, IDAHO

ELEVATION EXAMPLE
STANDARD and ALLEY LOT
INCORPORATED

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE
FOR ALLEY FEED
HOMES
SELECT
DEVELOPMENT
LUGARNO
TERRA
KUNA, IDAHO

ELEVATION EXAMPLE
STANDARD and ALLEY LOT
INCORPORATED

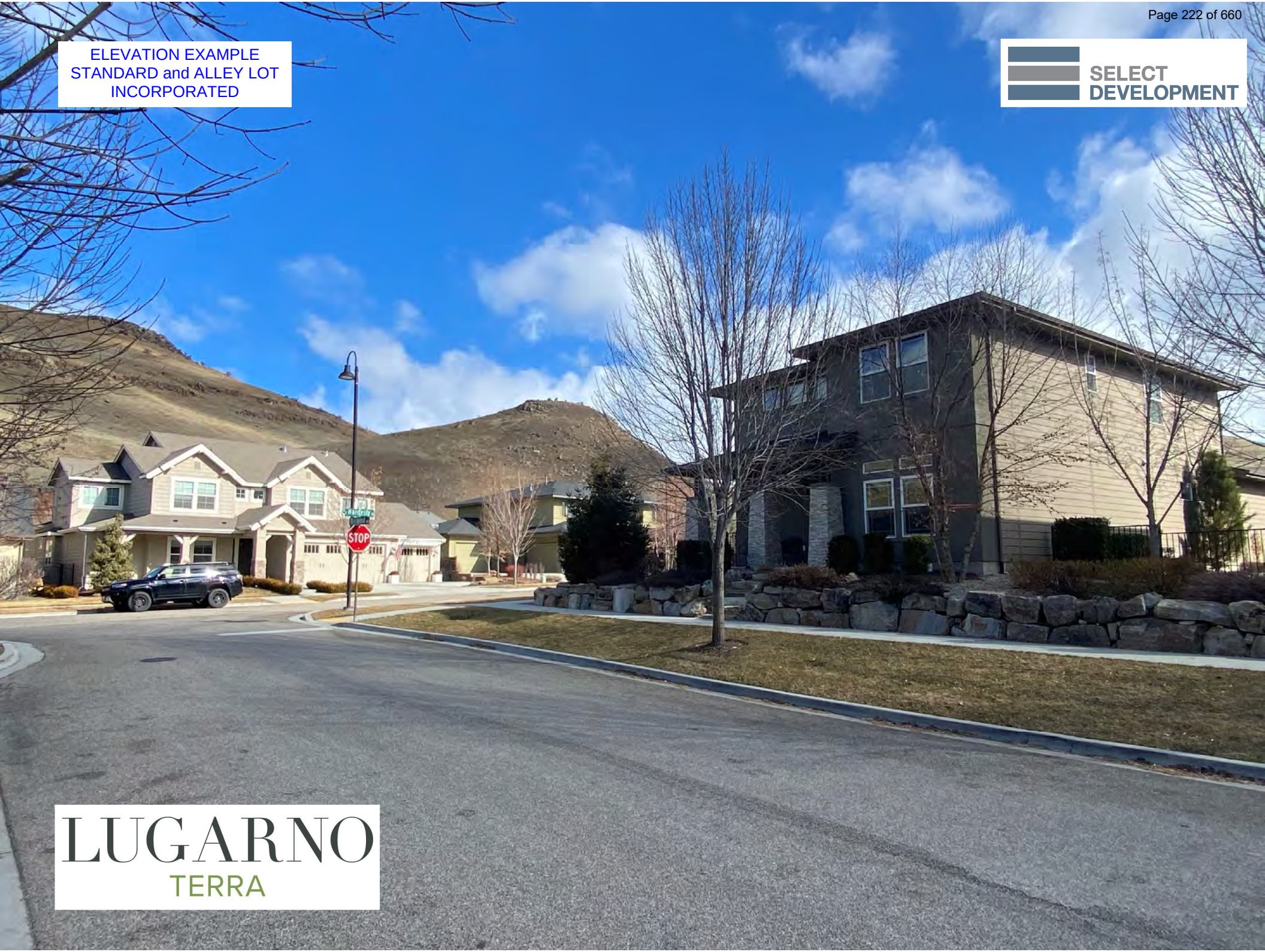
SELECT DEVELOPMENT

LUGARNO
TERRA

EXAMPLE OF WIDE ALLEY PROPERTY TO ALLOW ROOM FOR REAR LANDSCAPE TO SOFTEN APPEARANCE
SELECT DEVELOPMENT
LUGARNO
TERRA
KUNA, IDAHO

ELEVATION EXAMPLE
STANDARD and ALLEY LOT
INCORPORATED

SELECT DEVELOPMENT



LUGARNO
TERRA

ELEVATION EXAMPLE
STANDARD and ALLEY LOT
INCORPORATED

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE
STANDARD and ALLEY LOT
INCORPORATED

SELECT DEVELOPMENT

LUGARNO
TERRA

FM — EXISTING SEWER FORCE MAIN
PI — EXISTING PRESSURE IRRIGATION MAIN
EP — EDGE OF PAVEMENT
GAS — EXISTING GAS MAIN
W — EXISTING WATER MAIN
FM — EXISTING ABANDONED SEWER FORCE MAIN
S — EXISTING GRAVITY SEWER MAIN
FM — PROPOSED SEWER FORCE MAIN

RSC

300 0 150 300 600
SCALE IN FEET
1"=300'

NOTES:
1. EXISTING UTILITY LINES ARE SHOWN APPROXIMATE ONLY AND BASED ON GIS MAP PROVIDED BY THE CITY OF KUNA.
2. EXISTING UTILITY LINES ARE TO BE SURVEYED, VERIFIED AND CONFIRMED FOR ACCURACY PRIOR DESIGN TO PROCEED.
3. PROPOSED FORCE MAIN ALIGNMENT IS BASED ON GIS MAP AND RECORD DRAWINGS PROVIDED BY THE CITY OF KUNA. PIPE ALIGNMENT WILL BE ADJUSTED AFTER TOPO HAS BEEN RECEIVED, VERIFIED, AND CONFIRMED.
4. FORCE MAIN LINE ALIGNMENT IS FOR CITY OF KUNA AND ACHD REVIEW. FINAL PIPE ALIGNMENT SHALL BE SELECTED BY THE CITY OF KUNA WITH ACHD's APPROVAL.

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Project Name: TEN MILE FORCE MAIN

Sheet Name: UTILITY CORRIDOR AND ALIGNMENT

Project No. RSC 21-12
Drawn By: JEC
Date: May 11, 2021
Sheet No. 1
1 of 9

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **SELECT DEVLOPMENT AND CONTRACTGING, LLC** *For a Preliminary Plat for 2075 E Rodeo Lane.*	)))))))))	**Case No. 20-12-S (Preliminary Plat)** **STAFF REPORT FOR THE LUGARNO TERRA NORTH SUBDIVISION APPLICATION.**

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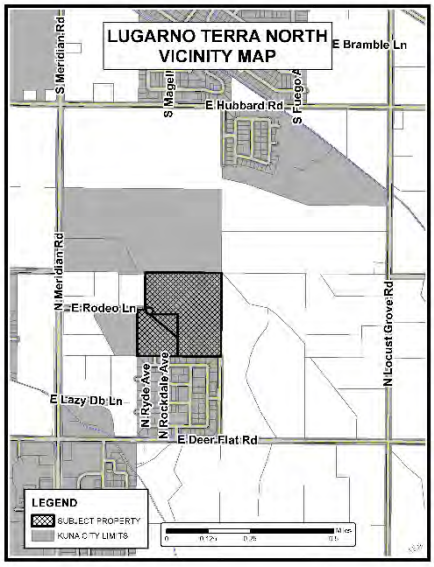


I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	City Council Staff Memo			X
2	Planning and Zoning Commission Findings of Fact			X

3	Planning and Zoning Commission Sign-in-Sheets			X
4	Planning and Zoning Commission Meeting Minutes			X
5	Commission and Council Review Application			X
6	Site Photos			X
7	Preliminary Plat Checklist			X
8	Design Review Application			X
9	Vicinity Map			X
10	Homeowner's Maintenance Agreement			X
11	Legal Description			X
12	Affidavit of Legal Interest			X
13	Deed			X
14	Letter of Intent			X
15	Commitment to Property Posting			X
16	TIS Executive Summary			X
17	Subdivision Name Reservation			X
18	Neighborhood Meeting Certification			X
19	Phasing Plan			X
20	Original Landscape Plan			X
21	Updated Landscape Plan			X
22	Original Preliminary Plat			X
23	Preliminary Plat 2.23.2021			X
24	Preliminary Plat 3.9.2021			X
25	Agency Transmittal			X
26	Department of Environmental Quality			X
27	Central District Health Department			X
28	Ada County Highway District			X
29	City Engineer			X
30	City Engineer Updated Comments			X
31	COMPASS			X
32	Planning and Zoning Commission Kuna Melba News			X
33	Planning and Zoning Commission Mailer			X
34	Planning and Zoning Commission Proof of Property Posting			X
35	City Council Kuna Melba News 4.28.2021			X
37	City Council Mailer 4.28.2021			X
38	City Council Proof of Property Posting 5.4.2021			X
39	City Council Kuna Melba News 10.27.2021			X
40	City Council Mailer 10.27.2021			X

41	City Council Proof of Property Posting 11.3.2021			X
42	City Council Website Notice			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states 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. 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: October 2, 2020 (3 Attendees)

2.1.1.2 Agency Comments Request: December 2, 2020

2.1.1.3 300 FT Property Owners Notice: October 27, 2021

2.1.1.4 Kuna Melba News Newspaper: October 27, 2021

2.1.1.5 Site Posted: November 3, 2021

III
APPLICANTS REQUEST

3.1 Select Development requests to subdivide approximately 38.5 acres into 143 total lots (123 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 All parcels are zoned R-4 (Medium Density Residential) within Kuna City Limits. Historically these parcels have served as farmland.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 R7534260375

4.3.1.1 SELECT DEVLOPMENT AND CONTRACTGING, LLC

4.3.1.2 Approximately 28.33 acres

4.3.1.3 R-4 (Medium Density Residential)

4.3.2 R7534260500

4.3.2.1 SELECT DEVLOPMENT AND CONTRACTGING, LLC

4.3.2.2 Approximately 0.21 acres

4.3.2.3 R-4 (Medium Density Residential)

4.3.3 R7534260218

4.3.3.1 SELECT DEVLOPMENT AND CONTRACTGING, LLC

4.3.3.2 Approximately 1.86 acres

4.3.3.3 R-4 (Medium Density Residential)

4.3.4 R7534260156

4.3.4.1 SELECT DEVLOPMENT AND CONTRACTGING, LLC

4.3.4.2 Approximately 8.12 acres

4.3.4.3 R-4 (Medium Density Residential)

4.4 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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site is void of any structures. Vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

4.6 Environmental Issues

4.6.1 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.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 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 38.5-acre site as Medium Density Residential.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along Stroebel Road.

4.9 Agency Responses

Agency	Exhibit No.
Department of Environmental Quality	B-2
Central District Health Department	B-3
Ada County Highway District	B-4
City Engineer	B-5
COMPASS	B-6
City Engineer Updated Comments	B-7

V
TRANSPORTATION AND CONNECTIVITY

5.1 The applicant proposes to construct new sections of two mid mile collectors Ardell Road and Stroebel Road. Ardell Road is classified as an East-West Major Collector on the City of Kuna Street Circulation Map. Ardell Road is proposed to be constructed as half of a 36-foot-wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not yet constructed and has been approved as a part of Ada County Highway District's (ACHD) action on the proposed Ledgestone Plaza Subdivision located directly north of the site. If the Ledgestone Plaza Subdivision has completed construction of Ardell road as half of a 36-foot street section with 12 additional feet of pavement, the applicant will be responsible for any additional pavement widening required by ACHD and the installation of vertical curb, gutter and detached sidewalk in accordance with Kuna City Code (KCC) and ACHD Policy. If Ledgestone Plaza has not constructed this section of Ardell Road, the applicant will be responsible for constructing the roadway as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

Stroebel Road is listed as a North-South Minor Collector on the City of Kuna Street Circulation Map. Stroebel Road will be constructed as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

ACHD recommends that the applicant provide additional right-of-way to connect to the Truax property (APN: S1418320075) located directly west of the subject site. The applicant has proposed to provide 15 feet of frontage to the public road identified on the Preliminary Plat as N Ryde Avenue, which is not seen as a sufficient amount of right of way. ACHD calls for the

applicant to provide a minimum of 50-feet of right of way extending from the street identified on the Preliminary Plat as E Fort Erie Street to the site's west property line.

There is an existing unpaved circular private drive at the site's west property line. The applicant has proposed to close the private drive within the site through the construction of curb, gutter and sidewalk for the street identified on the preliminary plat as Ryde Avenue.

The Preliminary Plat dated October 4, 2020, proposed perpendicular parking stalls on the streets identified on the Preliminary Plat as Mortdale Avenue, Rockdale Avenue and Hurtsville Avenue. ACHD has called for these parking stalls to be removed and replaced with off street parking should it be needed to serve the site. The updated preliminary plat dated January 14, 2021, shows that the perpendicular parking stalls have been removed.

Mortdale Avenue will stub into the Lugarno Terra Subdivision (approved on November 20, 2018) at the site's south property line. The applicant has also proposed the street identified on the Preliminary Plat as Woodland Drive to stub into the adjacent property to the west.

Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections will be back 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 intersections as detailed in the ACHD staff report.

VI
STAFF ANALYSIS

6.1 A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of three (3) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

The applicant initially proposed to subdivide the approximately 38.5-acres into 153 total lots (133 buildable lots and 20 common lots). On February 25, 2021 the applicant submitted a revised Preliminary Plat with 143 total lots (123 buildable lots and 20 common lots) to meet the desires of the Planning and Zoning Commission. The property is zoned R-4 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project was reduced from 3.45 to 3.19 dwelling units per acre (DUA).

4.81 acres, or 12.5% of the project, is proposed to be open space, including all buffers, parks, and pathways. 3.13 acres, or 8.12% of the project, are considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space is a park area with shelter, playground and tennis court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 101 to 150 homes/dwelling units to devote 8.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station sewer basin solution. Due to the amount of time that has lapsed since the Public Works Department initially provided their memo, the City Engineer has provided updated comments in Exhibit B-7 of the packet, which further breaks down the contributions of the developer in increasing the Danskin lift station sewer force main capacity.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with 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.

A Design Review application for common area landscaping and open space was included as a part of the overall application. The application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fencing. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. 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. The developer, owner and/or applicant is hereby notified that this project is subject to Design Review inspection fees; required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section VIII of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the City Council approves Case No. 20-12-S (Preliminary Plat), the applicant be subject to the Conditions of Approval listed in section "X" of this report, 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 No. 20-12-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna City Council hereby ***(approves/conditionally approves/denies)*** Case No. 20-12-S, a request from Billy Edwards and Select Development to subdivide approximately 38.5 acres into 143 total lots (123 buildable lots and 20 common lots).

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 No. 20-12-S, this proposal *does/does not* generally comply with 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/have not* 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 October 2, 2020. A total of three residents attended the meetings. Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on October 27, 2021 and a legal notice was published in the Kuna Melba Newspaper on October 27, 2021. The applicant posted sign on the property on November 3, 2021.*

7.3 Based on the evidence contained in Case No. 20-12-S, this proposal *does/does* not 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 project is zoned R-4 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

7.4 The contents of the proposed Preliminary Plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code.

Staff Finding: *Review by Staff of the proposed Rezone and Preliminary Plat confirms all technical requirements listed in KCC were provided.*

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

Staff Finding: *Per ACHD's report and the submitted Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections*

will be back 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 intersections as detailed in the ACHD staff report. Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station sewer basin solution. Exhibit B-7 further breaks down the contributions of the developer in increasing the Danskin lift station sewer force main capacity.

7.6 The proposed development *is/is not* 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/does not* 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/ does not* 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, 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 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 Preliminary Plat request for the site *is/is not* consistent with the following Comprehensive Plan components:

8.1 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 center 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.

8.2 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.

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.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.
- Goal 4.C.: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1.: Maintain and enhance existing pathways, trails and on-street bicycle facilitates.
    - 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 no-motorized transportation route lengths.
- Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood activity.
  - 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 min-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
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-12-S (Preliminary Plat), a request

from Select Development to subdivide approximately 38.5 acres into 144 total lots (123 buildable lots and 21 common lots) within an existing R-4 (Medium Density Residential) zone; AND *approved* Case No. 21-20-DR (Design Review).

X
COUNCIL'S PROPOSED ORDER OF DECISION

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

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, (*approves/conditionally approves/denies*) Case No. 20-12-S (Preliminary Plat), a request from Select Development to subdivide approximately 38.5 acres into 144 total lots (123 buildable lots and 21 common lots) within an existing R-4 (Medium Density Residential) zone, 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural 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 (KMIS).

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 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.

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

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

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

10.11 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.

10.12 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.

10.13 The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "sod".

10.14 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.

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

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

10.17 Developer/Owner/Applicant, 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.

10.18 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

10.19 Developer/Owner/Applicant shall comply with all local, state and federal laws.

10.20 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 Danskin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

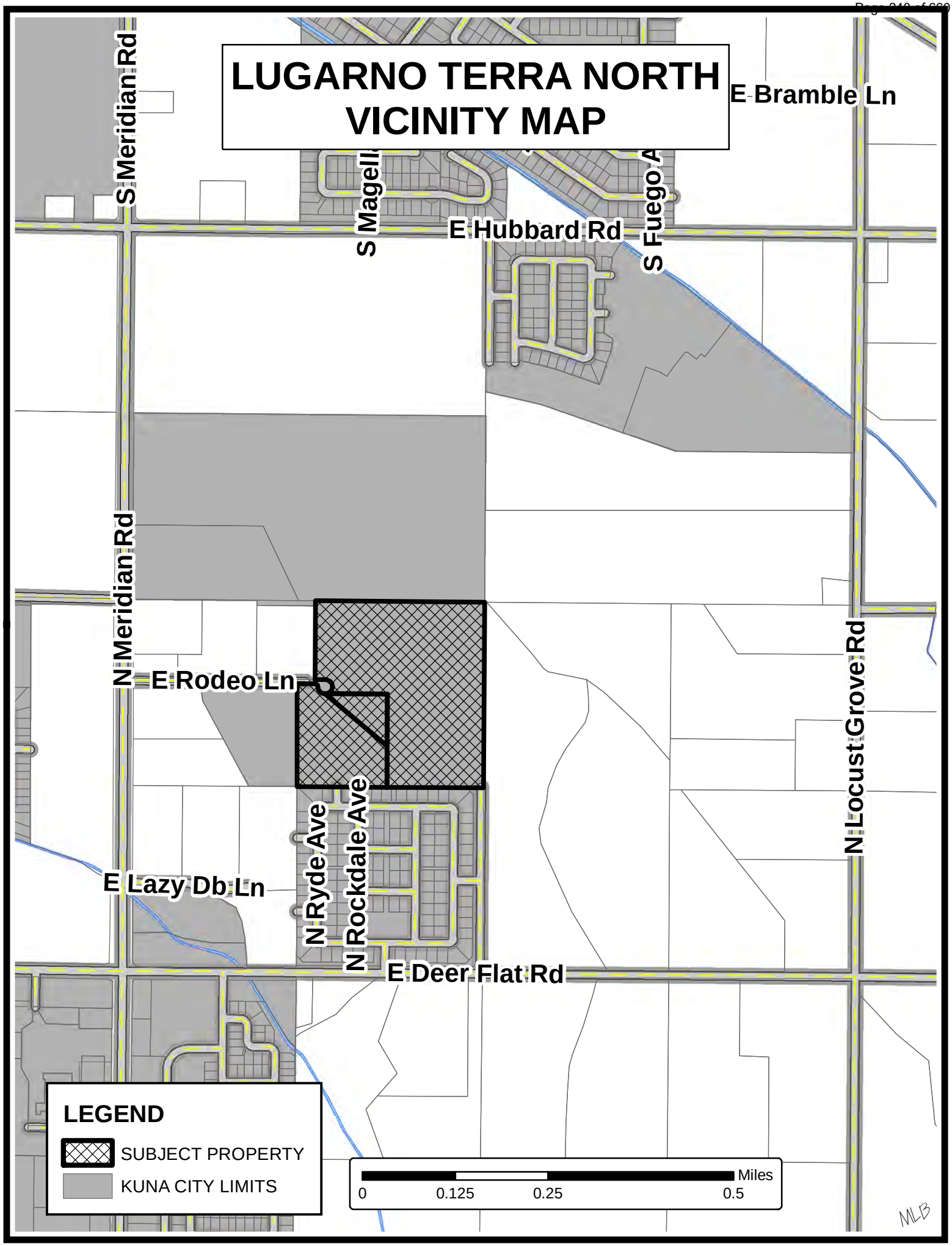
10.21 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

10.22 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the quiet hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

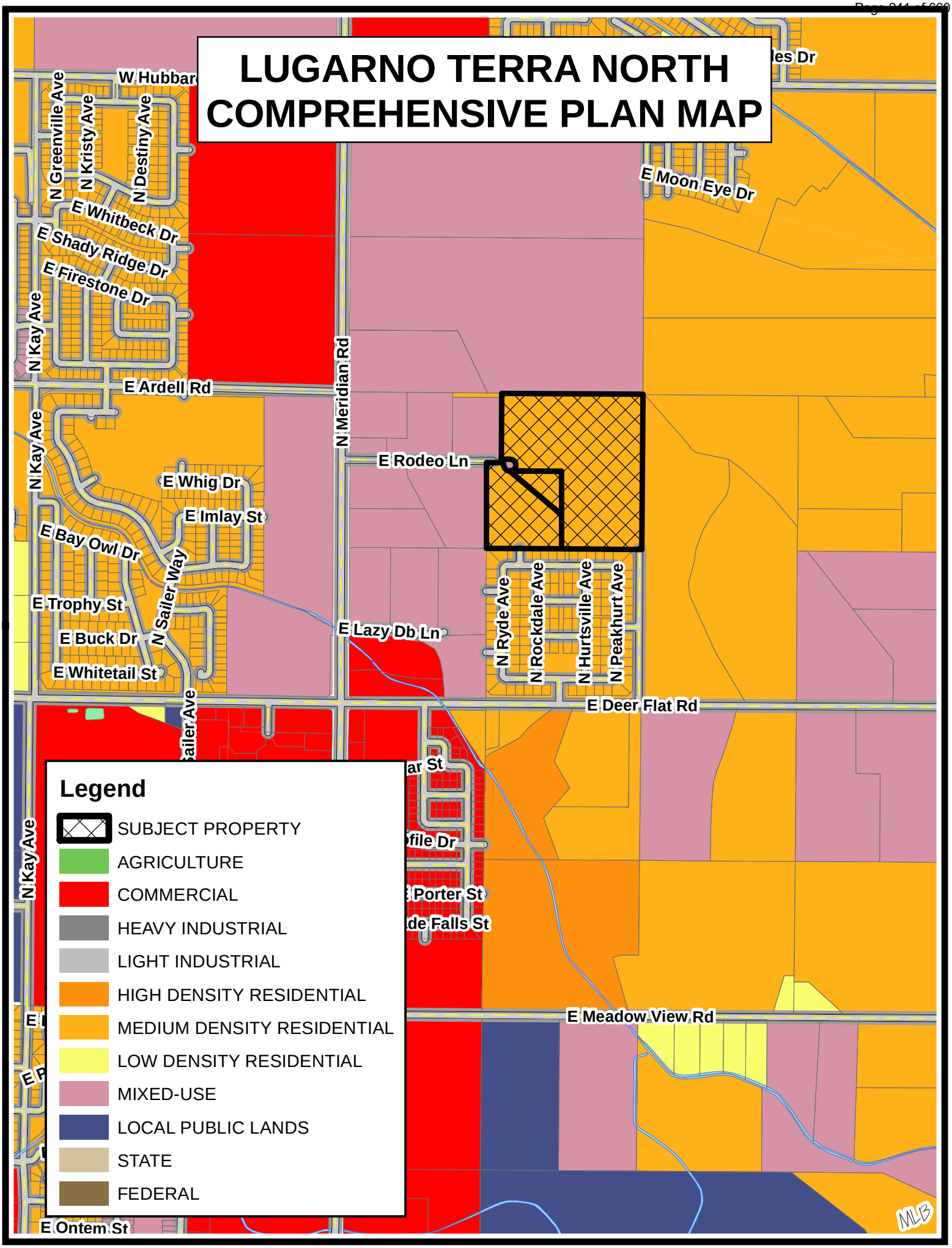
10.23 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

DATED this 16th day of November, 2021.

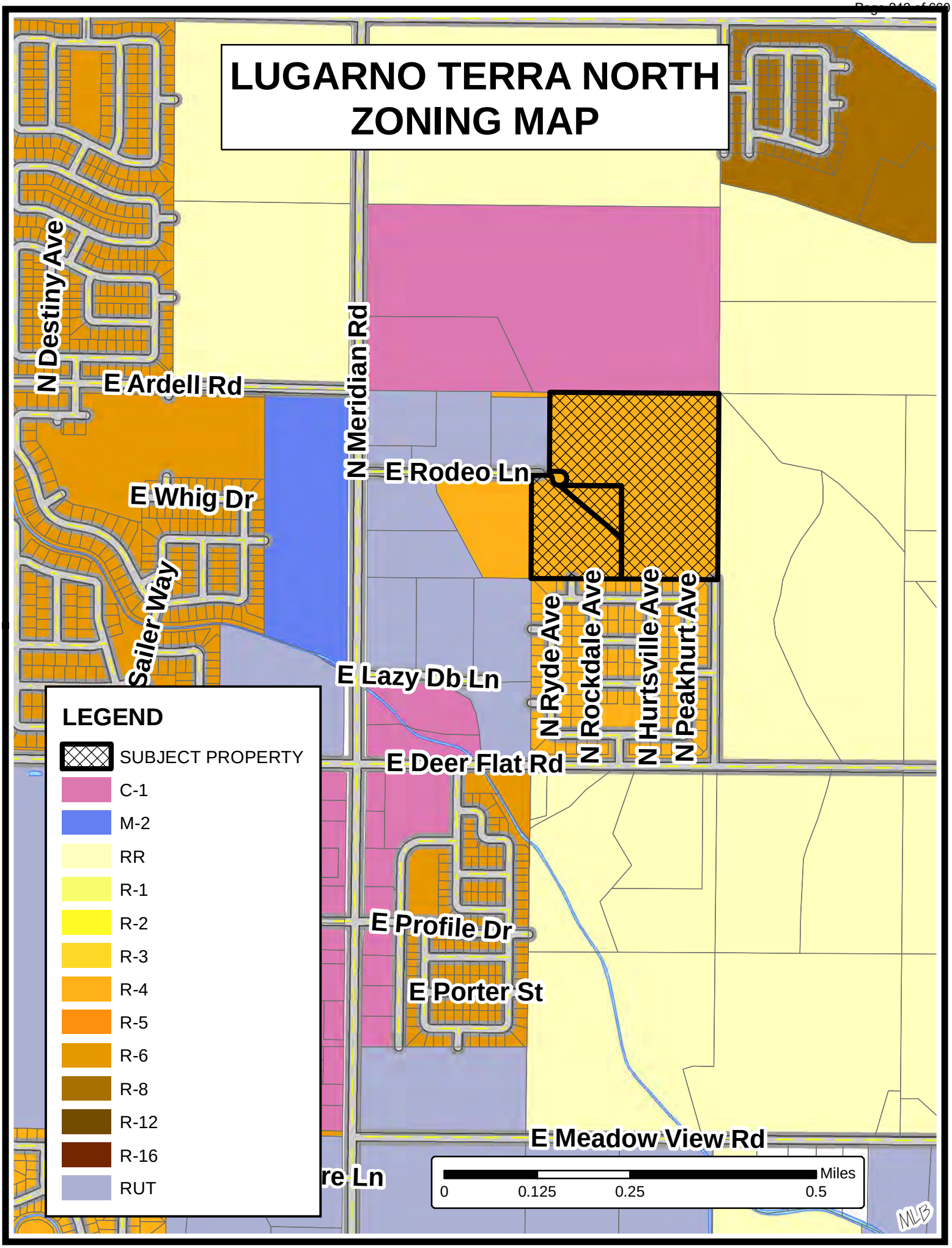
LUGARNO TERRA NORTH VICINITY MAP



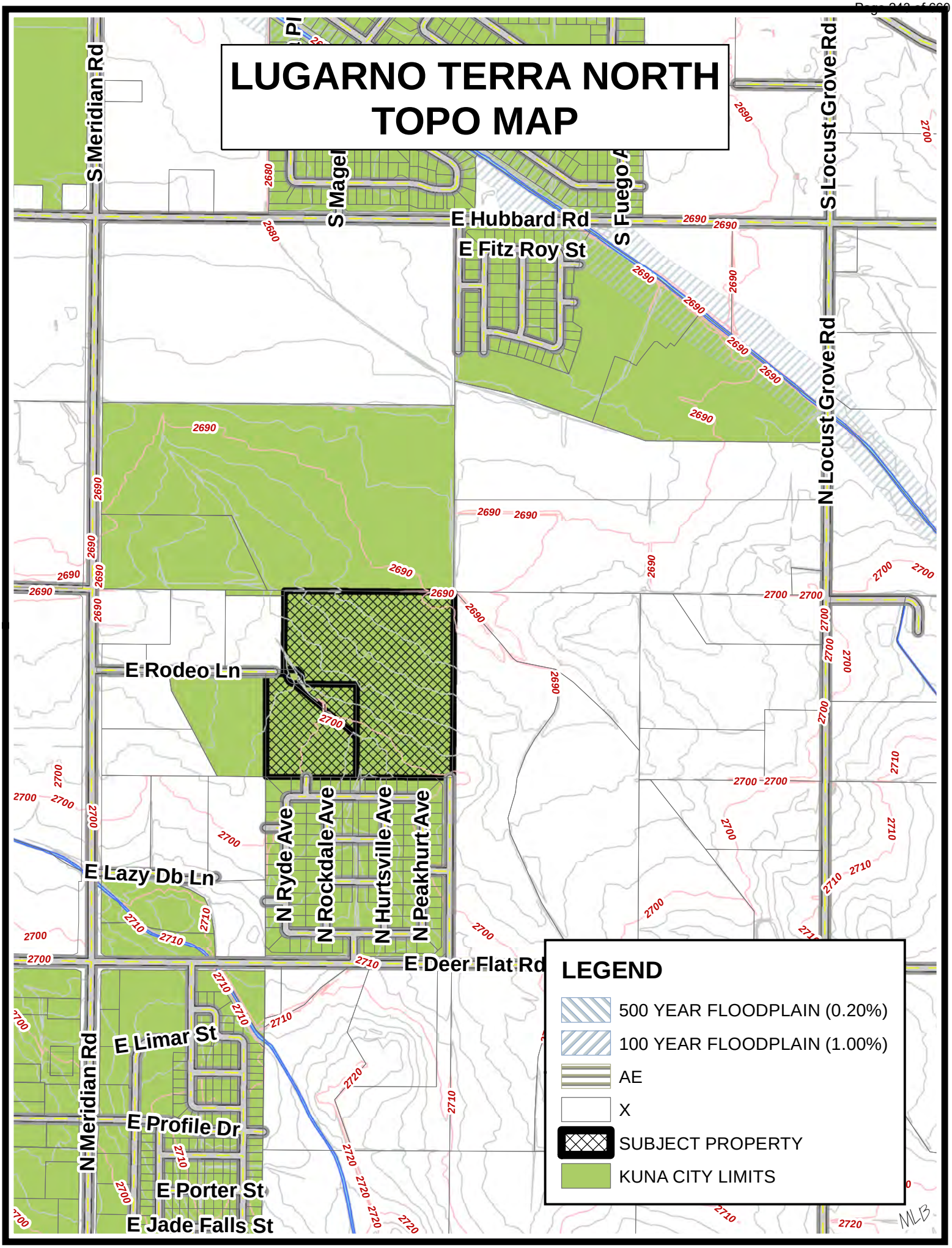
LUGARNO TERRA NORTH COMPREHENSIVE PLAN MAP



LUGARNO TERRA NORTH ZONING MAP



LUGARNO TERRA NORTH TOPO MAP



LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
E Deer Flat Rd
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
N Canyon Ave
N Warm River Ave
E Cave Falls St
E Porter St

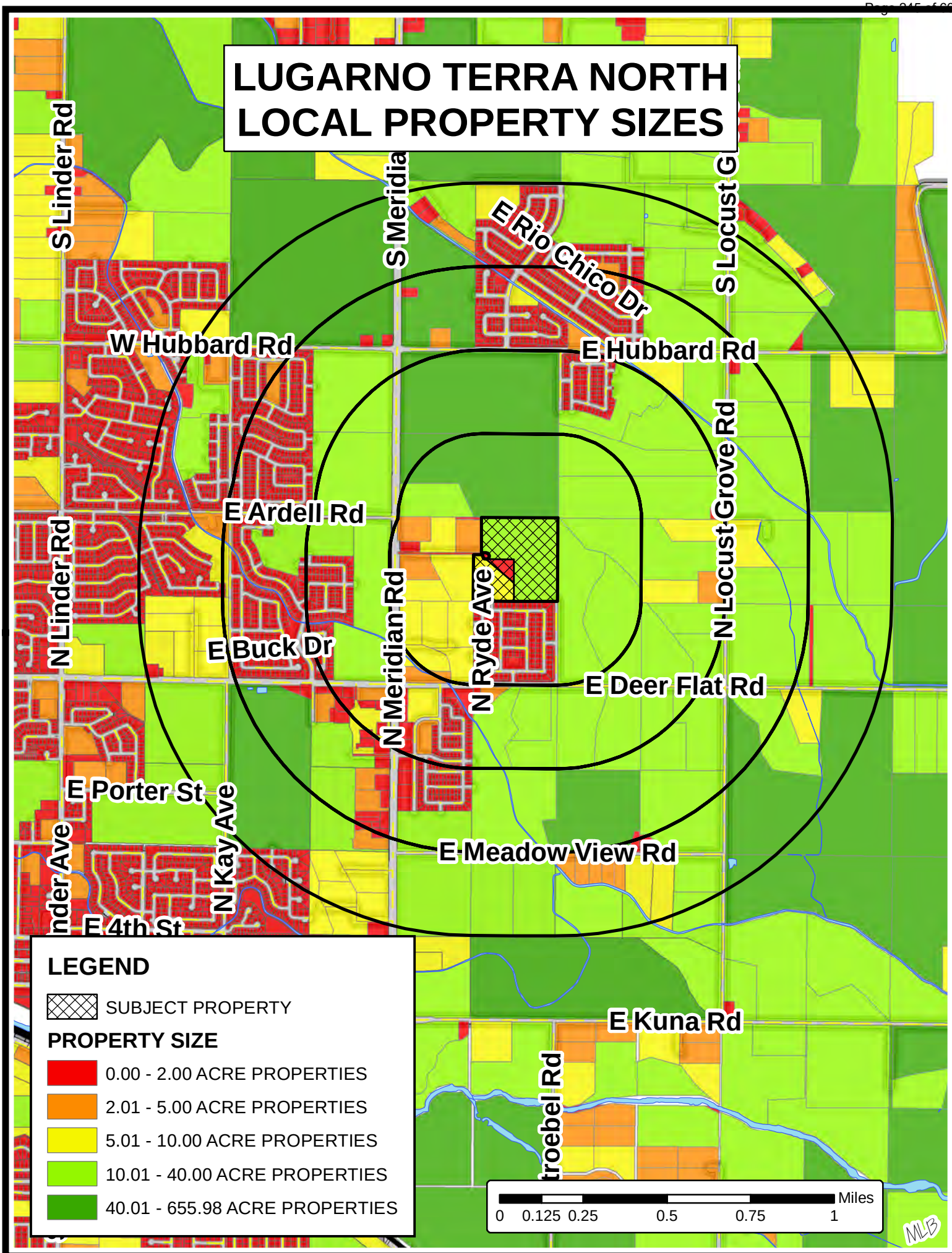
LEGEND

- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

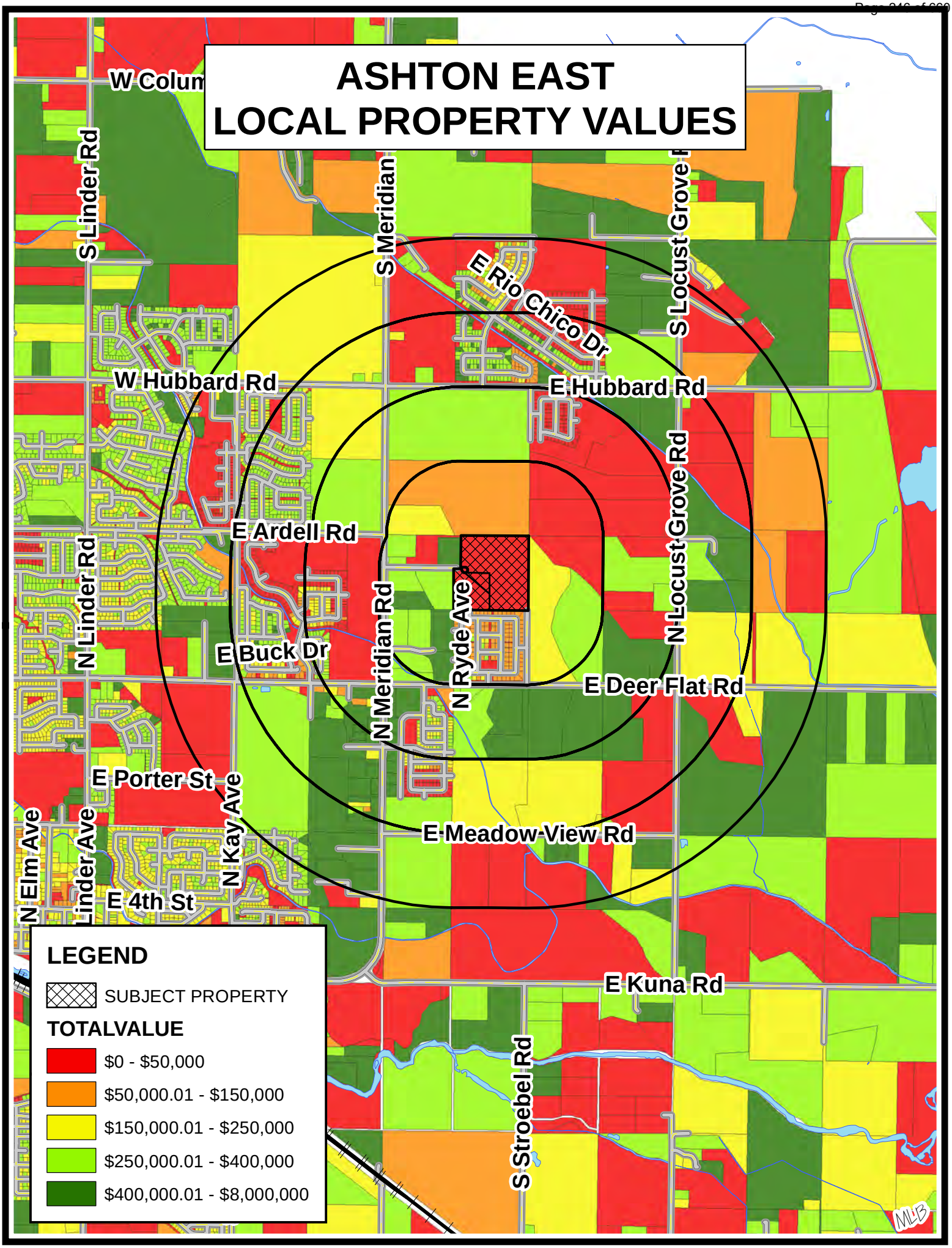
Miles
0 0.0625 0.125 0.25

MLB

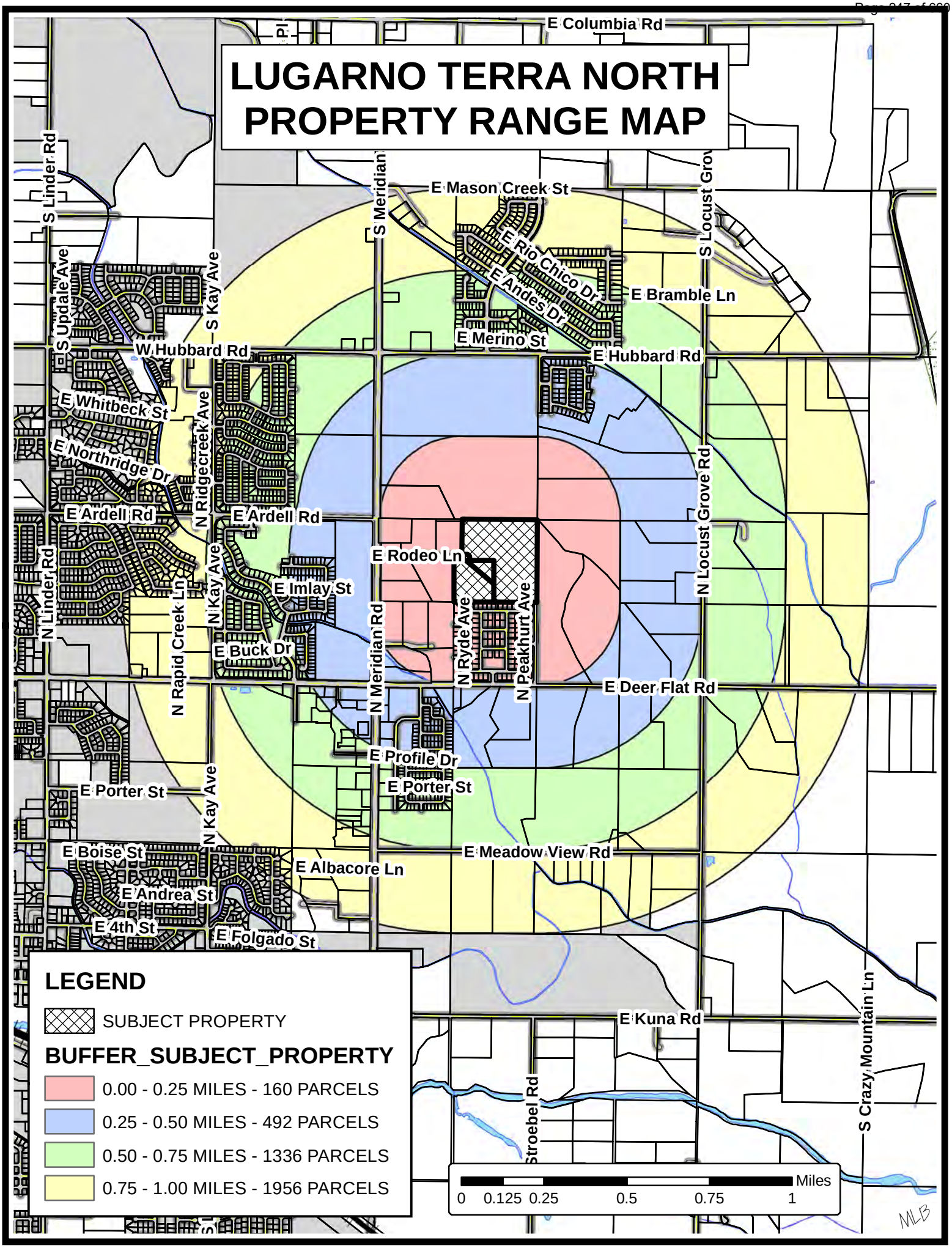
LUGARNO TERRA NORTH LOCAL PROPERTY SIZES



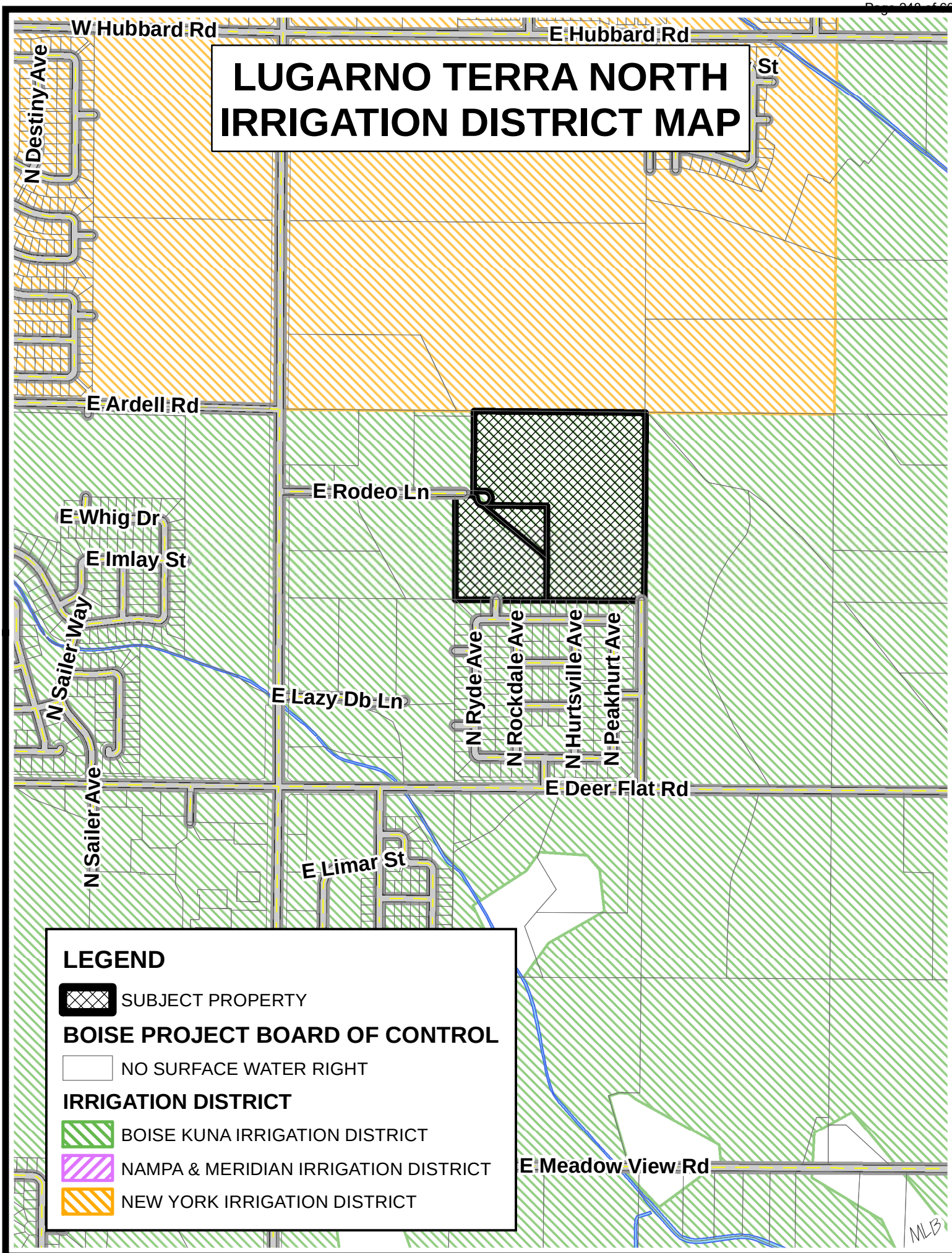
ASHTON EAST
LOCAL PROPERTY VALUES



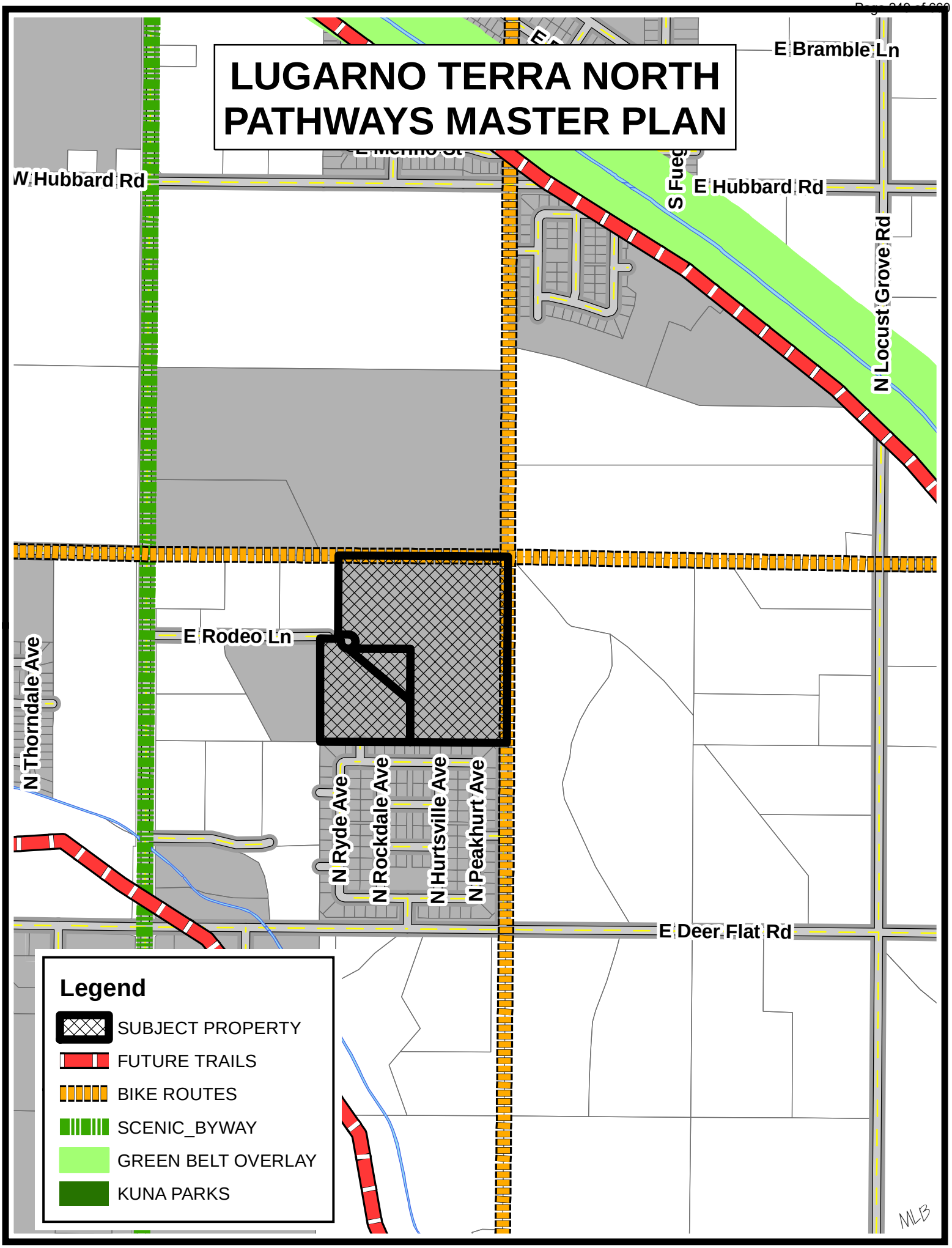
LUGARNO TERRA NORTH PROPERTY RANGE MAP

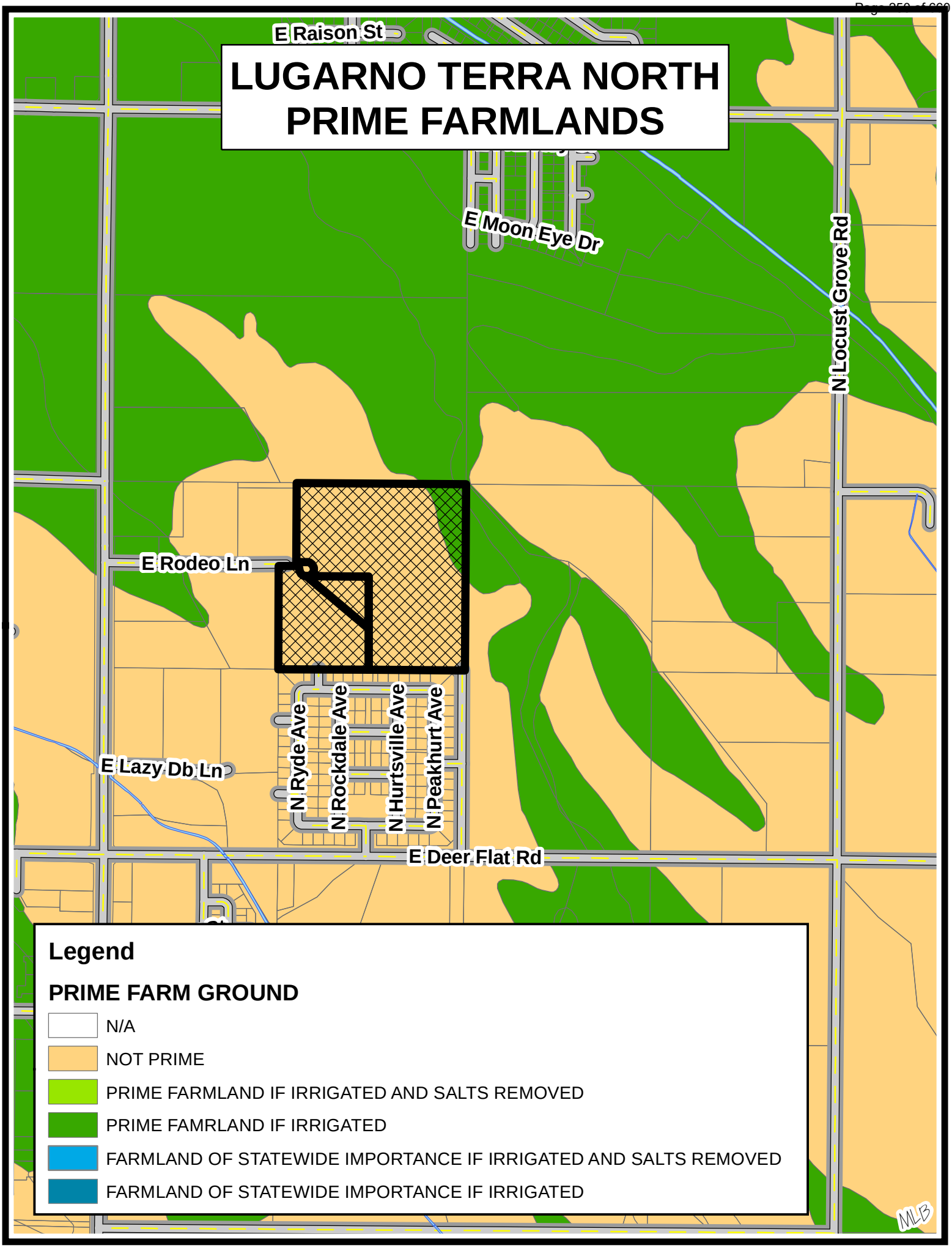


LUGARNO TERRA NORTH IRRIGATION DISTRICT MAP

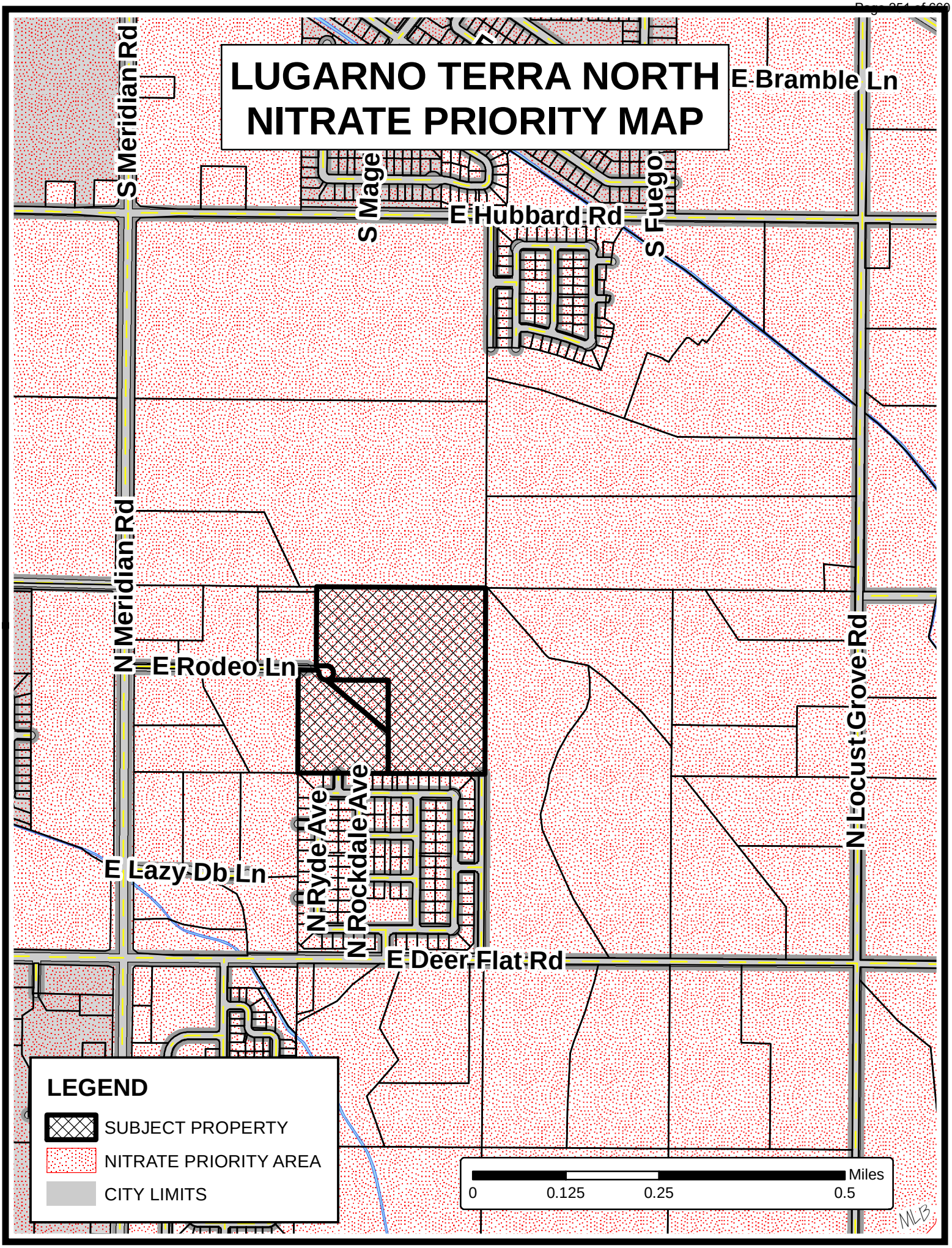


LUGARNO TERRA NORTH PATHWAYS MASTER PLAN

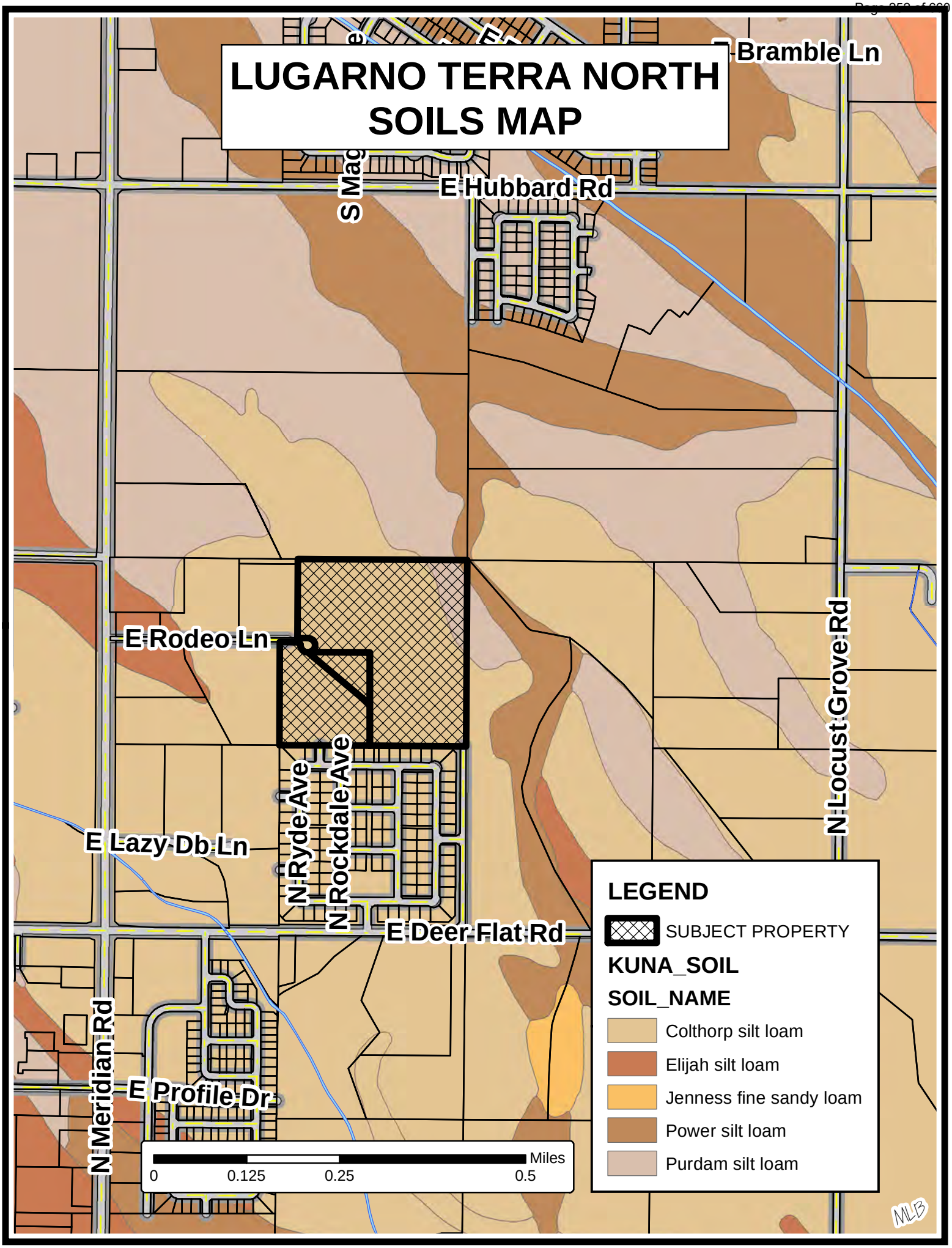



LUGARNO TERRA NORTH
PRIME FARMLANDS
E Raison St
E Moon Eye Dr
N Locust Grove Rd
E Rodeo Ln
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
Legend
PRIME FARM GROUND
N/A
NOT PRIME
PRIME FARMLAND IF IRRIGATED AND SALTS REMOVED
PRIME FAMRLAND IF IRRIGATED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED AND SALTS REMOVED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED
MLB

LUGARNO TERRA NORTH NITRATE PRIORITY MAP



LUGARNO TERRA NORTH SOILS MAP



BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-12-S (Preliminary Plat)**
	)	**20-20-DR (Design Review)**
SELECT DEVELOPMENT & CONTRACTING LLC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF PRELIMINARY PLAT APPLICATION, AND APPROVAL OF DESIGN REVIEW APPLICATION.**
For Preliminary Plat and Design Review for the *Lugarno Terra North Subdivision*.		

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on February 23, 2021 and were continued to March 9, 2021 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	Exhibit List			X
2	Staff Report			X
3	Commission and Council Review Application			X

4	Site Photos			X
5	Preliminary Plat Checklist			X
6	Design Review Application			X
7	Vicinity Map			X
8	Homeowner's Maintenance Agreement			X
9	Legal Description			X
10	Affidavit of Legal Interest			X
11	Deed			X
12	Letter of Intent			X
13	Commitment to Property Posting			X
14	TIS Executive Summary			X
15	Subdivision Name Reservation			X
16	Phasing Plan			X
17	Original Landscape Plan			X
18	Updated Landscape Plan			X
19	Neighborhood Meeting Certification			X
20	Original Preliminary Plat			X
21	Preliminary Plat 2.23.2021			X
22	Preliminary Plat 3.9.2021			X
23	Agency Transmittal			X
24	Department of Environmental Quality			X
25	Central District Health Department			X
26	Ada County Highway District			X
27	City Engineer			X
28	COMPASS			X
29	Planning and Zoning Kuna Melba News			X
30	Planning and Zoning Mailer			X
31	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on February 23, 2021 and it was continued to March 9, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on March 23, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 23, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:

William Edwards, Select Development

1.3.1.3 Neighboring property owner's appearing in favor:
None

1.3.1.4 Neighboring property owner's appearing neutral:
None

1.3.1.5 Neighboring property owner's appearing in opposition:
None

1.3.2 Those who testified at the Commission's March 9, 2021 hearing are as follows, to-wit:

1.3.2.1 Appearing for the Applicant:
William Edwards, Select Development

1.3.2.2 Neighboring property owner's appearing in favor:
None

1.3.2.3 Neighboring property owner's appearing neutral:
None

1.3.2.4 Neighboring property owner's appearing in opposition:
None

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 RECCOMENDED 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 February 23, 2021 hearing on the Preliminary Plat for Lugarno Terra South Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	*Dates Published*
Kuna Melba Newspaper	February 3, 2021

3.1.2.2 Notice for the February 23, 2021 hearing containing the description of the property proposed to be developed, was mailed on February 3, 2021 to all known and affected property owners within three hundred (350) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 23, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 8, 2021. A Proof of Property Posting was provided to staff on February 9, 2021.

3.1.2.4 Notice for the February 23, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Preliminary Plat

3.2.1 The land for proposed subdivision is comprised of one parcel totaling approximately 38.5 acres. The parcel includes the following:

Property Owner	**Parcel Size:**	**Current Zone:**	**APN:**
Select Development & Contracting	28.33	R-4 (Medium Density Residential)	R7534260375
Select Development & Contracting	0.21	R-4 (Medium Density Residential)	R7534260500
Select Development & Contracting	1.86	R-4 (Medium Density Residential)	R7534260218
Select Development & Contracting	8.12	R-4 (Medium Density Residential)	R7534260156

3.2.2 The proposal is for subdivision that would include 153 lots (133 residential lots and 20 common lots).

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

North	C-1	Neighborhood Commercial – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-4 RR	Medium Density Residential – Kuna City Rural Urban Transition – Ada County

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

3.2.5 Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments the Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated March 9, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

3.3.1.2 The applicant is proposing to subdivide the approximately 38.5-acres into 153 total lots (133 buildable lots and 20 common lots), the property is zoned R-4 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.45 dwelling units per acre (DUA).

3.3.1.3 4.81 acres, or 12.5% of the project, is proposed to be open space, including all buffers, parks, and pathways. 3.13 acres, or 8.12% of the project, are considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space is a park area with shelter, playground and tennis court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 101 to 150 homes/dwelling units to devote 8.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

3.3.1.4 Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3.1.5 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with 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.

3.3.1.6 A design review application for common area landscaping and open space was included as a part of the overall application. The application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. 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. 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.

3.3.1.7 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-12-S (Preliminary Plat) and approves Case No. 20-20-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.3.2 **Staff Recommendations:** As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-12-S (Preliminary Plat), and approves Case No. 20-20-DR (Design Review), the applicant be subject to the following Conditions of Approval:

3.3.2.1 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:

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

3.3.2.1.2 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.

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

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

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

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

3.3.2.1.7 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.

3.3.2.2 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.

3.3.2.3 Compliance with Idaho Code §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.

3.3.2.4 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 Irrigation System of the City (KMIS).

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

3.3.2.6 Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

3.3.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

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

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

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

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

3.3.2.12 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.

3.3.2.13 The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.3.2.14 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.

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

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

3.3.2.17 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.

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

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

3.3.2.20 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.

3.3.2.21 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

3.4 Other Testimony

3.4.1 2/23/2021 Public Hearing – William Edwards, Select Development, testified about the specifics of the project including: open space, public roadway design, housing product and amenities.

3.4.2 3/9/2021 Public Hearing – William Edwards, Select Development, asked if there was any additional questions from the Planning and Zoning Commission.

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.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.

5.2 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.

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

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR 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 ORDER AND THIS DOES ORDER:

6.1 That the Preliminary Plat application (Case No. 20-12-S) is recommended approval.

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 APPROVE:

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

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 23rd day of March, 2021.

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

February 23, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Lugarno Terra North

Case No: 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)

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** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip
☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip
☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip
☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip	☐ **Testify** ☐ **Not Testify** Print Name Print Address City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
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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

March 9, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Lugarno Terra North

Case No: 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)

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
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Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

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

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday February 23, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks are required.

Due to social distancing protocol,
Council Chambers audience occupancy is 15.

The first 15 persons who appeared, in addition to staff, were allowed in Council Chambers. All other persons were provided access to the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/ .

Public testimony was received on the cases listed under Public Hearings within the Agenda.

1. *CALL TO ORDER & ROLL CALL:*

(Timestamp 00:06:18)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – In Person
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. *CONSENT AGENDA:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:06:47)
All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, 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 Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 9, 2021
B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-10-S (Preliminary Plat) & 20-07-ZC (Rezone) for Paloma Ridge Subdivision – Doug Hanson, Planner II ACTION ITEM
2. Case Nos. 20-11-S (Preliminary Plat) & 20-08-ZC (Rezone) for Paloma Ridge West Subdivision – Doug Hanson, Planner II ACTION ITEM

Motion To: Approve the Consent Agenda
Motion By: Commission Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

3. *PUBLIC HEARINGS:* (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

(Timestamp 00:07:05)

A. Public Hearing and consideration to approve Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare – Jessica Reid, Planning & Zoning Staff and Stephanie Gerla (Applicant) ACTION ITEM

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, at 346 W 4th Street, between the hours of 6:00 AM – 6:00 PM, Monday – Friday.

(Timestamp 00:07:42)
Planning & Zoning Staff, Jessica Reid presented an overview of the project.

(Timestamp 00:09:00)
Commissioner Gealy asked a clarifying question in regards to the outdoor play area; Ms. Reid answered.

(Timestamp 00:10:52)
City Attorney Bill Gigray recommended the Commission confirm the subject site zoning with staff and the use was in fact permitted.

(Timestamp 00:11:34)
Ms. Reid read aloud Section A, No. 1 of the staff report and confirmed the zoning district allowed for the requested use with an approved Special Use Permit.

(Timestamp 00:12:08)
Applicant Stephanie Gerla, 346 W 4th Street, Kuna, presented her request and the supporting reasons.

(Timestamp 00:14:00)
Chairman Young asked Ms. Gerla if she was in receipt of the staff report and was able to review the Conditions of Approval. Ms. Gerla confirmed she was.

(Timestamp 00:14:26)
Chairman Young opened the public hearing, there were no persons present or signed up to testify.

Support: None

Against: None

Neutral: None

Chairman Young closed the public hearing and began the Commissions discussion.

(Timestamp 00:15:10)
The Commission discussed the project and proceeded to make a motion.

Motion To: Approve Case No. 20-04-SUP (Special Use Permit) for Gerla Commercial Group Daycare with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

(Timestamp 00:16:32)
B. Public Hearing and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

(Timestamp 00:16:56)
Planner II Doug Hanson presented an overview of the project.

(Timestamp 00:19:07)
Commissioners asked follow up questions regarding sewer capacity and the proposed timeline for the Mason Creek Trunk Line. Mr. Hanson provided explanation.

(Timestamp 00:20:05)
City Attorney Bill Gigray, reviewed insight to procedure and reviewed how Conditions of Approval would allow approval of project but limit construction until the required capacities were available. Mr. Hanson referred to Condition Nos. 20 & 21 in the staff report.

(Timestamp 00:22:23)
Applicant Billy Edwards with Select Development, 2501 E State Avenue, Suite 210, Meridian presented a slideshow covering different aspects of the proposed project including layout, amenities, the proposed home product and street construction/extension.

(Timestamp 00:29:30)
Commissioners asked follow up questions concerning the proposed alley-load housing product. Mr. Edwards reviewed the product and confirmed homes would be designed/constructed in compliance with the setbacks and standards set forth in Kuna City Code.

(Timestamp 00:34:33)
Mr. Hanson requested the Commission continue the public hearing until March 9, 2021 so the Applicant could provide an updated, engineered Preliminary Plat.

Motion To: Continue Public Hearing for Case No. 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) for Lugarno Terra North on March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None

(Timestamp 00:35:38)
City Attorney Bill Gigray suggested the Commission confirm on the record if there was anyone present in person or on Zoom that wished to testify, that could not attend the meeting on March 9, 2021. Chairman Young did so; there were none.

Support: None

Against: None

Neutral: None

Motion Passed: 5-0

(Timestamp 00:37:15)
C. Public Hearing and consideration to recommend approval of Case No. 20-13-S (Preliminary Plat) and consideration to approve 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

(Timestamp 00:37:35)
Mr. Hanson presented an overview of the project.

(Timestamp 00:39:13)
Commissioners Hennis and Gealy asked clarifying questions; Mr. Hanson addressed each question in turn.

(Timestamp 00:43:05)
Applicant Billy Edwards of Select Development, 2501 E State Avenue, Suite 210, Meridian, presented a slideshow of the proposed project.

(Timestamp 00:47:50)
Commissioner Hennis and Commissioner Damron requested clarification on a few items; Mr. Edwards provided additional information.

(Timestamp 00:49:30)
Chairman Young opened the public hearing.

Support: None

Against:
(Timestamp 00:50:43)
Harry Kohn, 2219 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density and irrigation.

(Timestamp 00:52:10)
Chris Kohn 2095 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density, home product and stub street.

Neutral: None

(Timestamp 00:54:24)
Chairman Young confirmed there were no persons present on Zoom to testify, being none, he requested the Applicant return for rebuttal.

(Timestamp 00:54:44)
Mr. Edwards reiterated he felt they were presenting a quality product and a positively designed community.

(Timestamp 00:55:40)
Chairman Young closed the Public Hearing and the Commission proceeded to deliberation as well as touching on the concerns presented during public testimony.

Motion To: Recommend approval to City Council for Case No. 20-13-S (Preliminary Plat) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Approve Case No. 20-21-DR (Design Review) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

4. BUSINESS ITEMS:

(Timestamp 01:03:30)

A. Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

(Timestamp 01:04:00)
Planning & Zoning Staff Jessica Reid, 751 W 4th Street, Kuna, addressed the Commission requesting the item be table to a date certain of March 9, 2021 due to a change in the building materials; the Applicant has proposed to change from a concrete structure to a steel structure.

Motion To: Table Case No. 21-02-DR (Design Review) for the Multi-tenant Building to March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

5. ADJOURNMENT:

(Timestamp 01:05:48)
Planning & Zoning Director Jace Hellman, 751 W 4th Street, Kuna, provided the Commissioners with an update for the proposed "Legal 101" workshop. Mr. Hellman informed the Commission the workshop would be a joint workshop with City Council.

(Timestamp 01:06:45)
Commissioner Gealy stated she would not be in attendance for the March 9, 2021 meeting.

(Timestamp 01:06:56)
Motion To: Adjourn.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None

Absent: None
Motion Passed: 5-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

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

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday March 9, 2021

6:00 PM REGULAR P&Z COMMISSION

1. *CALL TO ORDER & ROLL CALL:*

(Timestamp 00:22:45 - Recording started early to allow persons attending virtually to login)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – Absent
Commissioner Tyson Garten – Via Zoom

CITY STAFF PRESENT:
Bill Gigray, City Attorney – In Person
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. *CONSENT AGENDA:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:06:47)
All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, 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 Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 23, 2021

B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-13-S (Preliminary Plat) and 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II ACTION ITEM

Motion To: Approve the Consent Agenda
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

3. *PUBLIC HEARINGS:* (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

(Timestamp 00:23:25)

A. *Public Hearing continued from February 9, 2021* and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

(Timestamp 00:23:55)
Chairman Young provided a review of the proceedings timeline and stated the engineered Final Plat had been submitted. The Chairman then asked if there was any additional information to provide, there was not

(Timestamp 00:24:42)
Planning Services Specialist Jessica Reid stated the Case was continued from February 23rd and apologized for the mistake.

(Timestamp 00:24:55)
The Chairman acknowledged this correction and proceeded to accepting public testimony.

Support: None

Against: None

Neutral: None

Seeing none, the Commission proceeded to their deliberation.

Motion To: Recommend approval of Case No. 20-12-S (Preliminary Plat) for the Lugarno Terra North Subdivision, with the Conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

Motion To: Approve Case No. 20-20-DR (Design Review) for Lugarno Terra North Subdivision, with the Conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

4. BUSINESS ITEMS:

(Timestamp 00:28:05)

A. *Tabled from February 23, 2021* Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning Services Specialist ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

(Timestamp 00:28:42)
Planning Services Specialist Jessica Reid, 751 W 4th Street, Kuna, Idaho 83634 provided an overview of the project.

(Timestamp 00:30:40)
Brian Frost, owner and developer of subject site, 10400 W Overland Road, Suite 316, Boise, Idaho 83709, respectfully requested approval of the proposed project.

(Timestamp 00:30:56)
The Commission proceeded to their deliberation.

Motion To: Approve Case No. 21-02-DR (Design Review) for the Multi-tenant Building with the Conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

(Timestamp 00:32:28)

B. Consideration to approve Case No. 20-28-DR (Design Review) for Trimjoist Manufacturing – Jessica Reid, Planning Services Specialist ACTION ITEM

Tamara Thompson of the Land Group, on behalf of her client, requests Design Review approval for the construction of a 2,550 Square Foot administration building, a 72,315 Square Foot truss manufacturing facility, open-air lumber storage building, associated parking lots, roadway, landscaping and infrastructure, located on W Kuna Mora Road approximately 1/3 mile west of S Cole Road.

(Timestamp 00:33:00)
Planning Services Specialist Jessica Reid, 751 W 4th Street, Kuna, Idaho 83634 presented an overview of the case.

(Timestamp 00:36:00)
Commissioner Damron asked if the location would connect to a water/sewer mainline when it was available. Ms. Reid answered that would be correct per Kuna City Code but services would not be available any time soon.

(Timestamp 00:36:50)
Tamara Thompson of the Land Group, 462 E Shore Drive, Suite 100, Eagle, Idaho 83616 stated they had read and agreed to the staff report and the Conditions of Approval and respectfully requested approval of the project; she then stood for questions.

(Timestamp 00:37:40)
The Commission proceeded to their deliberation.

Motion To: Approve Case No. 20-28-DR (Design Review) for the Trimjoist Manufacturing Facility with the Conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

5. ADJOURNMENT:

(Timestamp 00:40:48)
The Chairman asked if there were any updates from staff.

(Timestamp 00:41:00)
Planning and Zoning Director Jace Hellman provided an update on the Legal 101 Workshop.

(Timestamp 041:34)
Motion To: Adjourn
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-0-1, Commissioner Gealy was absent

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	20-12-S, 20-20-DR
Project name	Lugarno Terra NORTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: Select Development & Contracting, LLC
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Applicant (Developer): Randy Fullmer
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Engineer/Representative: Billy Edwards
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-921-5531
E-Mail: wedwards@selectdev.com
Fax #: 208-898-9527

Subject Property Information

Site Address: 2075 East Rodeo Lane Kuna, ID 83634
Site Location (Cross Streets): 4 Parcels Directly North of the Original Lugarno Terra Subdivision off East Deer Flat Road
Parcel Number (s): R7534260375, R7534260500, R7534260218, R7534260156
Section, Township, Range: 2N1E18
Property size : 38.5 Acres
Current land use: Agricultural
Proposed land use: Single Family Residential
Current zoning district: R-4
Proposed zoning district: R-4

Project Description

Project / subdivision name: Lugarno Terra North Subdivision

General description of proposed project / request: Single Family Subdivision on 38.5 Acres - 133 Buildable Lots
20 Common Lots - Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Type of use proposed (check all that apply):

- [x] Residential R-4
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):
Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Residential Project Summary (if applicable)

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

Please describe the existing buildings:

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

Number of residential units: Number of building lots: 133

Number of common and/or other lots: 20

Type of dwellings proposed:

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

Minimum Square footage of structure (s): Minimum 1,800SF with Homes Averaging 2,500SF

Gross density (DU/acre-total property): 3.45 / Acre Net density (DU/acre-excluding roads): 4.2 / Acre

Percentage of open space provided: 8.13% Acreage of open space: 3.13 Acres

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

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

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

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

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

Number and ages of students/children: Seating capacity:

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

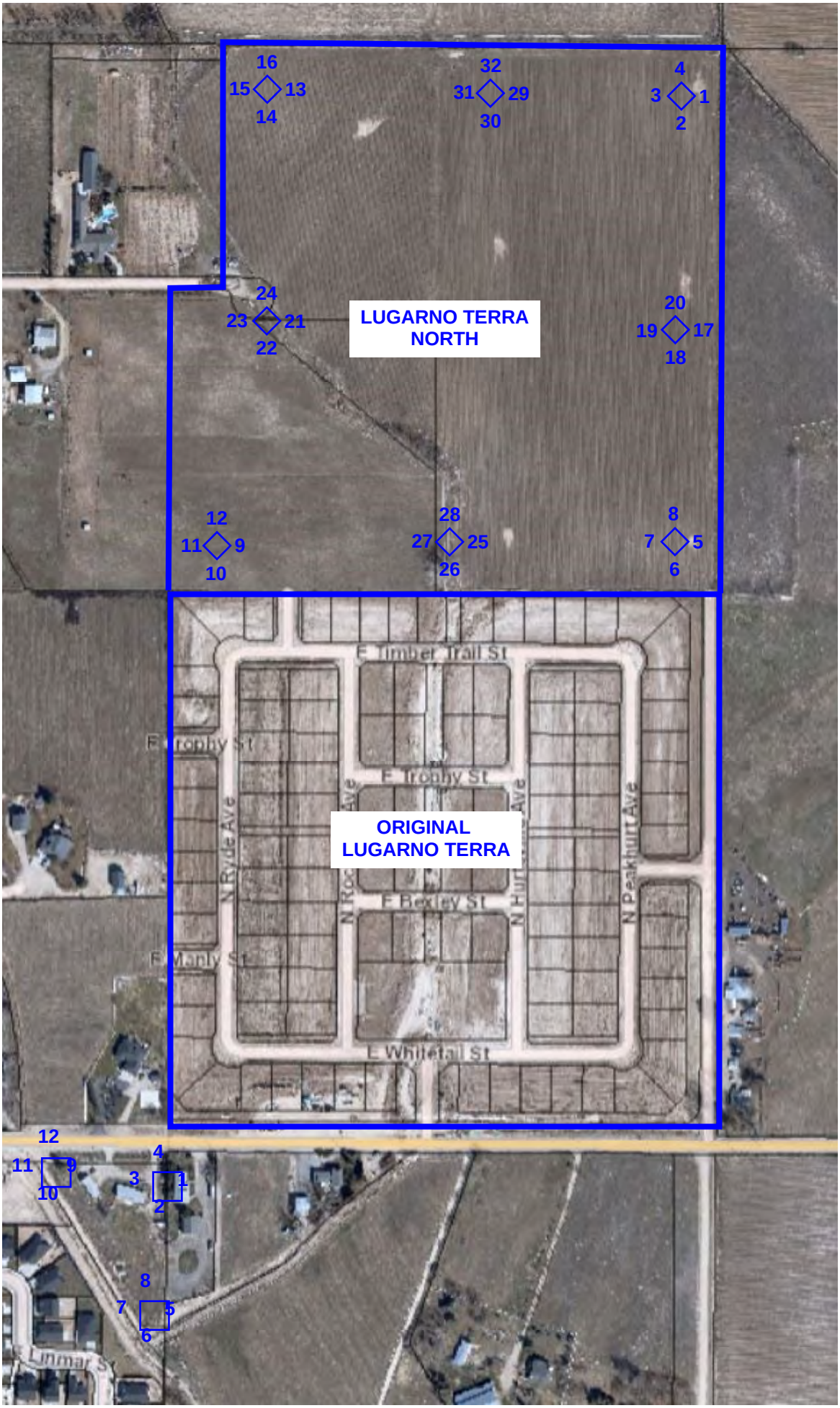
Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: Date: 10.07.2020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LUGARNO TERRA NORTH

PICTURE #1

PICTURE #2

PICTURE #3

PICTURE #4

PICTURE #5

PICTURE #6

PICTURE #7

PICTURE #8

PICTURE #9

PICTURE #10

PICTURE #11

PICTURE #12

PICTURE #13

PICTURE #14

PICTURE #15

PICTURE #16

PICTURE #17

PICTURE #18

PICTURE #19

PICTURE #20

PICTURE #21

PICTURE #22

PICTURE #23

PICTURE #24

PICTURE #25

PICTURE #26

PICTURE #27

PICTURE #28

PICTURE #29

PICTURE #30

PICTURE #31

PICTURE #32

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: Lugarno Terra North **Applicant:** Billy Edwards

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
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, RANDY FULCMER, MANAGER/SELECT DEVELOPMENT AND CONTRACTING, LLC
Name Address
1034 E. RADIANT RIDGE DR.
MERIDIAN, ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 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 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kun a City Code 5-1A-8.

William T. Edwards Digitally signed by William T. Edwards
DN: C=US,
E=wedwards@selectmanagment.com,
O=Select Development, OU=Project
Manager, CN=William T. Edwards

10.07.2020

Applicant/agent signature: Date:

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.: Lugarno Terra NORTH 20-12-S

CROSS REF.: 20-20-DR

FILES:

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

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

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

Application Submittal Requirements

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

X	Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* **One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes: *(2) 24" x 36" LARGE FORMAT PLANS* *(1) 11" X 17" PLAN REDUCATIONS* *(1) 8 ½" x 11" PLAN REDUCTIONS*	☐
N/A	Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. *Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*	☐

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

☒ Owner ☐ Representative Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho Zip: 83680

Owner: Phone:

Owner's Address: Email:

Zip:

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

Address: Email:

Zip:

Address of Property: 2075 East Rodeo Lane

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road 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.)*

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 38.5 Acres
2. Current Land Use(s): Single Family Residential Subdivision
3. What are the land uses of the adjoining properties?
   - North: Agricultural
   - South: Existing Lugarno Terra Subdivision - Single Family Residential
   - East: Agricultural
   - West: Single Family Homes
4. Is the project intended to be phased, if so what is the phasing time period? 2 Phases

   Please explain: Phase 1 to Start/Finish 2021 - Phase to Start/Finish TBD based on Economy

5. The number and use(s) of all structures: 20 Common Lots and 133 Buildable Lots

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? Misc Farmland Irrigation Ditches

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

Subdivision Perimeter and Separating Common Lots & Single Family Lots

Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

(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:

Underground Seepage Beds

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:

Only Landscape within ROW is along Main Road into the Development - 15'6" Wide

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):*

Existing trees on South portion of the property are partially dead and will be removed

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 Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

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: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

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

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

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

Signature of Applicant _____ Date 10.07.2020

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

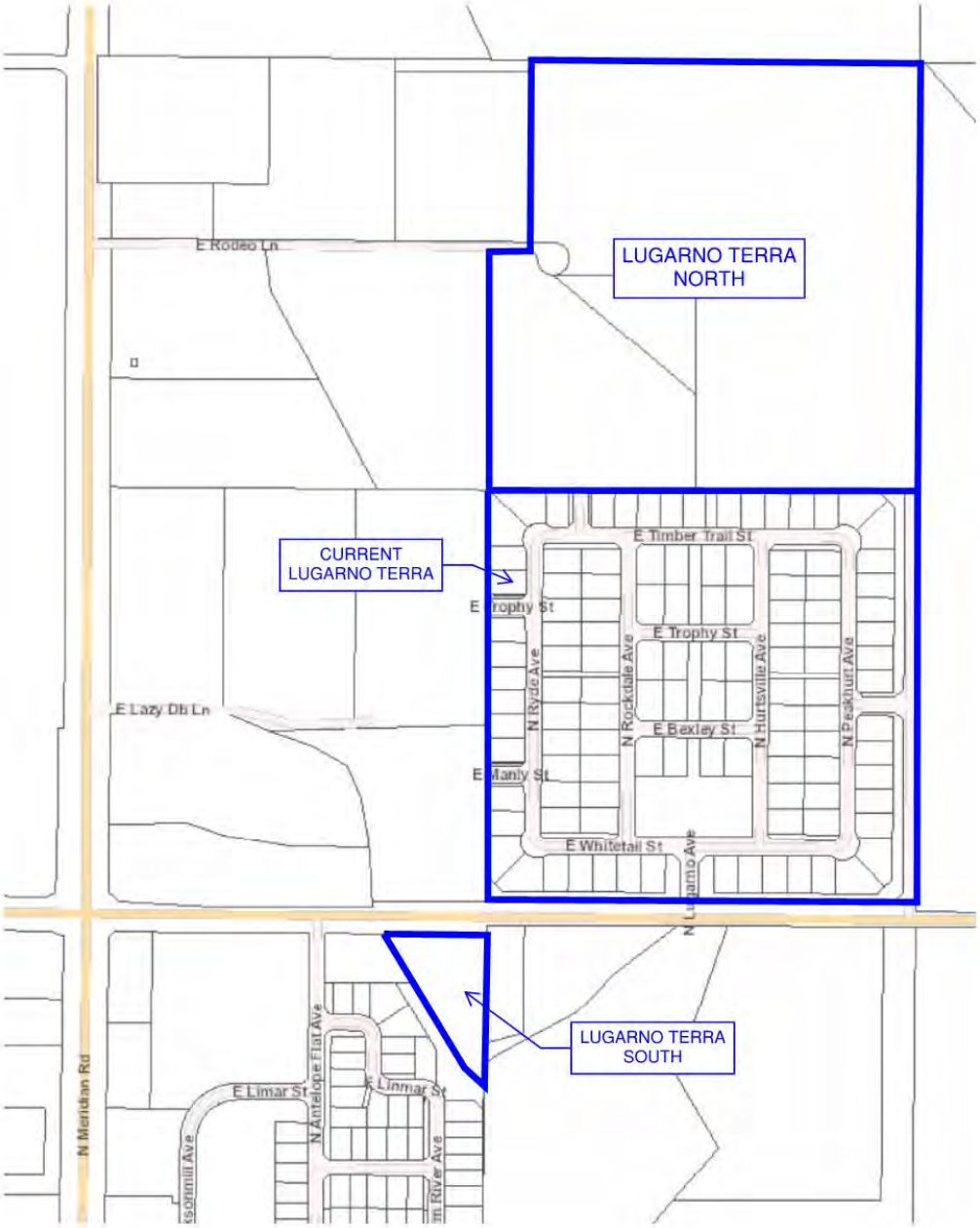
_____

_____

_____

LUGARNO
TERRA

North and South Expansions



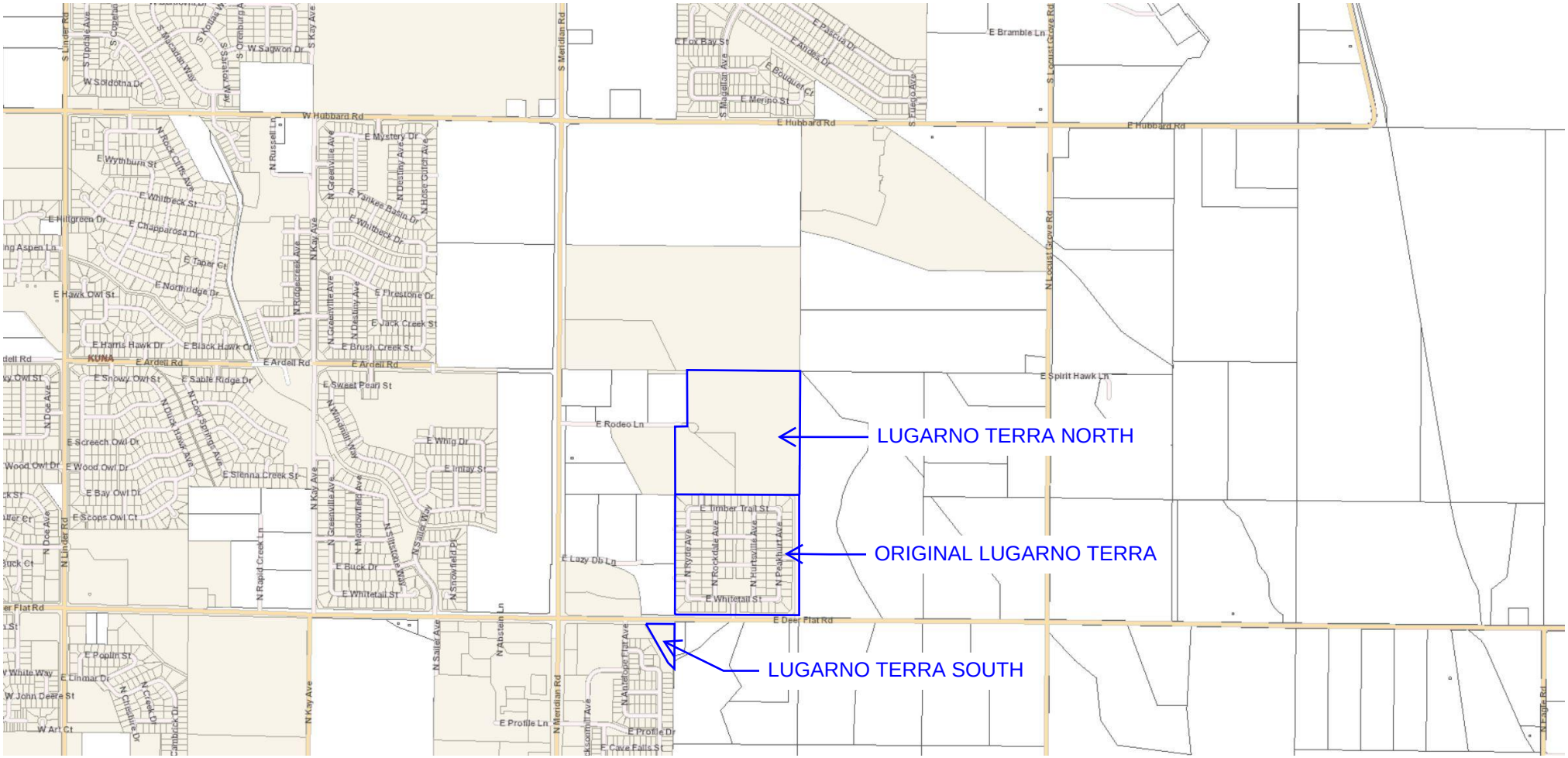
SELECT DEVELOPMENT

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting

SELECT DEVELOPMENT

LUGARNO TERRA

KUNA, IDAHO



LUGARNO TERRA NORTH and SOUTH EXPANSIONS

Master Declaration of Covenants, Conditions, Restrictions and Easements for Lugarno Terra Subdivision

Select Development and Contracting LLC
2501 E. State Ave., Suite 210
PO Box 1030
Meridian, Idaho 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing reside on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

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

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the north line of said Lot 2, a distance of 1234.19 feet to the **POINT OF BEGINNING**;

Thence coincident with said north line of Lot 2 the following 3 (three) courses:

Continuing South 89°28'11" East, coincident with the north line of said Lot 2, a distance of 129.82 feet to a 1/2 inch rebar/no cap and the beginning of a tangent curve to the right;

Southeasterly, coincident with said curve to the right, a distance of 31.42 feet, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 28.28 feet to a 1/2 inch rebar/no cap and the beginning of a reverse curve to the left;

Southeasterly, coincident with said curve to the left, a distance of 78.54 feet, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 70.71 feet to a 1/2 inch rebar/no cap;

Thence leaving said north line, South 49°55'50" East, 576.35 feet to the east line of said Lot 2;

Thence South 00°15'04" West, coincident with said east line, 293.77 feet to the southeast corner of said Lot 2 and the south line of the NE1/4 SW1/4 of said Section 18;

Thence North 89°39'42" West, coincident with the south line of said Lot 2 and said NE1/4 SW1/4, a distance of 640.95 feet to the SW1/16 corner of said Section 18, marked by a 5/8 inch rebar/cap PE-LS 3260;

Thence North 00°09'26" East, 732.83 feet to the **POINT OF BEGINNING**.

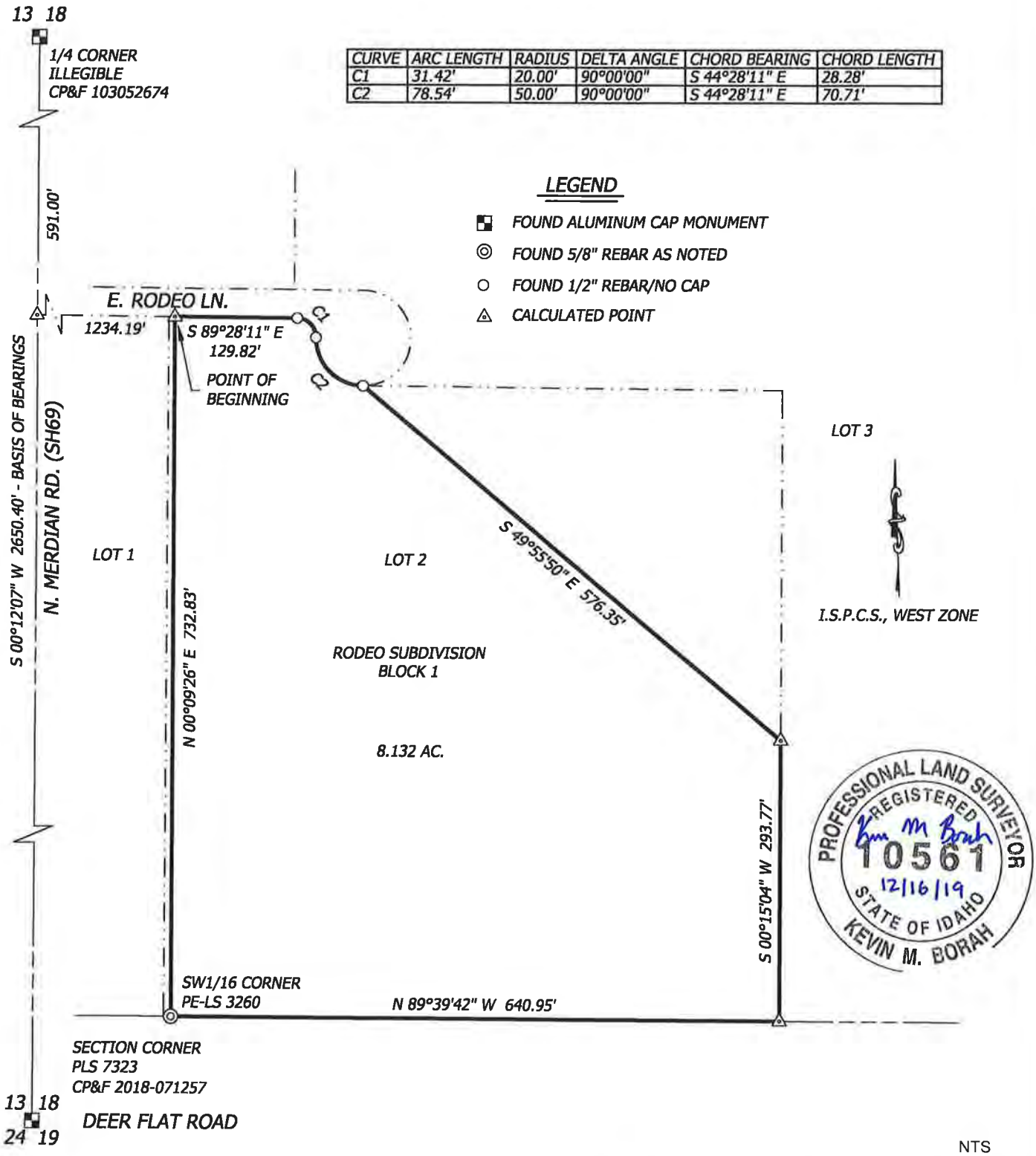
The above described parcel contains 8.132 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.

PROFESSIONAL LAND SURVEYOR
REGISTERED
Kevin M Borah
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

EXHIBIT FOR LEGAL DESCRIPTION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 44°28'11" E	28.28'
C2	78.54'	50.00'	90°00'00"	S 44°28'11" E	70.71'



NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	19103-EX
	DATE: 12/2019		PROJECT# 19103
			SHEET 1 OF 1

Map Check Tue Jun 11 11:21:22 2019
Hansen
19033
Operator KB Project Golden to Select Legal

Date 6-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1326	671843.535	2455067.242	
1326-1313	S 89°28'11" E	129.816	1313	671842.334	2455197.053	
CURVE	A=31.416	DELTA=90°00'00"	T=20.000	EXT=8.284		
1313-1311	S 44°28'11" E	28.284	1311	671822.150	2455216.867	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
CURVE	A=78.540	DELTA=90°00'00"	T=50.000	EXT=20.711		
1311-1309	S 44°28'11" E	70.711	1309	671771.689	2455266.402	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
1309-1308	S 49°55'50" E	576.347	1308	671400.687	2455707.460	
1308-1307	S 00°15'04" W	293.767	1307	671106.922	2455706.173	
1307-1319	N 89°39'42" W	640.951	1319	671110.706	2455065.233	
1319-1326	N 00°09'26" E	732.832	1326	671843.535	2455067.242	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 2483668104606.5 Total Distance Traversed> 2483.668
354219 Sq. Ft.
8.13 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Rodeo Subdivision, also being the CS1/16 corner of said Section 18, marked by an aluminum cap, from which the C1/4 corner of said Section 18, marked by a brass cap, bears North 00°15'04" East, 1320.00;

Thence North 89°39'42" West, coincident with the south line of said Rodeo Subdivision, 684.72 feet to the southeast corner of said Lot 2;

Thence North 00°15'04" East, coincident with the east line of said Lot 2, a distance of 293.77 feet to the **POINT OF BEGINNING**;

Thence leaving said east line of Lot 2, North 49°55'50" West, 576.35 feet to a point of curvature on the north line of said Lot 2, marked by a 1/2 inch rebar/no cap;

Thence South 89°28'11" East, coincident with the north line of said Lot 2, 442.69 feet to the northeast corner of said Lot 2, marked by a 1/2 inch rebar/no cap;

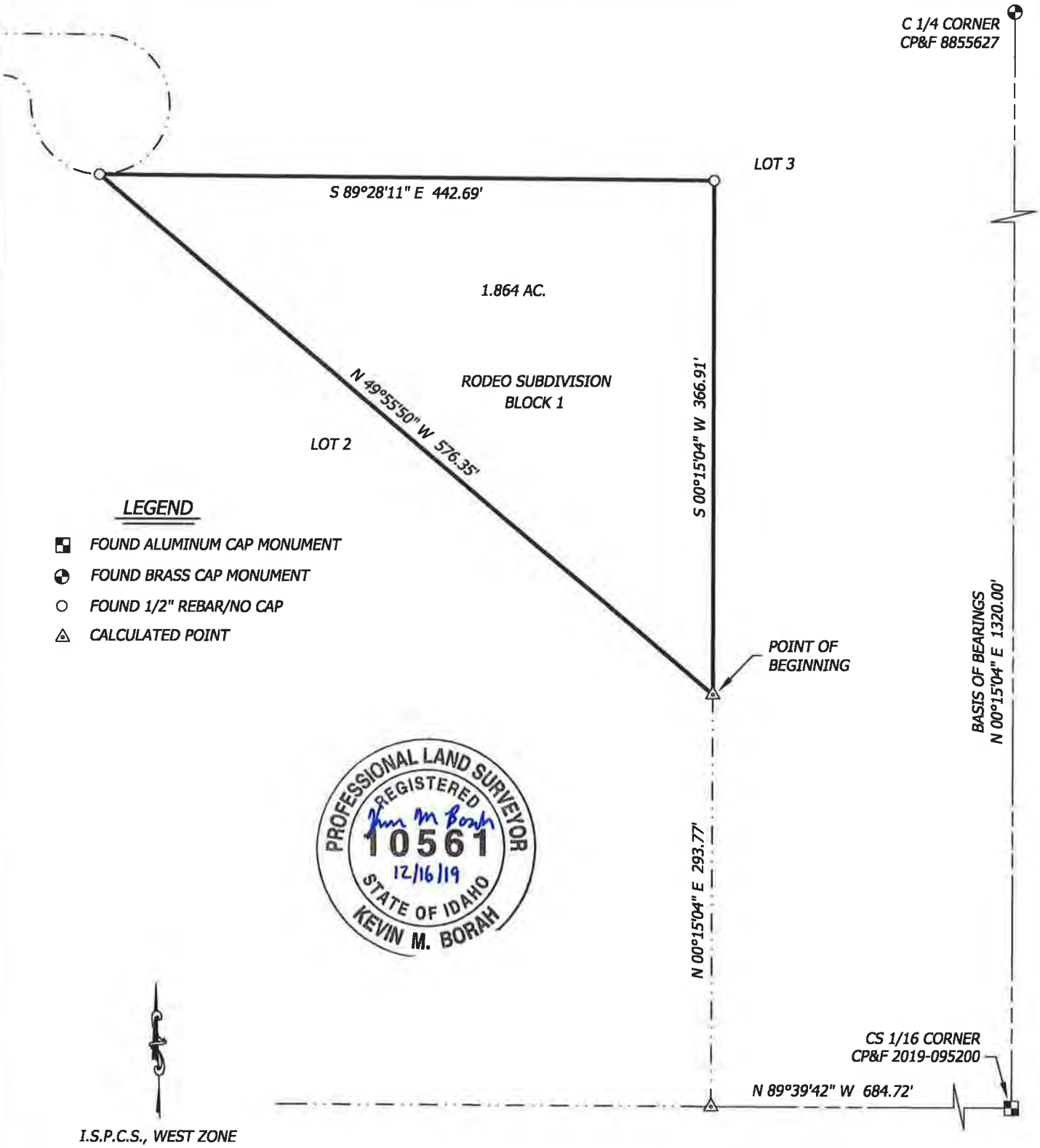
Thence South 00°15'04" West, coincident with the east line of said Lot 2, 366.91 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.864 acres, more or less.

BASIS OF BEARING for this description is North 00°15'04" East between the CS1/16 corner and the C1/4 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

EXHIBIT FOR LEGAL DESCRIPTION



NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	19103-EX
			PROJECT# 19103
	DATE: 12/2019		SHEET 1 OF 1

Map Check Thu Dec 12 08:40:56 2019
19102

Operator KB Project Triangle Parcel
Date 12-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1000	671400.687	2455707.460	
1000-1001	N 49°55'50" W	576.347	1001	671771.689	2455266.402	
1001-1002	S 89°28'11" E	442.685	1002	671767.592	2455709.068	
1002-1000	S 00°15'04" W	366.909	1000	671400.687	2455707.460	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1385940709996.0 Total Distance Traversed> 1385.941
81212 Sq. Ft.
1.864 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

SAWTOOTH Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 3, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records and a portion of the NE1/4 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18, marked by a brass, from which the CS1/16 corner of said Section 18, marked by an aluminum cap, bears South 00°15'04" West, 1320.00 feet;

Thence South 00°15'04" West, coincident with the east line of said Lot 3 and said NE1/4 SW1/4, a distance of 1320.00 feet to the CS1/16 corner of said Section 18, marked by an aluminum cap;

Thence North 89°39'42" West, coincident with the south line of said Lot 3 and said NE1/4 SW1/4, a distance of 684.72 feet to the southwest corner of said Lot 3;

Thence coincident with the westerly line of said Lot 3 the following 3 (three) courses:

North 00°15'04" East, 660.68 feet to a 1/2 inch rebar/no cap;

North 89°28'11" West, 442.69 feet to a 1/2 inch rebar/no cap and the beginning of a non-tangent curve to the left;

Northerly, 157.08 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 180°00'00", subtended by a chord bearing North 00°31'49" East, 100.00 feet;

Thence leaving said westerly line of Lot 3, North 89°28'11" West, 73.30 feet to a 1/2 inch rebar/cap PLS 14221;

Thence North 00°12'32" East, 561.06 feet to the north line of said NE1/4 SW1/4;

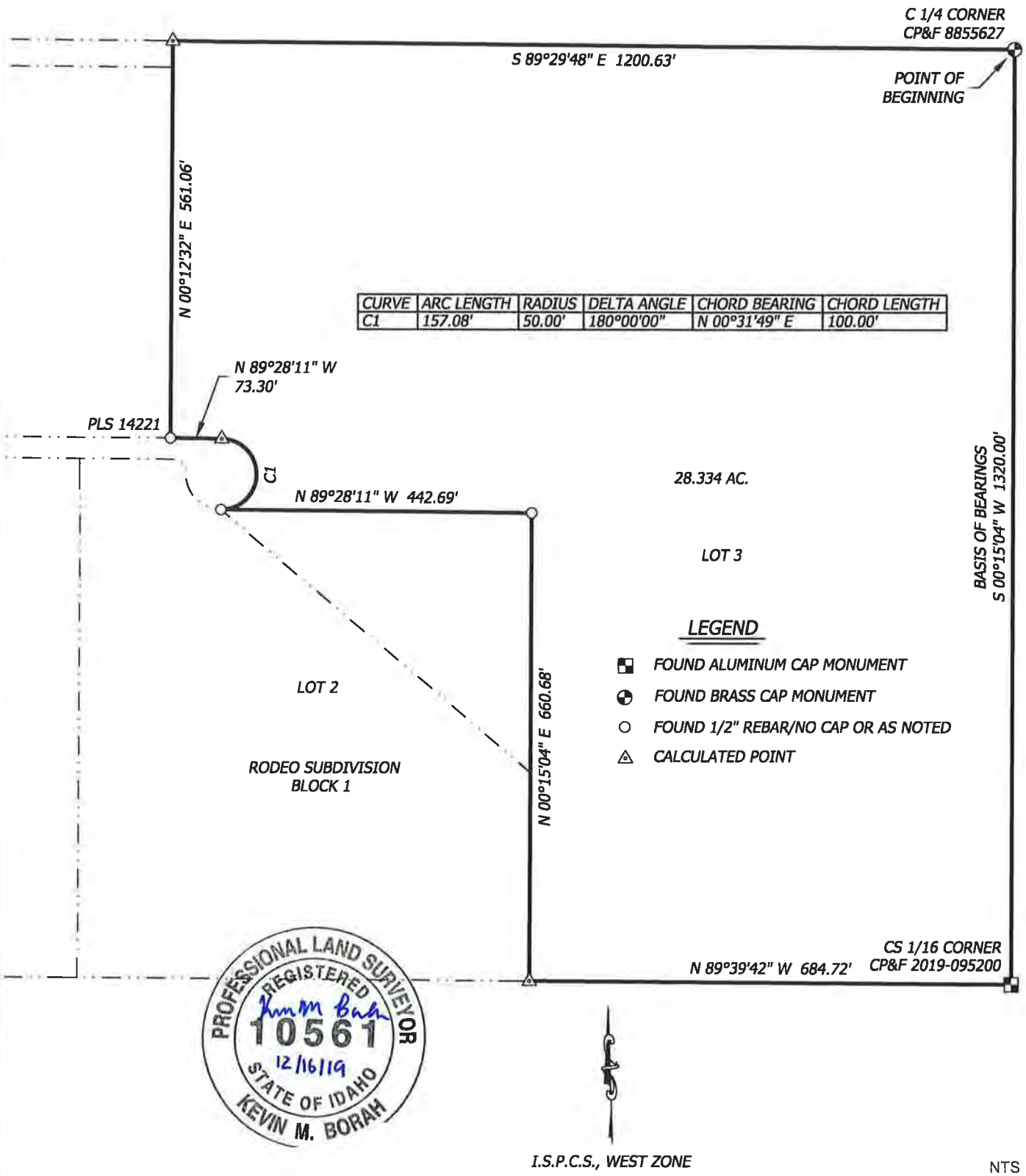
Thence South 89°29'48" East, coincident with said north line, 1200.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains 28.334 acres, more or less.

BASIS OF BEARING for this description is South 00°15'04" West between the C1/4 corner and the CS1/16 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

EXHIBIT FOR LEGAL DESCRIPTION



PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC DATE: 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19103-EX PROJECT# 19103 SHEET 1 OF 1

Map Check
19102

Thu Dec 12 08:44:33 2019

Operator KB
Date 12-2019

Project 28+ Acre Parcel
Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1003	671102.881	2456390.881	
1003-1004	N 89°39'42" W	684.720	1004	671106.922	2455706.173	
1004-1002	N 00°15'04" E	660.676	1002	671767.592	2455709.068	
1002-1001	N 89°28'11" W	442.685	1001	671771.689	2455266.402	
CURVE	A=157.080	DELTA=180°00'00"		T=0.000	EXT=0.000	
1001-1006	N 00°31'49" E	100.000	1006	671871.685	2455267.327	
RADIUS POINT		50.000	1005	671821.687	2455266.864	
1006-1007	N 89°28'11" W	73.299	1007	671872.363	2455194.031	
1007-1008	N 00°12'32" E	561.058	1008	672433.418	2455196.078	
1008-1009	S 89°29'48" E	1200.634	1009	672422.872	2456396.666	
1009-1003	S 00°15'04" W	1320.004	1003	671102.881	2456390.881	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 5100156740976.3 Total Distance Traversed> 5100.157
1234223 Sq. Ft.
28.334 Ac.

KB 12/12/19
DS 12/13/19

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 1, Block 2, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, also known as E. Rodeo Lane, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the south line of said Lot 1, a distance of 1360.87 feet to the **POINT OF BEGINNING**;

Thence North 00°12'32" East, 30.00 feet to the north line of said Lot 1, marked by a 1/2" rebar/cap PLS 14221;

Thence coincident with the boundary line of said Lot 1, the following four (4) courses;

South 89°28'11" East, 73.30 feet to the beginning of a tangent curve to the right;

235.62 feet along the arc of said curve to the right, with a radius of 50.00 feet, a central angle of 270°00'00", subtended by a chord bearing South 45°31'49" West, 70.71 feet to the beginning of a reverse curve to the left, marked by a 1/2" rebar/no cap;

Northwesterly, 31.42 feet along the arc of said curve to the left, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing North 44°28'11" West, 28.28 feet, marked by a 1/2" rebar/no cap;

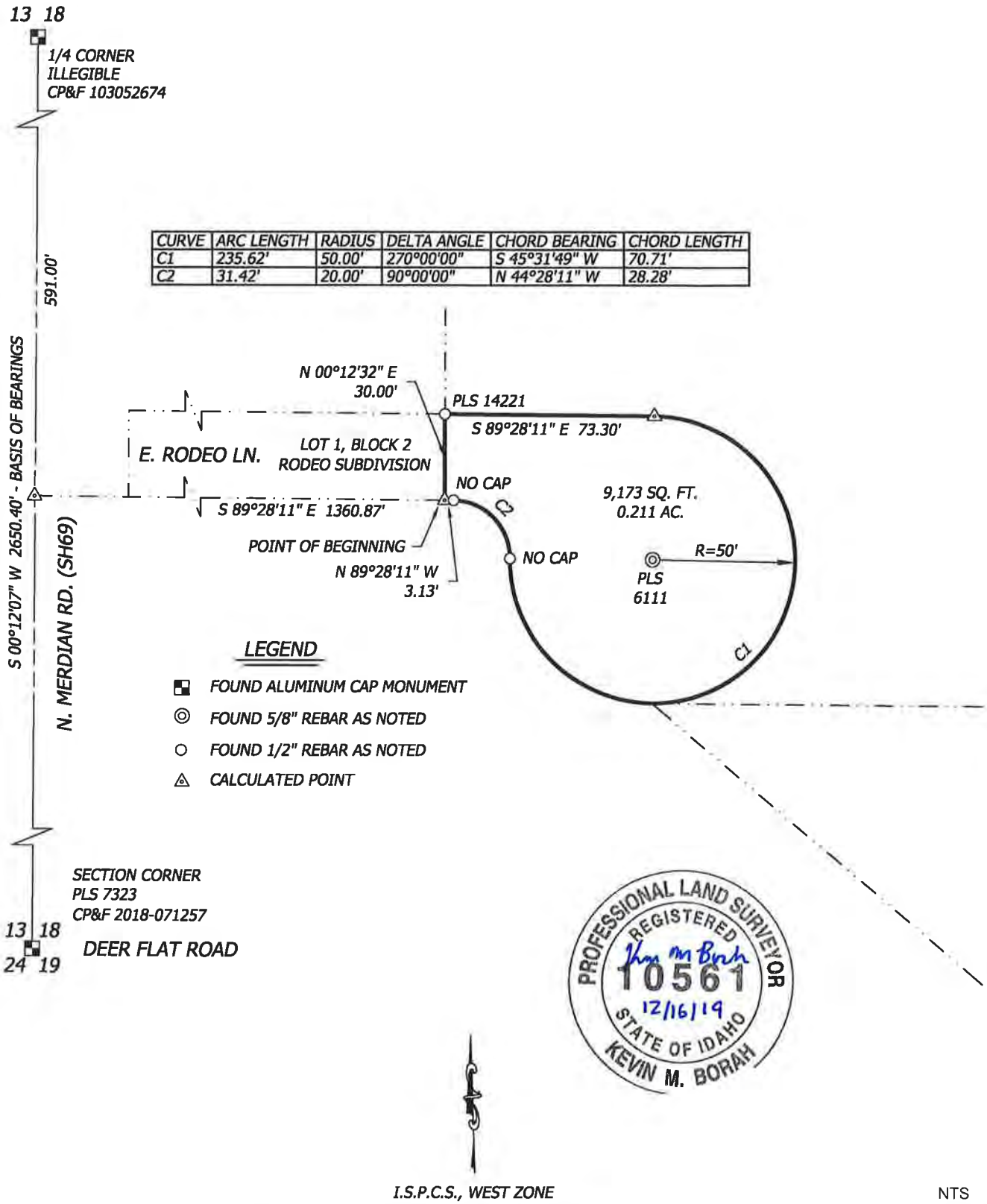
North 89°28'11" West, 3.13 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.211 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.

PROFESSIONAL LAND SURVEYOR
REGISTERED
Kevin M Borah
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	235.62'	50.00'	270°00'00"	S 45°31'49" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

I.S.P.C.S., WEST ZONE

NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	19103-EX
			PROJECT# 19103
	DATE: 12/2019		SHEET 1 OF 1

Map Check Mon Jun 3 08:17:10 2019
Hansen
19033
Operator KB Project CUL DE SAC
Date 5-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1303	671842.363	2455193.922	
1303-1302	N 00°12'32" E	30.000	1302	671872.363	2455194.031	
1302-1324	S 89°28'11" E	73.299	1324	671871.685	2455267.327	
CURVE	A=235.619	DELTA=270°00'00"		T=50.000	EXT=-120.711	
1324-1311	S 45°31'49" W	70.711	1311	671822.150	2455216.867	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
CURVE	A=31.416	DELTA=90°00'00"		T=20.000	EXT=8.284	
1311-1313	N 44°28'11" W	28.284	1313	671842.334	2455197.053	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
1313-1303	N 89°28'11" W	3.131	1303	671842.363	2455193.922	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 373465760520.4 Total Distance Traversed> 373.466
9173 Sq. Ft.
0.21 Ac.

KB 12/11/19

DS 12/13/19

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, RANDY FULCMER, MANAGER/SELECT DEVELOPMENT AND CONTRACTING, LLC
Name **Address**
1034 E. RADIANT RIDGE DR.
MERIDIAN, ID 83642
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 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 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LISA BATT
FIRST AMERICAN TITLE INSURANCE COMPANY
2019-017405
03/05/2019 03:57 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE
NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE
NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: **R7534260218; R7534260350**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: **R7534260218; R7534260350**

Warranty Deed

- continued

File No.: **4103-3093476 (DS)**

Date: **03/05/2019**

Sandstone Farms LLC, an Idaho limited liability company

By: _____
Name: Kathleen Hansen
Title: Member

By: _____
Name: Larry Hansen
Title: Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 3/5/19 by Kathleen Hansen ~~adn~~ and Larry Hansen asMembers of Sandstone Farms LLC, an Idaho limited liability company.

_____
Signature of Notary Public
My Commission Expires: 09/29/23

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

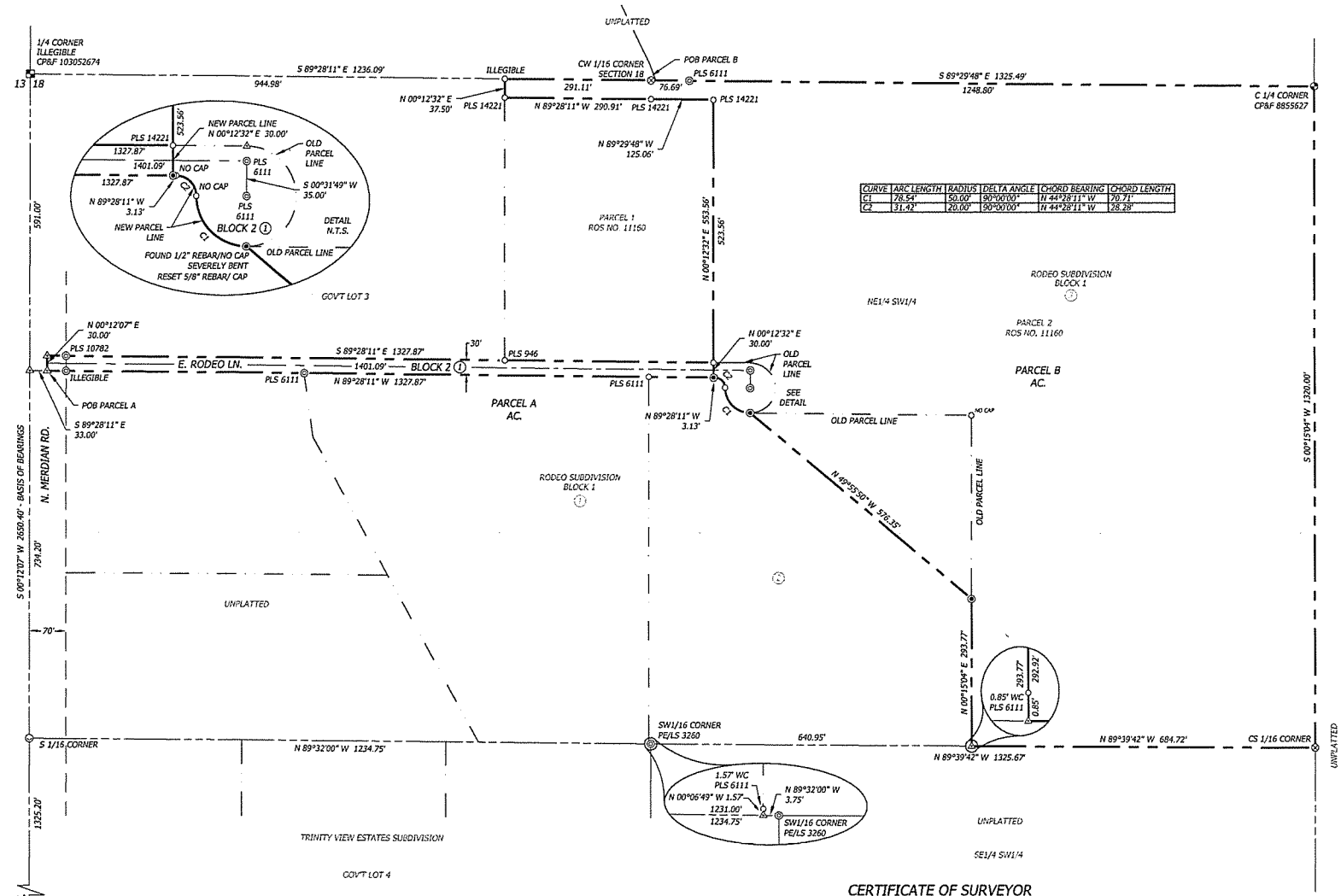
RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR LARRY HANSEN
A PORTION OF THE N1/2 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO
2019

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT_____MINUTES PAST ____O'CLOCK _.M., THIS_____DAY OF _____, IN THE YEAR _____.

DEPUTY EX-OFFICIO RECORDER

FEE: $



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	N 44°28'11" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

LEGEND

- LINE SURVEYED
- EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- RIGHT OF WAY
- SECTIONAL LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL/MAG NAIL
- FOUND 1" IRON PIPE
- SET 5/8" REBAR/CAP PLS 10561
- CALCULATED POINT
- POB POINT OF BEGINNING
- WC WITNESS CORNER
- (1) LOT NUMBER RODEO SUBDIVISION

REFERENCES:

R1) RODEO SUBDIVISION, BOOK 72, PAGE 7413
R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6467
R3) RECORD OF SURVEY 226 INST. NO. 8118296
R4) RECORD OF SURVEY 1336 INST. NO. 8855922
R5) RECORD OF SURVEY 7118 INST. NO. 105167394
R6) RECORD OF SURVEY 7453 INST. NO. 106105410
R7) RECORD OF SURVEY 11160 INST. NO. 2017116829

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

KEVIN M. BORAH, P.L.S. 10561

PROFESSIONAL LAND SURVEYOR REGISTERED 10561 STATE OF IDAHO KEVIN M. BORAH

SURVEY INDEX NO. 211-18-3-0-0-00-00

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
1 OF 1	2/2019	KB		19033

DWG#: 19033-PBA

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY
2019-094145
09/30/2019 03:33 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3164753 **(DS)** Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

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WARRANTY DEED

File No.: 4103-3164753 **(DS)** Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

APN: **R7534260155**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: **R7534260155**

Warranty Deed
- continued

File No.: **4103-3164753 (DS)**
Date: **09/19/2019**

Jane C. Golden

Jane C. Golden

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Signature of Notary Public
My Commission Expires: 9/29/23

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=7 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-094146
09/30/2019 03:33 PM
$28.00

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this "**Agreement**") is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the "**Effective Date**") and made by and between Jane C. Golden, a single person ("**Golden**") for the benefit of Select Development Contracting LLC, an Idaho limited liability company ("**Select**").

RECITALS

A. Golden owns that certain parcel of real property legally described on Exhibit A, attached hereto (the "**Golden Parcel**").

B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

C. The Golden Parcel and the Select Parcel are (or may be) subject to the following road maintenance agreements related to the maintenance of the private road commonly known as "E. Rodeo Lane" (collectively, the "**Road Maintenance Agreements**"):

   a. That certain Road Maintenance Agreement recorded in the real property records of Ada County, Idaho on May 14, 2014 as Instrument No. 114036805; and
   b. That certain Road Maintenance and Easement Agreement recorded in the real property records of Ada County, Idaho on December 17, 2017 as Instrument No. 2017-120895.

D. Pursuant to the Road Maintenance Agreements, the Golden Parcel and the Select Parcel are collectively obligated to pay a share of the costs for the maintenance, care, upkeep and improvement of E. Rodeo Lane.

E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.

F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this "**Agreement**") is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the "**Effective Date**") and made by and between Jane C. Golden, a single person ("**Golden**") for the benefit of Select Development Contracting LLC, an Idaho limited liability company ("**Select**").

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B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

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E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.

F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above (which are incorporated herein by this reference), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Golden hereby forever releases and discharges Select and the Select Parcel from any obligations of any kind under the Road Maintenance Agreements.

2. If Select or the Select Parcel have any obligations under the Road Maintenance Agreements (or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane) to any third party, then Golden will timely, properly and fully perform such obligations.

3. Golden agrees to indemnify, defend and hold Select and the Select Parcel harmless from any claims, damages, losses or expenses of any kind whatsoever (including attorneys' fees) that relate to the Road Maintenance Agreements or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane.

4. If any party commences any action or proceeding against the other in order to enforce the provisions of this Agreement, or to recover damages as the result of the actual or alleged breach of any of the provisions of this Agreement, then prevailing party therein will be entitled to recover all reasonable costs incurred in connection therewith, as the case may be, including reasonable attorneys' fees and costs (including, if applicable, such fees and costs of any appeal).

5. Golden's obligations under this Agreement will be binding on Golden and Golden's successors and assigns, will run with the Golden Parcel, will be indivisible from the Golden Parcel, and will be binding on any person or entity that acquires any legal, equitable or other interest in the Golden Parcel. If Golden transfers fee simple title to the Golden Parcel, or any portion thereof, to any person or entity, then the successor in fee simple to the Property will be "Golden" under this Agreement with respect to the property transferred. This Agreement will run to the benefit of Select and its successors and assigns, including any future owner(s) of the Select Parcel.

6. This Agreement shall be recorded in the real property records of Ada County, Idaho. This Agreement may be modified only by a written instrument executed by the then current fee simple owners of the Golden Parcel and the Select Parcel, which instrument will be effective when it is recorded in the real property records of Ada County, Idaho.

[end of text; counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Golden" Jane C. Golden

Jane C. Golden

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Notary Signature

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Select" SELECT DEVELOPMENT AND CONTRACTING LLC, an Idaho limited liability company

By: _____
Randy L. Fullmer, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Randy L. Fullmer as a Member of Select Development and Contracting LLC.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

_____
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION OF THE GOLDEN PARCEL

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT *2* AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP *2* NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2
N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT *2*
S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE .AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/211 REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42 11 E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE
S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE
S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3;
THENCE ALONG SAID SOUTHERLY LINE
N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2
N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 88°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the POINT OF BEGINNING;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

Thence South 50°10'43" East 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the POINT OF BEGINNNG.

Also excepting therefrom:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE,
SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION OF THE SELECT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
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NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

SELECT DEVELOPMENT

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

07 October 2020

RE: Lugarno Terra Subdivision Expansion
NORTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 38.5 acres of property directly north of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

North Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision North Expansion will include 133 single family residential lots ranging in size from ±5,612SF to ±13,100SF. Density per acre is 3.4 residential units per acre.
- Project will be constructed in two Phases, North and South phases.
- Amenities will include central park area, shelter w/grill in main park area, walking paths w/benches providing connectivity throughout, playground, and tennis/pickleball court.
- Common/Open Space area totaling 3.13 acres.
- Large Landscape Buffer along future South Stroebel Road and East Ardell Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 13.8% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average $475,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- South Stroebel Road will be constructed the entire length of the east boundary of the Sub with the development of this project.
- Proposing full access from both existing Lugarno Terra Subdivision and South Stroebel Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on two phases, there will be a North and South phase. There is an existing open irrigation ditch that does not fall within any jurisdiction. The applicant's goal is to start site work this winter on tiling the irrigation ditch prior to 2021 irrigation season. The applicant is proposing phase 1 this coming 2021 with phase 2 to follow dependent on economic state.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Two access points are proposed one from existing Lugarno Terra subdivision and the other off the future South Stroebel Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

Lugarno Terra Subdivision – North Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
133 Single Family Homes
Estimated Valuation of $475,000 per Home

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	$135,822.14
3	0.000118422	EMERGENCY MEDICAL	$7,481.31
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	$44,319.73
9	0.004084898	SCHOOL DISTRICT NO.3	$258,063.43
11	0.000402437	KUNA LIBRARY	$25,423.96
17	0.002173433	KUNA CITY	$137,306.63
22	0.000098827	KUNA CEMETERY	$6,243.40
28	0.0009982	KUNA FIRE	$63,061.29
43	0.000021106	MOSQUITO ABATEMENT	$1,333.37
100	0.000124293	COLLEGE OF WESTERN IDAHO	$7,852.21
TOTAL	**0.010873089**		**$686,907.47**

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City's vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.
Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kun a City Code 5-1A-8.

William T. Edwards Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards

10.07.2020

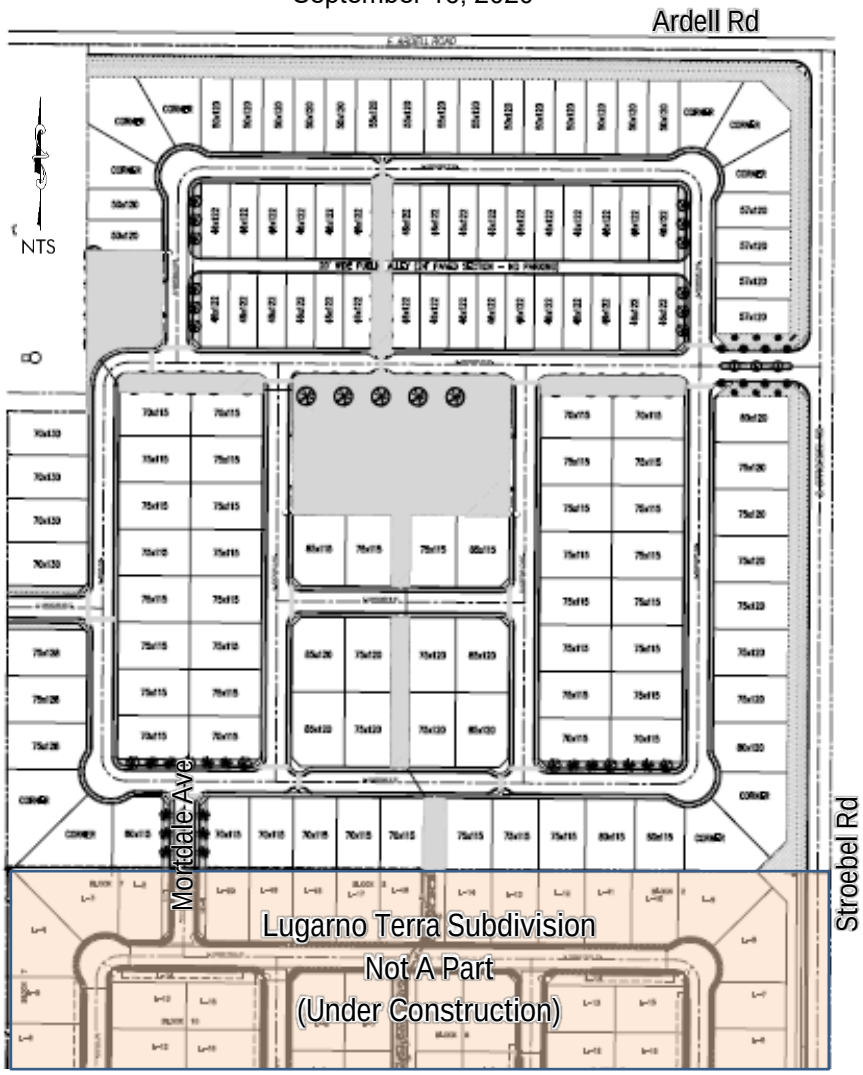
Applicant/agent signature: Date:

TRAFFIC IMPACT STUDY

LUGARNO TERRA NORTH

Kuna, Idaho

September 16, 2020



Prepared For:

Select Development Co.

Prepared By:

GR ENGINEERING, INC.

181 East 50th Street
Garden City, ID 83714
(208) 841-4996

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EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Lugarno Terra North development located east of Meridian Road between Hubbard Road and Deer Flat Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department, (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2020 Existing traffic
- 2024 Build-out year background traffic
- 2024 Build-out year total traffic

Table 1 – Proposed Roadway and Intersection Improvements Summary

Study Area Intersection or Roadway		2020 Existing	2024 Build-Out Year	
			Background	Total
1	Columbia Rd and Locust Grove Rd	None	**3x3 Signal or Single-lane roundabout**	None beyond prior improvements
2	Hubbard Rd and Locust Grove Rd	None	None	None
3	Meridian Rd and Deer Flat Rd	**Dual EB Left-Turn Lanes**[1]	**SBR Overlap Phase**[1]	None beyond prior improvements[1]
4	Stroebel Rd and Deer Flat Rd	None	None	None
5	Locust Grove Rd and Deer Flat Rd	None	None	None
6	Stroebel Rd and Hubbard Rd	N/A	**EB right-turn lane**[2]	None beyond prior improvements[2]
7	Ardell Rd and Meridian Rd	N/A	**NB right-turn lane**[2]	None beyond prior improvements[2]
8	Ardell Rd and Locust Grove Rd	N/A	**SB right-turn lane**[2]	None beyond prior improvements[2]
Locust Grove Rd, Columbia Rd to Hubbard Rd		None	None	None
Locust Grove Rd, Hubbard Rd to Deer Flat Rd		None	None	None
Deer Flat Rd, West of Locust Grove Rd		None	None	None

[1] One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

[2] Turn lane based on ACHD or ITD guidelines; intersection meets minimum operational thresholds without turn lane

1.0 Proposed Development

1.1 Lugarno Terra North is estimated to contain 133 single-family dwelling units. The expected build-out year is 2024 but may change depending on market conditions.

1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition,* both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 1,352 trips per weekday with 99 trips during the AM peak hour and 134 trips during the PM peak hour.

- Based on the proposed land use, the development is not expected to retrain trips within the site
- Based on the proposed land use, the development is not expected to attract pass-by trips
- All trips generated by the development were assumed to be made by personal or commercial vehicles

1.3 The estimated site traffic distribution patterns are:

- 10% with origins/destinations west of the site
- 18% with origins/destinations east of the site
- 57% with origins/destinations north of the site
- 15% with origins/destinations south of the site

1.4 Lugarno Terra North does not have site frontages on the existing roadways to have direct access to the transportation system. Lugarno Terra North is planning to construct one-half of Ardell Road along the northern site frontage and Stroebel Road along the eastern site frontage. Lugarno Terra North is proposing one full access on Stroebel Road and connectivity to Mortdale Avenue within the existing Lugarno Terra Subdivision for site access:

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

2.1 With 2020 existing traffic, all study area intersections meet minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours based on the existing signal timing plan, exceeding ACHD's and ITD's minimum operational thresholds.
  - Construct one additional eastbound left-turn lane
    - Dual eastbound left-turn lanes are needed to accommodate the existing eastbound left-turn volume, which exceeds 470 vehicles per hour (vph) in the AM and exceeds 260 vph in the PM peak hour
    - The eastbound left-turn lane group is expected to operate with a v/c ratio of 0.93 in the AM peak hour with dual eastbound left-turn lanes, exceeding ITD's 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold.
    - The intersection and all other lane groups are expected to meet minimum operational thresholds

2.2 With 2020 existing traffic, none of the study area intersections require turn lanes based on ACHD's or ITD's turn-lane guidelines.

2.3 With 2020 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2020 existing traffic operations.

3.0 Improvements Needed to Mitigate 2024 Build-Out Year Background Traffic

3.1. With 2024 background traffic, two study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations, or with the preceding improvements needed under 2020 existing traffic. The intersections, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The southbound right-turn lane group is expected to operate with a v/c ratio of 1.00 during the PM peak hour, which exceeds ITD's 0.90 threshold.
  - Modify the signal to allow the southbound right-turn movement to operate with an overlap phase
    - The southbound right-turn volume exceeds 350 vph in the AM peak hour and exceeds 550 vph in the PM peak hour

- Columbia Road and Locust Grove Road intersection (two options)
  - The intersection exceeds minimum operational thresholds in the AM and PM peak hours. The eastbound approach in the AM peak hour and the westbound approach in the PM peak are expected to operate with v/c ratios above 1.00, which exceeds ACHD's 1.00 threshold.
  - Traffic signal with left-turn lanes on all approaches (3x3 signal)
    - The intersection is expected to meet MUTCD traffic signal Warrants 1 and 2 (eight-hour and four-hour vehicular volume) with 2024 background traffic conditions
  - Single-lane roundabout
    - The intersection is identified in the ACHD 2020 Capital Improvement Plan (CIP) for improvements

3.2. The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS D under 2024 PM peak hour background traffic conditions. The intersection is not expected to meet signal warrants under 2024 background traffic conditions.

3.3. With 2024 background traffic, three study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines, which were also identified in the previous TISs for in-process developments in the area. The intersections and turn lanes warranted are:

- Stroebel Road and Hubbard Road intersection
  - Eastbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts
- Ardell Road and Meridian Road intersection
  - Northbound right-turn lane
    - Identified in the Ledgestone Plaza Subdivision TIS to mitigate the development's impacts
- Ardell Road and Locust Grove Road intersection
  - Southbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts

3.4. With 2024 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the signal modifications, no capacity improvements are needed on the study area roadway segments to mitigate 2024 background traffic operations.

4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic

4.1 With 2024 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding mitigation improvements. None of the study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines beyond those warranted under 2024 background traffic conditions. As a result, no additional improvements beyond the improvements needed to mitigate 2020 existing traffic and 2024 background traffic are proposed to mitigate 2024 total traffic operations.

4.2 The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS E in the PM peak hour. The intersection is not expected to meet signal warrants under 2024 total traffic conditions.

4.3 The estimated site traffic as a percentage of the 2024 total traffic at the study area intersections are:

- Columbia Road and Locust Grove Road intersection – AM peak = 1.6%, PM peak = 2.1%
- Hubbard Road and Locust Grove Road intersection – AM Peak = 3.7%, PM peak = 4.0%
- Deer Flat Road and Meridian Road intersection – AM Peak = 1.1%, PM peak = 1.2%
- Stroebel Road and Deer Flat Road intersection – AM Peak = 6.2%, PM peak = 6.2%
- Locust Grove Road and Deer Flat Road intersection – AM Peak = 0.9%, PM peak = 0.8%
- Stroebel Road and Hubbard Road intersection – AM peak = 5.9%, PM peak = 7.1%
- Ardell Road and Meridian Road intersection – AM Peak = 1.9%, PM peak = 2.0%
- Ardell Road and Locust Grove Road intersection – AM Peak = 2.4%, PM peak = 2.5%

4.4 With 2024 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Beyond the intersection improvements, no roadway capacity improvements are needed to mitigate 2024 total traffic operations.

4.5 The estimated site traffic as a percentage of 2024 total traffic on the study area roadway segments are:

- Locust Grove Road between Columbia Road and Hubbard Road – AM Peak = 4.6%, PM peak = 4.3%
- Locust Grove Road between Hubbard Road and Deer Flat Road – AM Peak = 2.9%, PM peak = 2.2%
- Deer Flat Road west of Locust Grove Road – AM peak = 1.4%, PM peak = 0.8%

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name "Lugarno Terra Subdivision No 2" would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.
Using Lugarno Terra South would be approvable, or you can choose another name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

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.

Jerry or Glen,
I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.
Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.
PO Box 1030
Meridian, Idaho 83680

wedwards@selectdev.com

Lugarno Terra North

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: N1/2 SW1/4 Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: Rodeo Subdivision Lot: Block:

Site Address: 2075 E Rodeo Lane Tax Parcel Number(s): R7534260375, R7534260500

Kuna, ID 83634 R7534260218, R7534260156, S1419223001

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

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

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

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	***Brief Description***
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Lugarno Terra North Expansion
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGARNO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	Name	Address	Zip	Phone
1	Jane Gallo	1863 E. Rodeo Ln	83634	208-860-1417
2	Robert Truax	1888 E Rodeo Ln	83634	208 890 0311
3	DAN-SHIRLEY GROTHAUS	2404 E. DEER FLAT	83634	208-890-2234
4				
5				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020 Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road. Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

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

William T. Edwards

Printed Name

Signature

10.07.2020

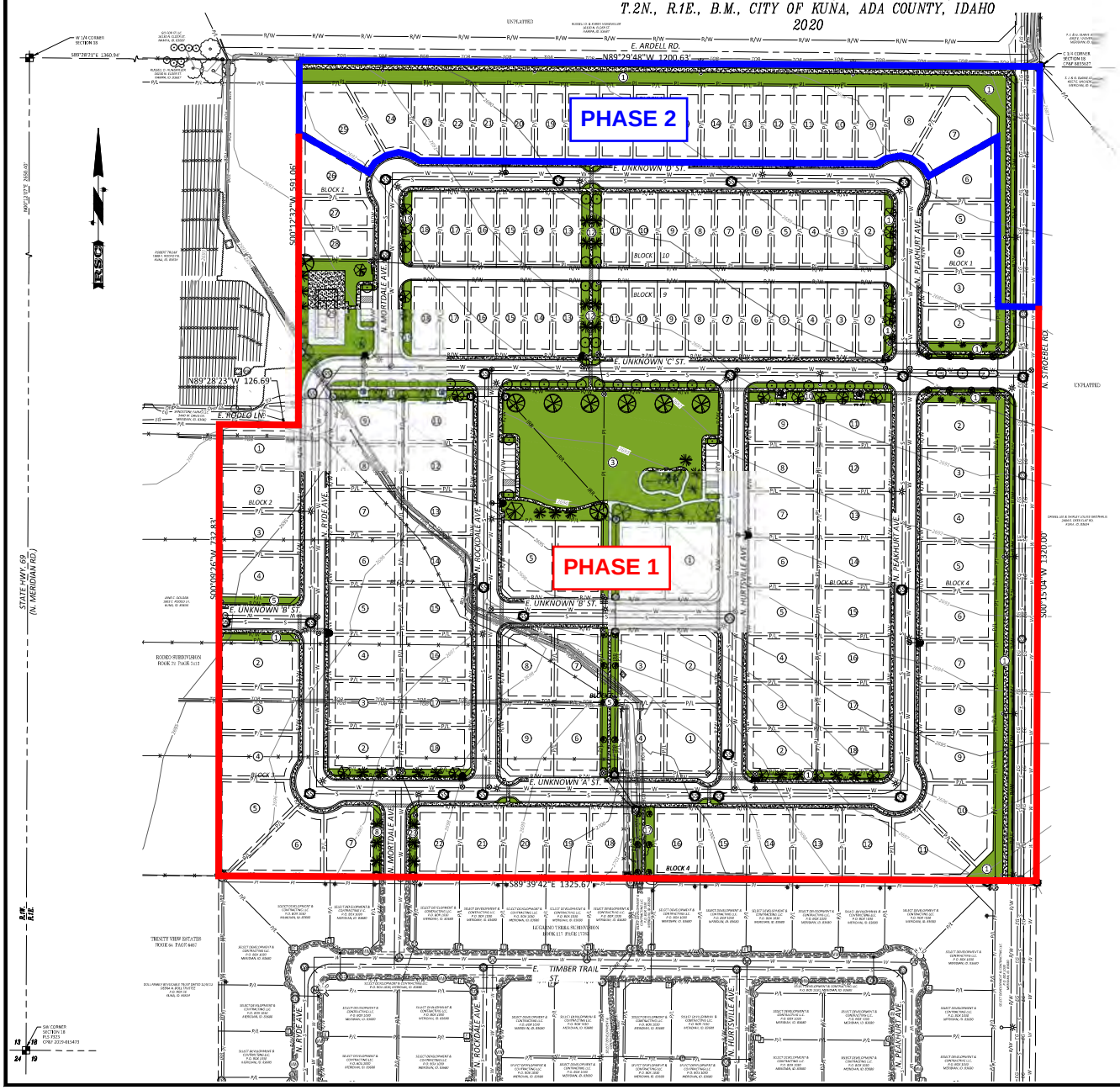
Date

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



VICINITY MAP
NTS

LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- R/W — RIGHT OF WAY LINE
- P/L — DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# — TEMPORARY BENCHMARK
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- CONCRETE
- S — SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- SD — STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- IRR — GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PI — PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OHP — OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UV — UTILITY VAULT
- PM — POWER TRANSFORMER
- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX
- SIGN

PROPOSED

- R/W — RIGHT OF WAY LINE
- CENTERLINE
- P/L — LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 1 — LOT NUMBER
- BLOCK 1 — BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- S — SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- FIRE HYDRANT
- PI — PRESSURE IRRIGATION LINE
- BLOWOFF ASSEMBLY
- IRR — GRAVITY IRRIGATION PIPE
- GRAVITY IRRIGATION MANHO
- GRAVITY IRRIGATION BOX
- STREET LIGHT

DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING LLC P.O. BOX 1030 MERIDIAN, ID 83680	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

811 Know what's below. Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER		
WATER		
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION		
FIRE		

Revisions

△	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office: (208) 342-3277
www.rocksolidcivil.com

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Project Name: LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1
1 of 4

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install $\frac{3}{4}$" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 162
• E. UNKNOWN 'C' ST (NORTH)	118'	2 / 2	3 / 3	12 / 18
• E. UNKNOWN 'C' ST (SOUTH)	118'	2 / 2	3 / 3	12 / 12
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. UNKNOWN 'B' ST (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'B' ST (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'A' ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	20,432	25	25
• BLOCK 4 / LOT 17	4,095	5	5
• BLOCK 5 / LOT 10	6,778	8	8
• BLOCK 6 / LOT 5	6,909	9	9
• BLOCK 7 / LOT 10	6,778	8	8
• BLOCK 8 / LOT 3	82,913	104	104**
• BLOCK 10 / LOT 11	8,521	11	11

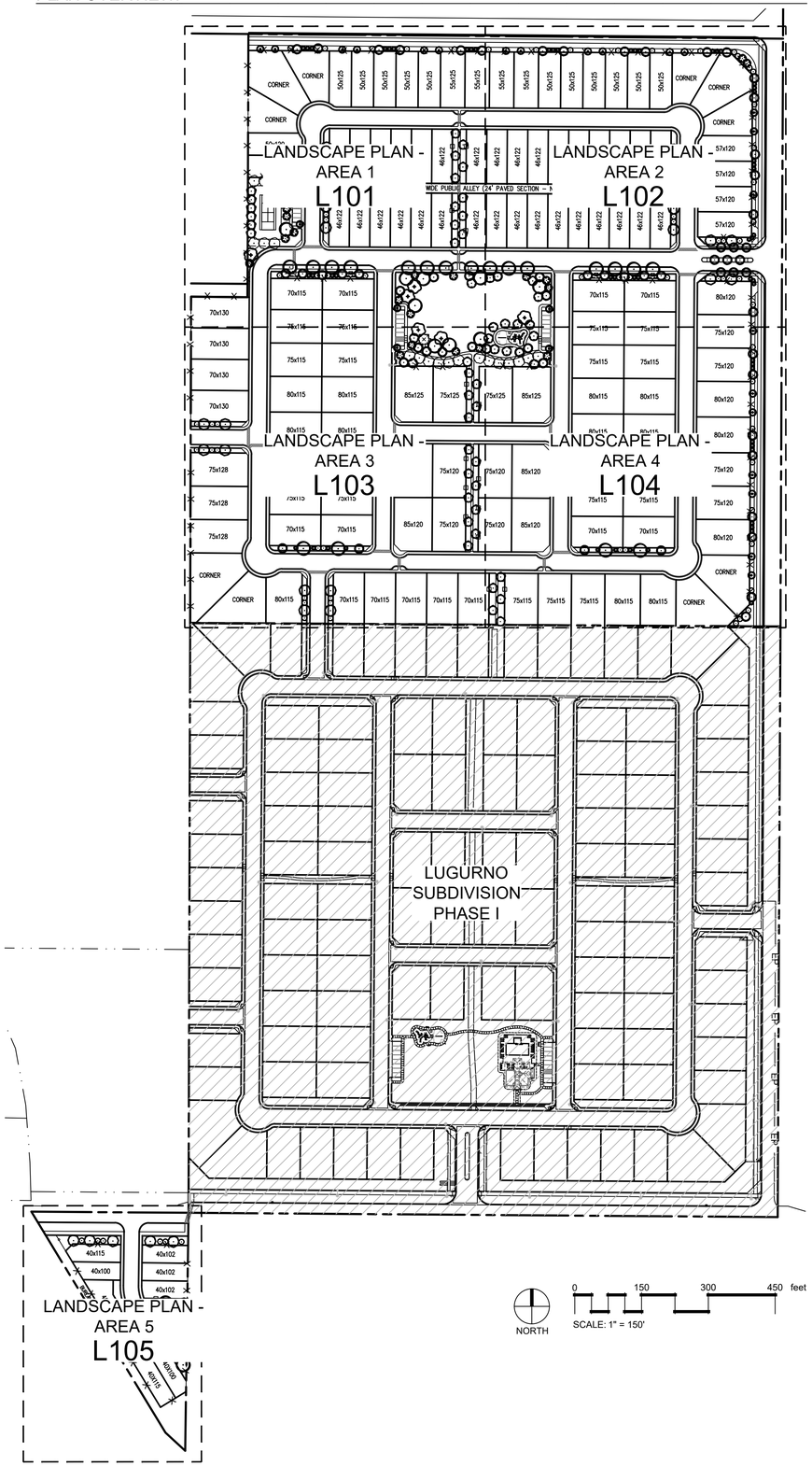
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. UNKNOWN 'C' ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
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WILLET C HOWARD, PLA
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Seals

PRELIMINARY

STATE OF IDAHO JESSEN BUSTER LICENSED LANDSCAPE ARCHITECT LA-16830 10.06.20

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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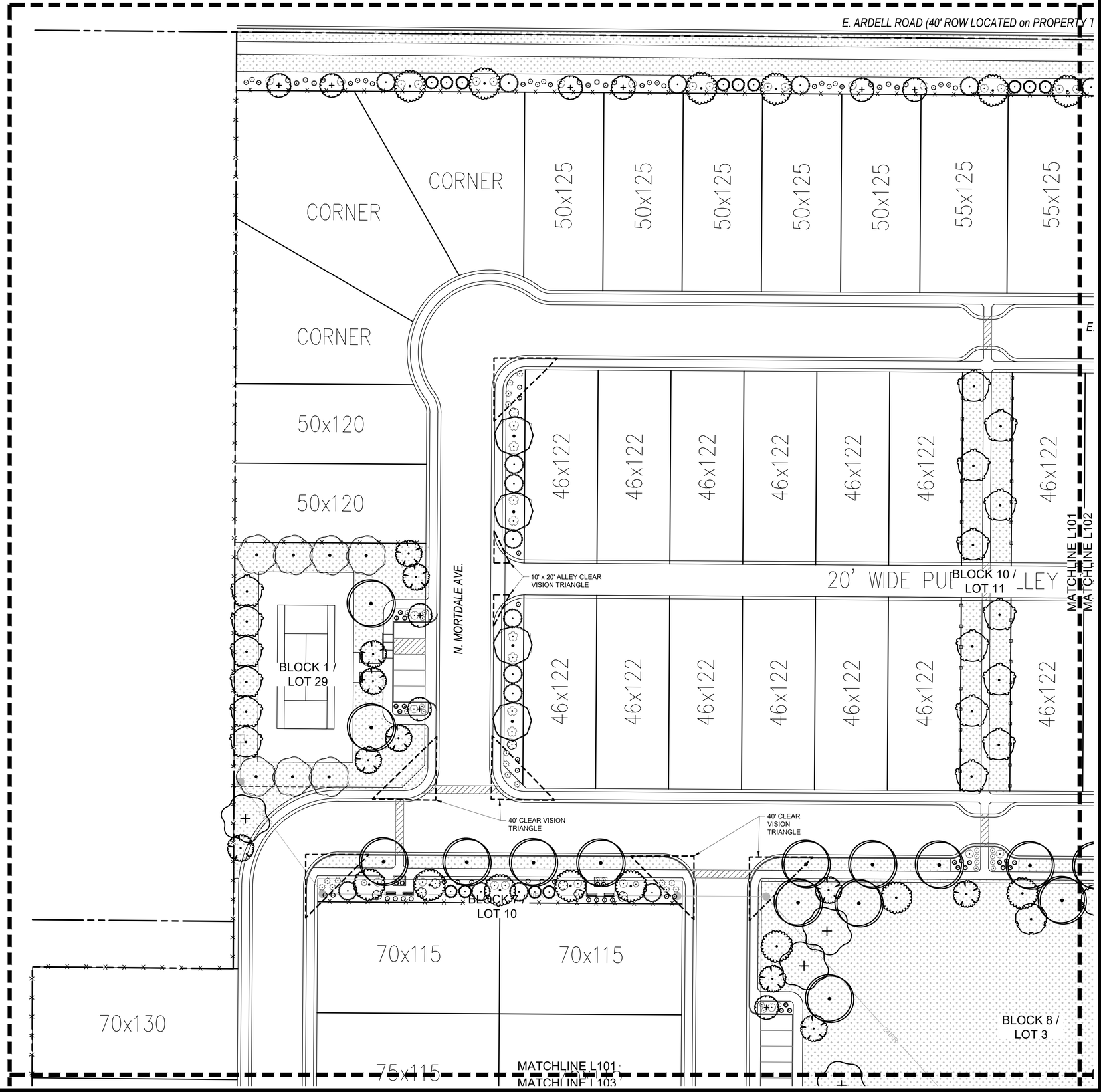
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

SCALE: 1" = 30'

0 30 60 90 feet

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Seals

PRELIMINARY

STATE OF IDAHO JESSEN BUSTER LICENSED LANDSCAPE ARCHITECT LA-16830 10.06.20

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWING BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

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	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
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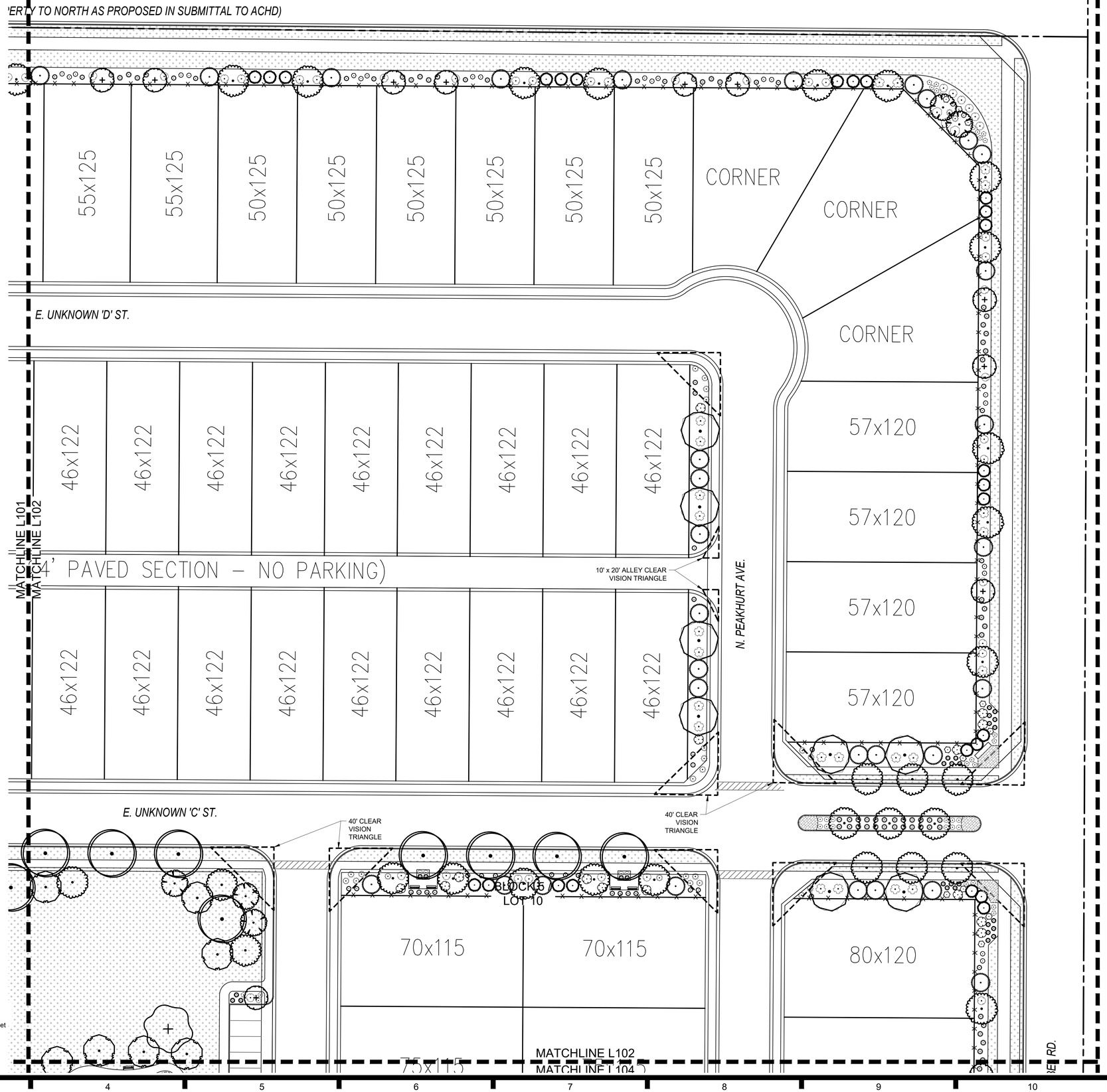
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



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PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`H X 25`W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
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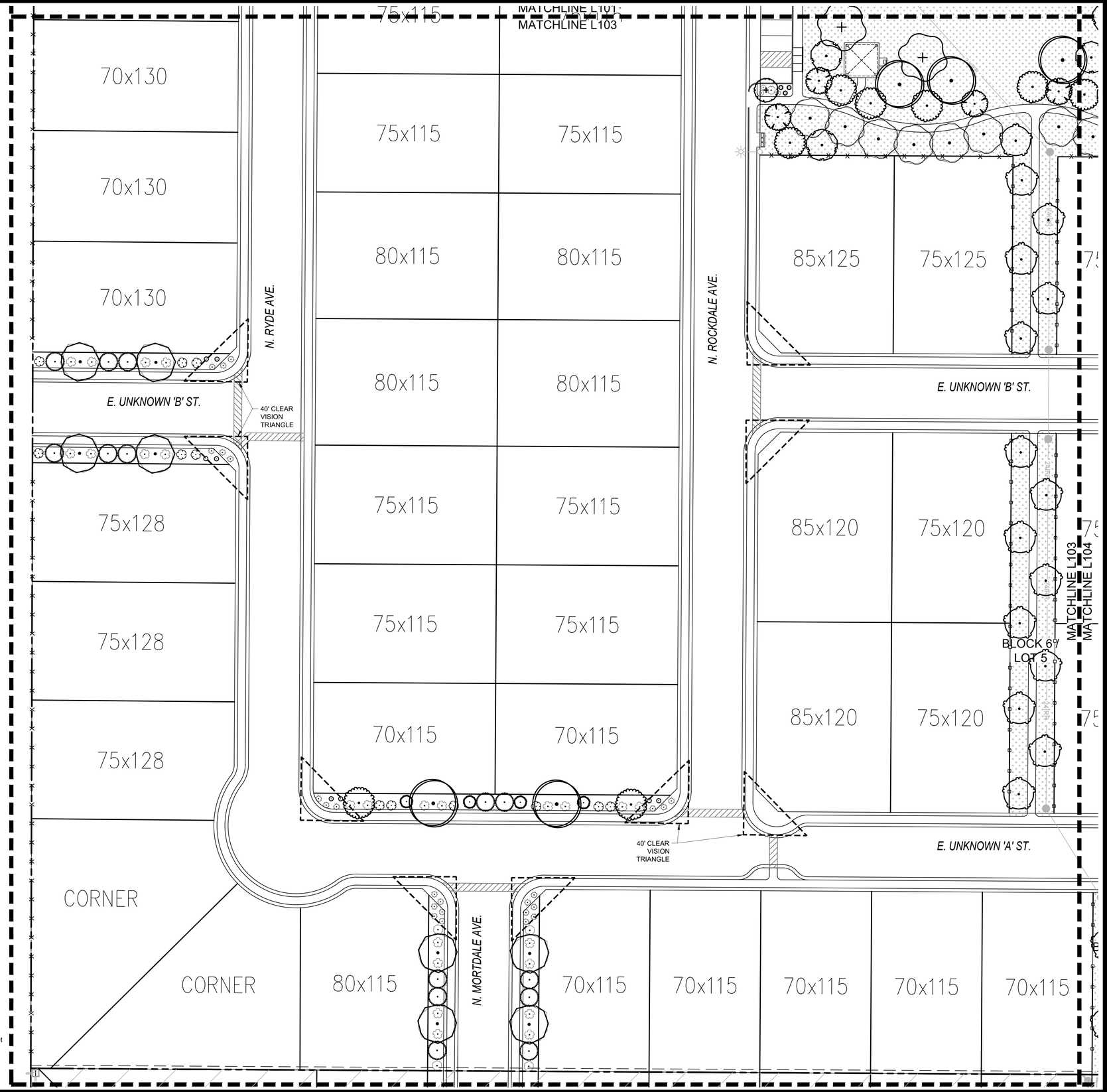
LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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STACK ROCK GROUP
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STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
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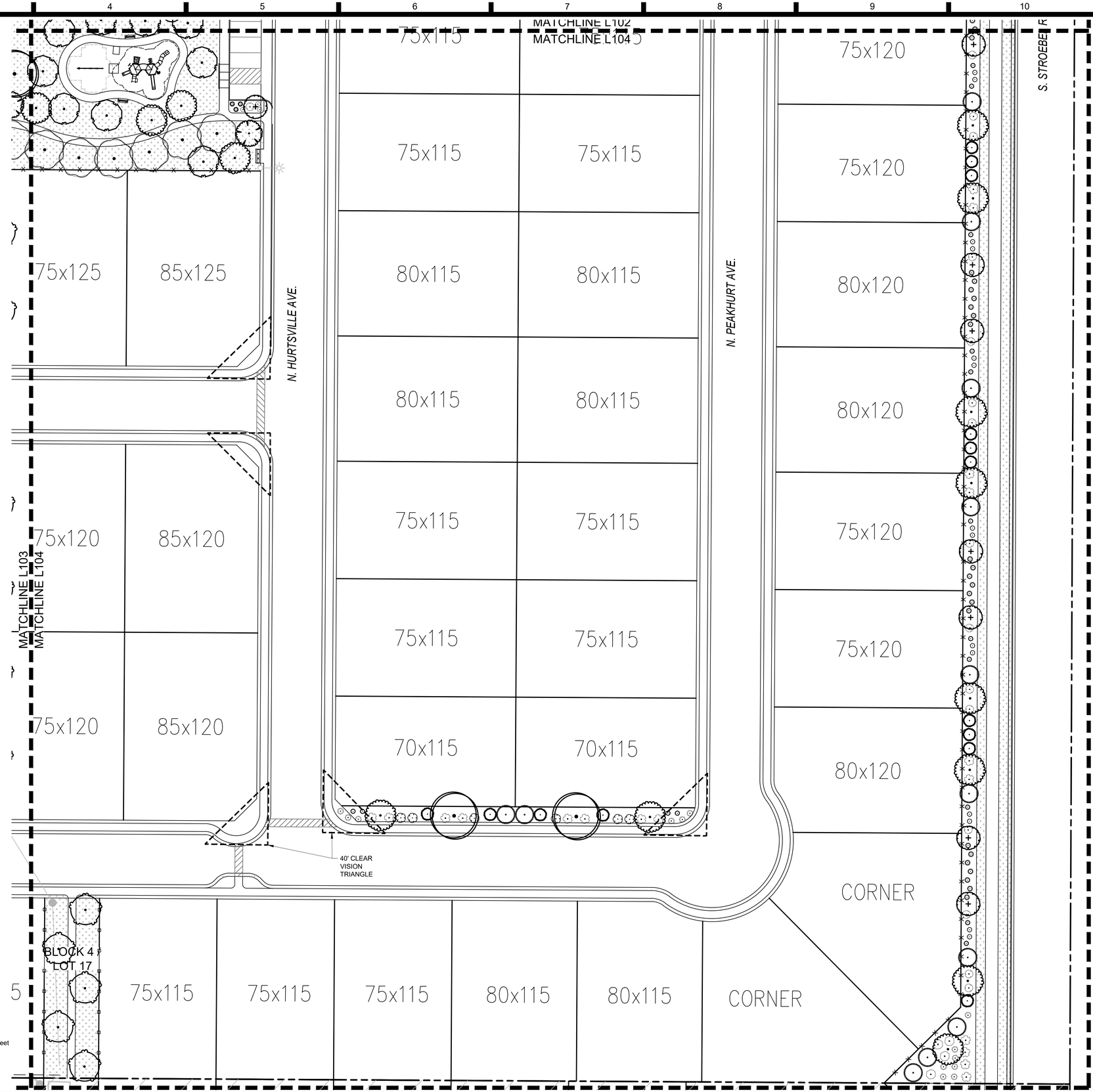
LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- —X—X— 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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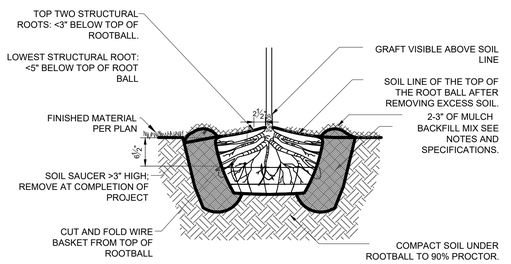
STACK ROCK GROUP - CITY REVIEW SET

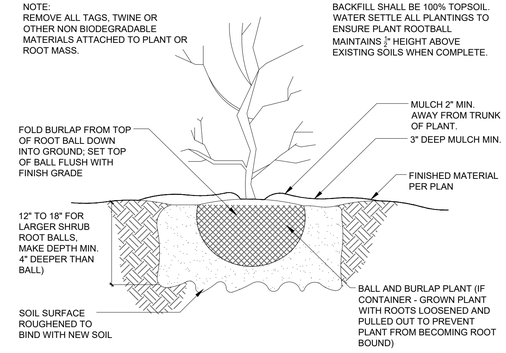
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{2}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

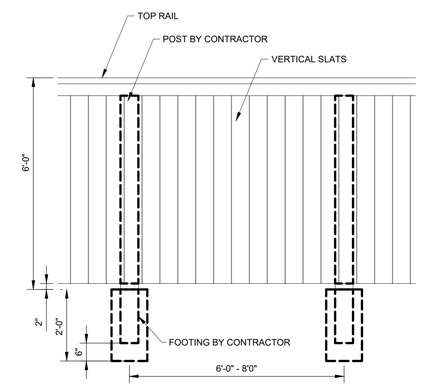
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



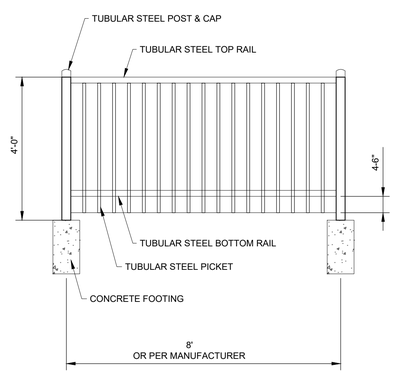
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



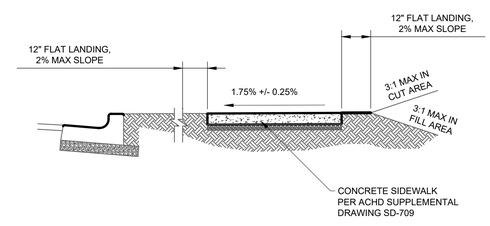
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

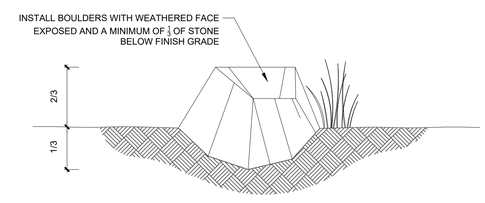


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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Seals
PRELIMINARY
STATE OF IDAHO JESSEN BUSTER LA-16830 10.06.20 LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L150

STACK ROCK GROUP - CITY REVIEW SET

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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 164
• E. FORT ERIE ST (NORTH)	118'	2 / 2	3 / 3	12 / 12
• E. FORT ERIE ST (SOUTH)	118'	2 / 2	3 / 3	12 / 13
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. WOODLAND DR (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. WOODLAND DR (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. SIENNA CREEK ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	19,679	25	25
• BLOCK 4 / LOT 17	4,025	5	5
• BLOCK 5 / LOT 10	3,320	4	4
• BLOCK 6 / LOT 5	6,796	8	8
• BLOCK 7 / LOT 10	3,326	4	4
• BLOCK 8 / LOT 3	76,498	96	96**
• BLOCK 9 / LOT 12	3,333	4	4
• BLOCK 10 / LOT 12	3,333	4	4

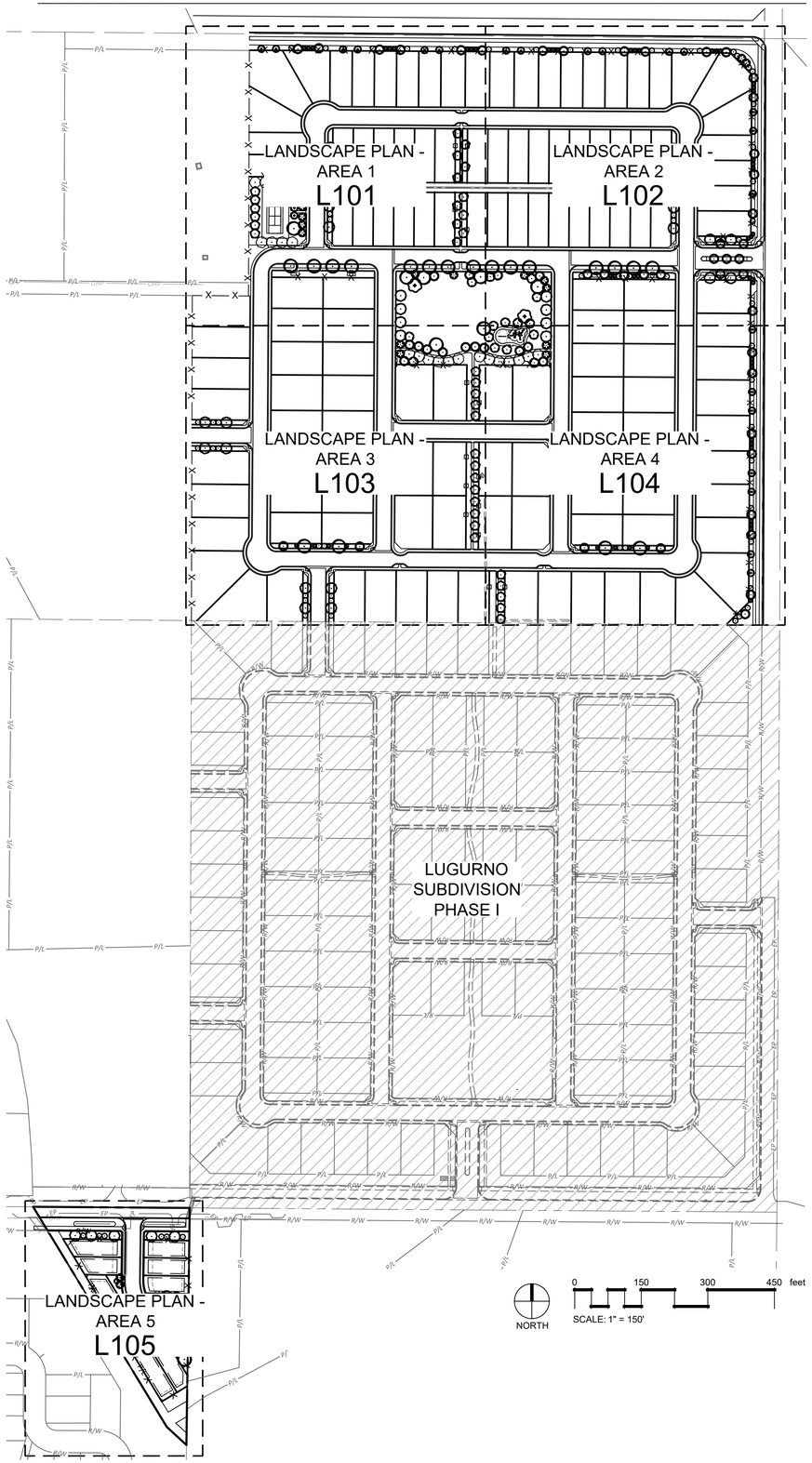
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. FORT ERIE ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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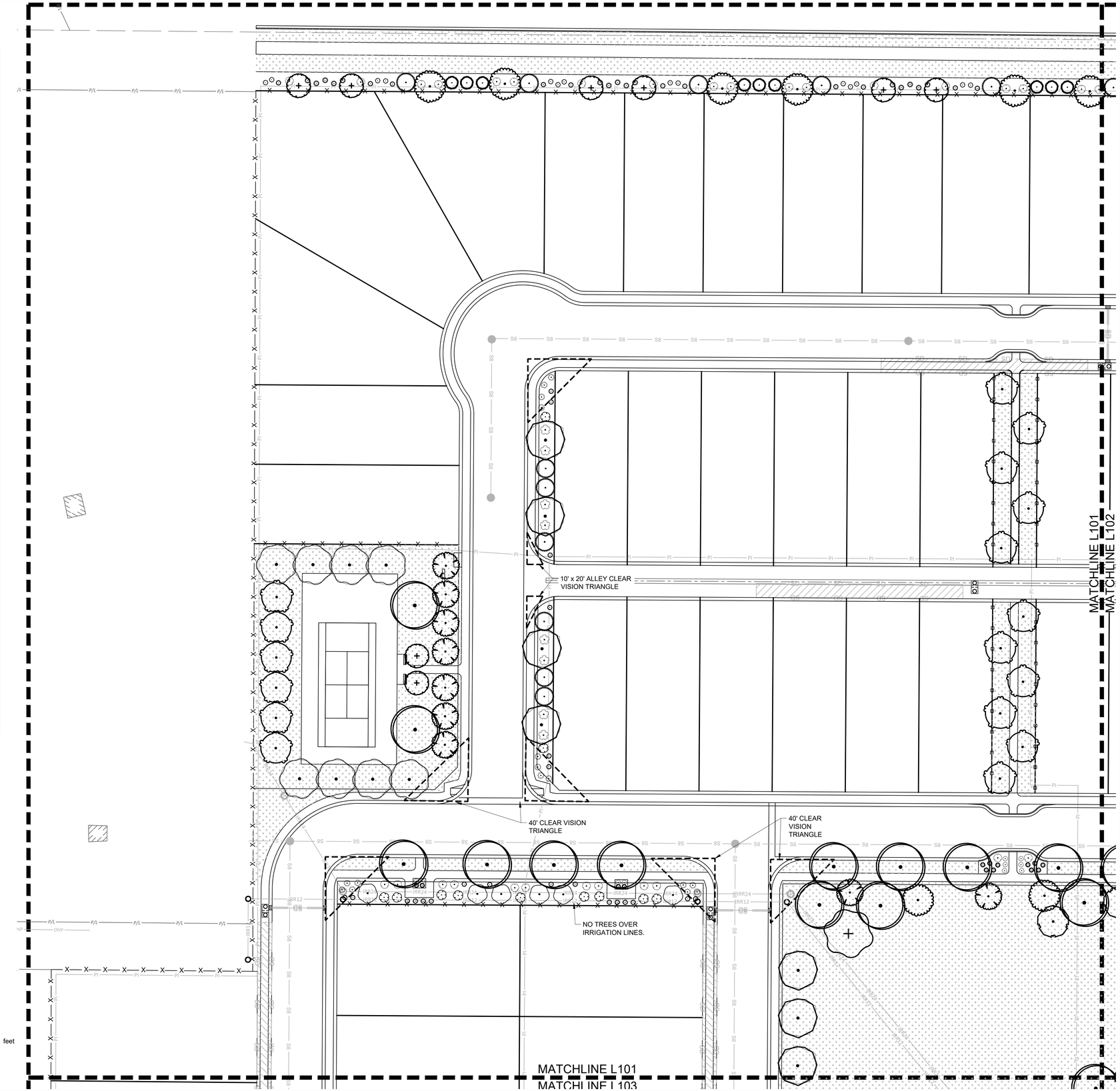
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
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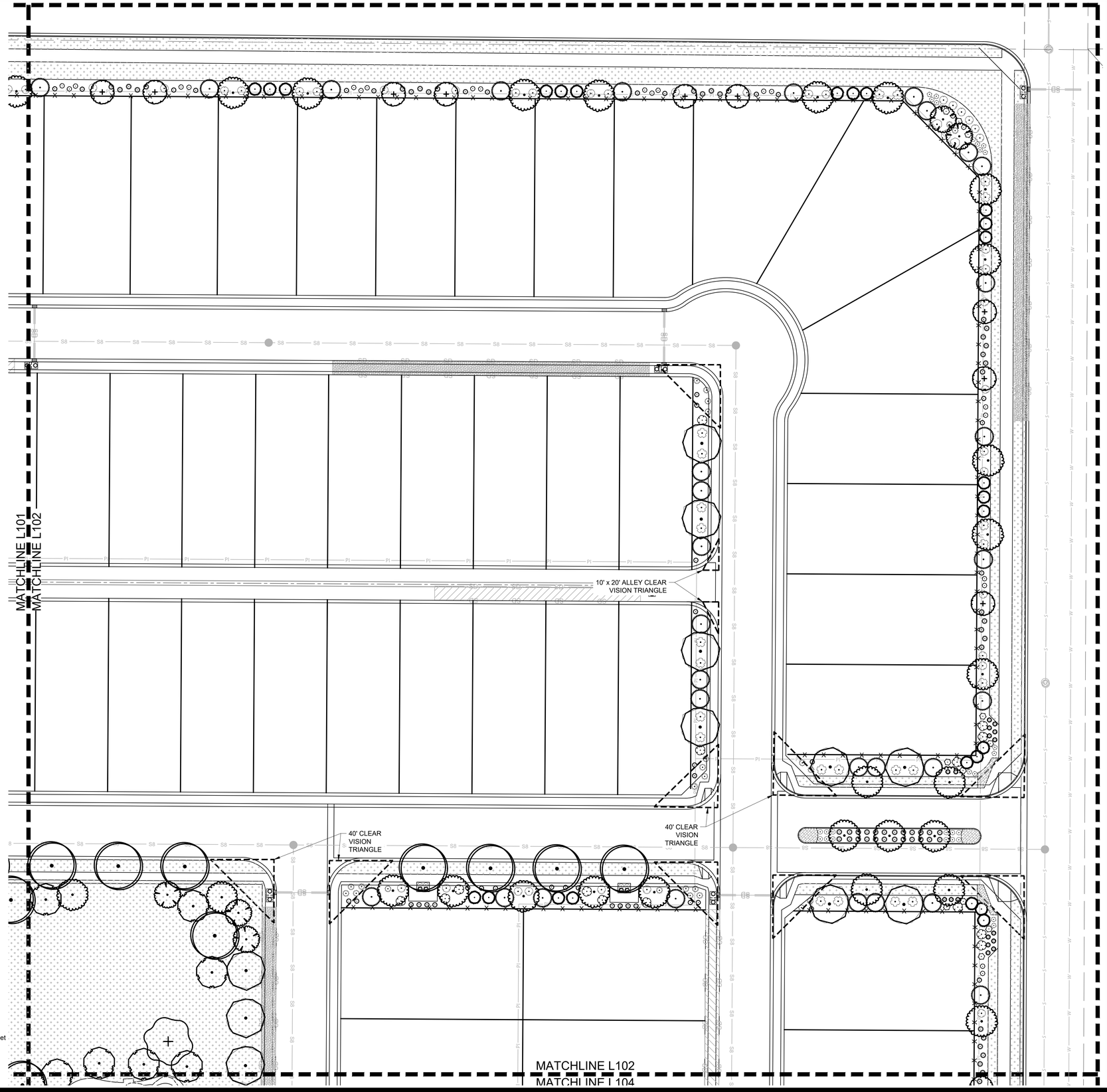
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH $\frac{3}{4}$" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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STATE OF IDAho
WILLET HOWARD
LA-16733
02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

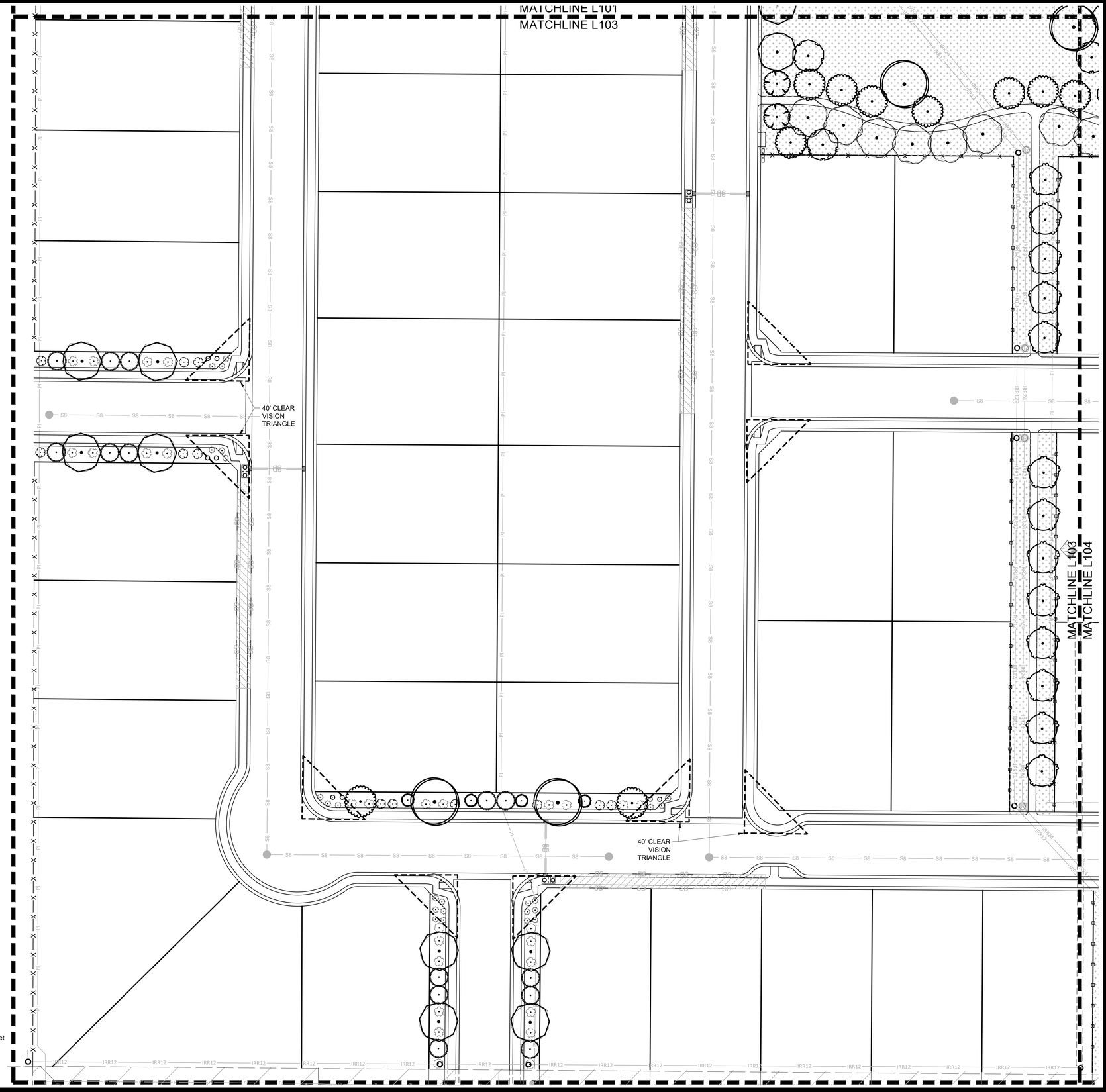
STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH $\frac{3}{4}$" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



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02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
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	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
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	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
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	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

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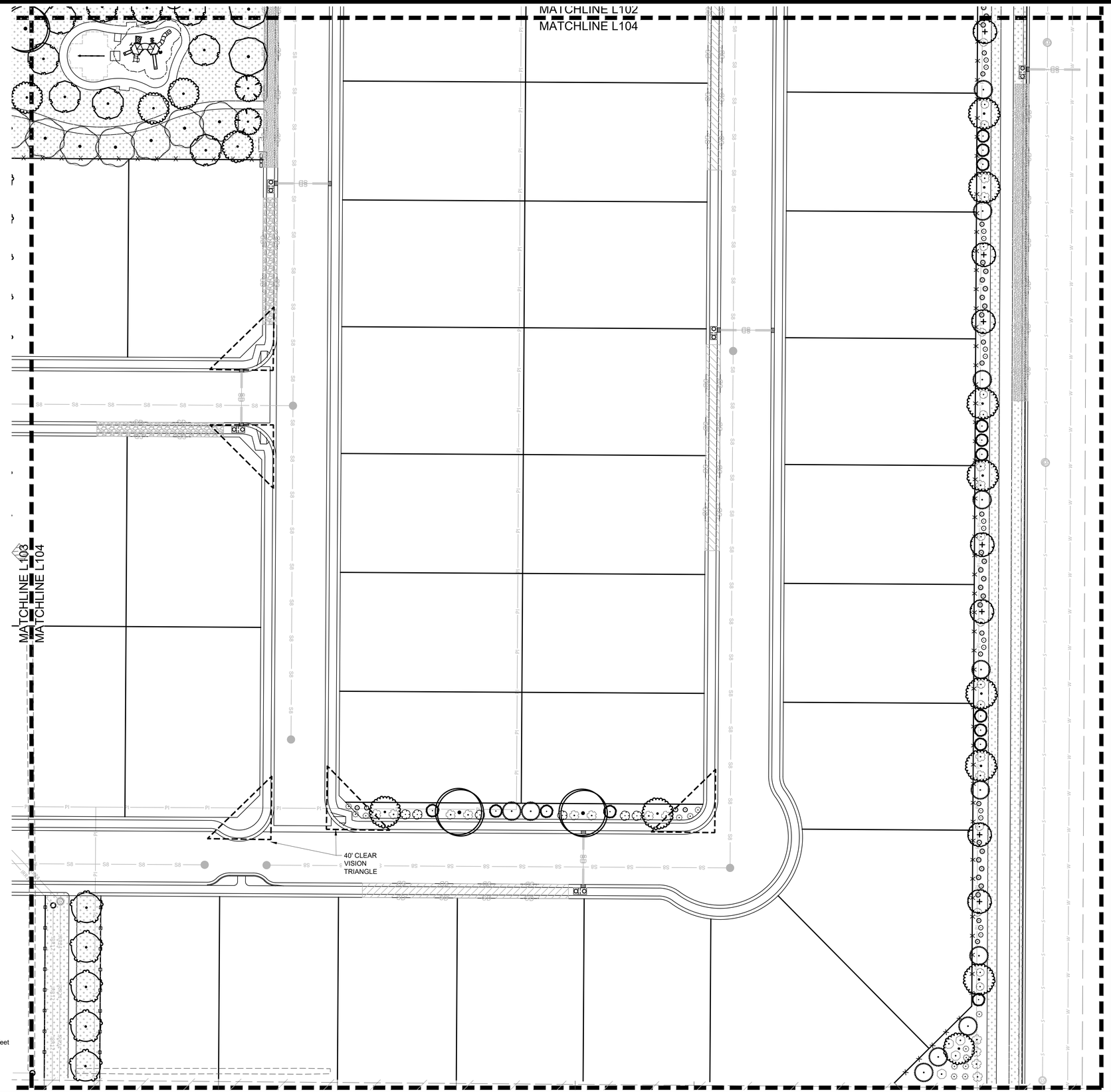
- 3" DEPTH $\frac{3}{4}$" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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Seals

PRELIMINARY

STATE OF IDAho
WILLET C. HOWARD
LA-16733
02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

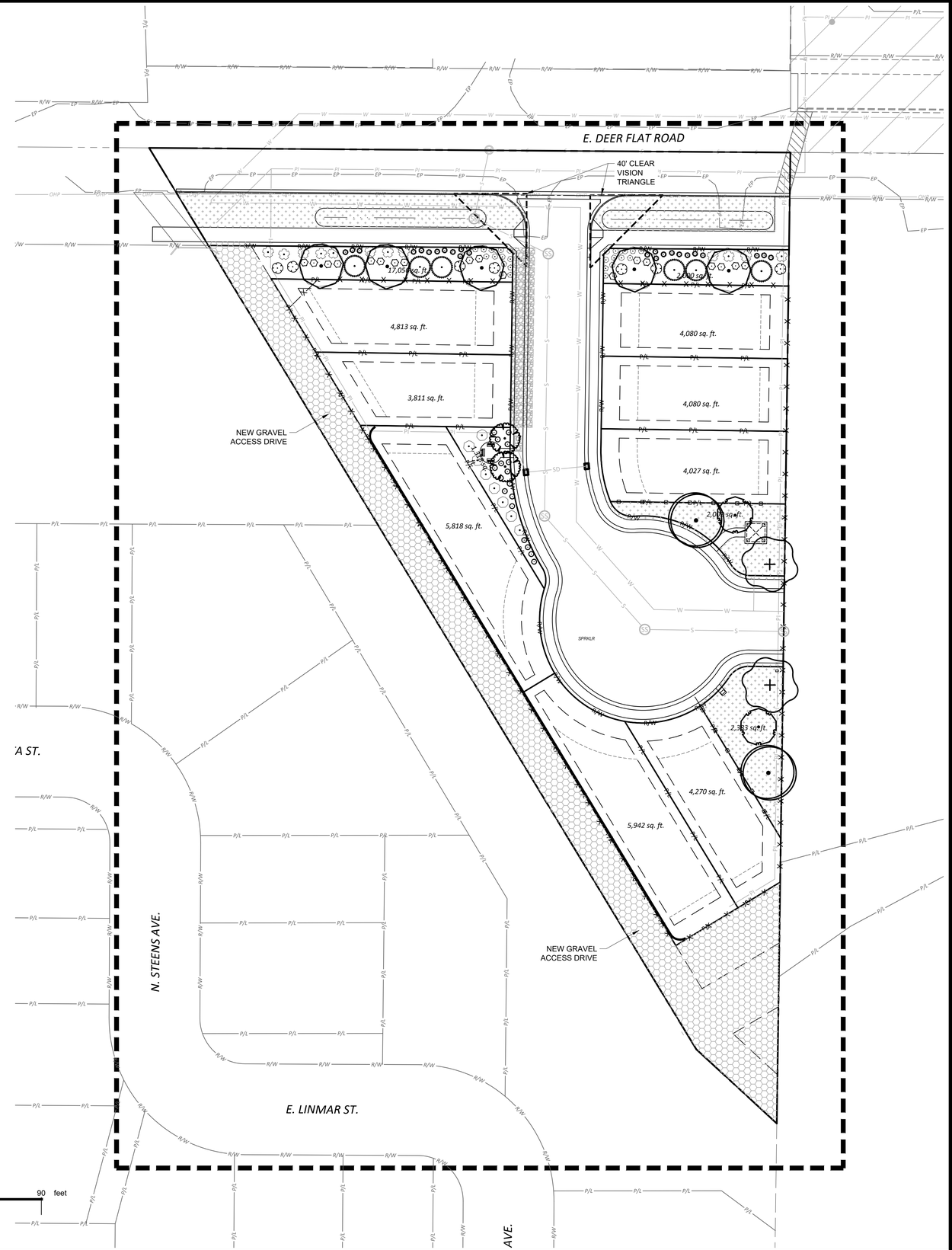
STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 85

COMMON LOT LANDSCAPING
*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 5
- AREA (SF): 2,009
- TREES REQUIRED: 3
- TREES PROVIDED: 3

COMMON LOT: BLOCK 2 / LOT 4
- AREA (SF): 1,318
- TREES REQUIRED: 2
- TREES PROVIDED: 2

COMMON LOT: BLOCK 2 / LOT 8
- AREA (SF): 2,383
- TREES REQUIRED: 3
- TREES PROVIDED: 3



NORTH

0 30 60 90 feet
SCALE: 1" = 30'

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PRELIMINARY
STATE OF IDAHO WILLET C. HOWARD LA-16733 02.08.21 LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE PLAN - AREA 5

SHEET NUMBER
L105

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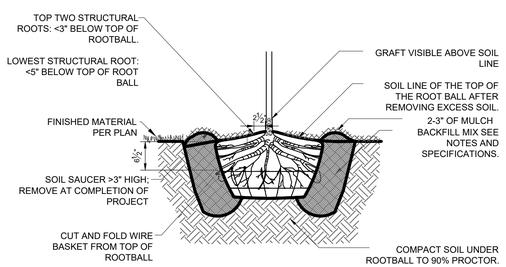
STACK ROCK GROUP - CITY REVIEW SET

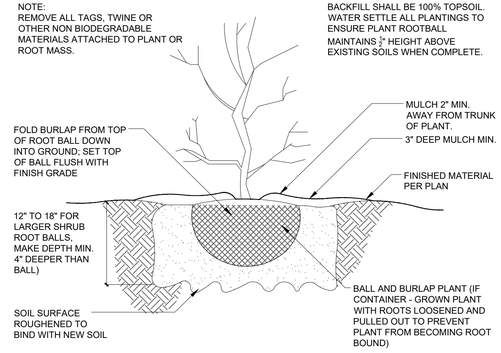
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{2}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

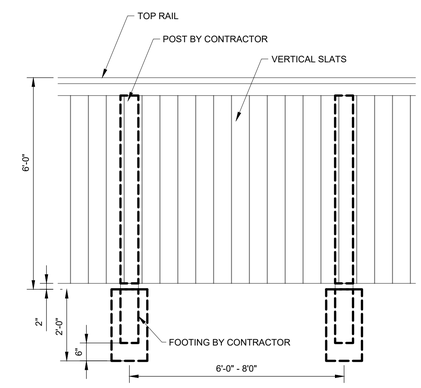
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{2}{3}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



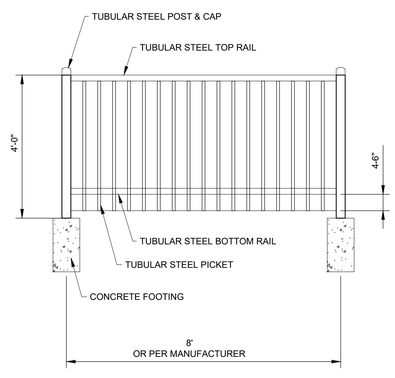
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



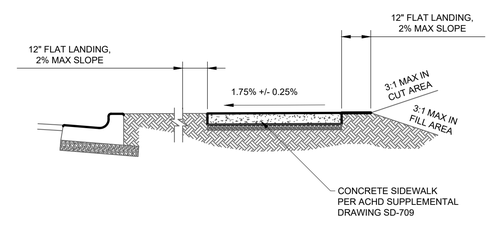
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

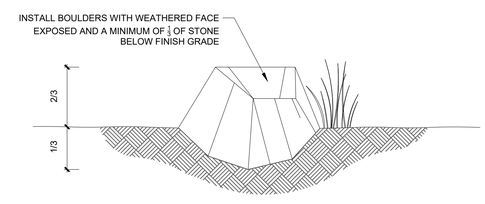


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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PRELIMINARY
STATE OF IDAHO WILLET C HOWARD LA-16733 02.08.21 LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L150

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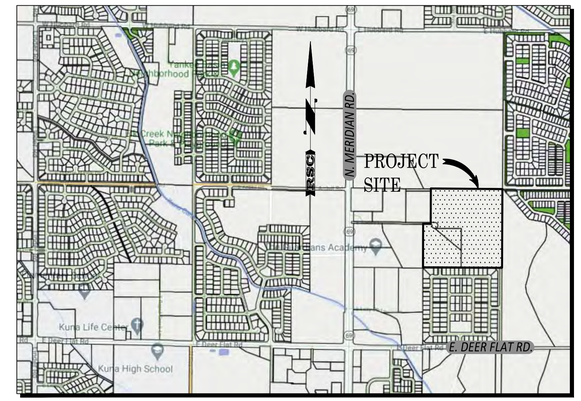
STACK ROCK GROUP - CITY REVIEW SET

PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
-NTS-

LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UTILITY VAULT
- POWER TRANSFORMER
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE OF SLOPE
- TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX
- SIGN

PROPOSED

- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- WATER LINE
- VALVE
- FIRE HYDRANT
- PRESSURE IRRIGATION LINE
- BLOWOFF ASSEMBLY
- GRAVITY IRRIGATION PIPE
- GRAVITY IRRIGATION MANHO
- GRAVITY IRRIGATION BOX
- STREET LIGHT

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

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ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	.	.
WATER	.	.
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	.	.
FIRE	.	.

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53

Drawn By: JF

Date: October 4, 2020

Sheet No. 1

SEE SHEET 4 FOR CONTINUATION

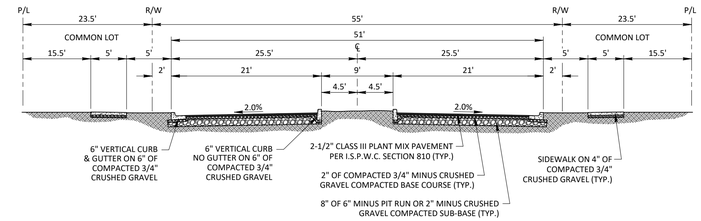
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

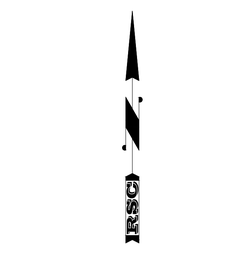
LUGARNO TERRA NORTH SUBDIVISION

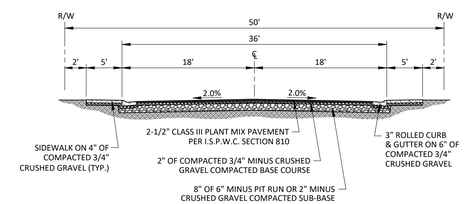
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-





TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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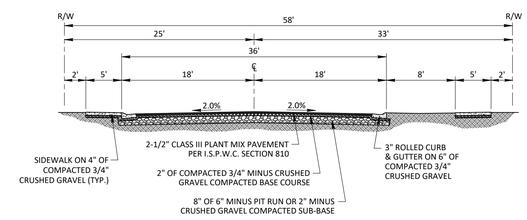

TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C02501
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.63 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.81 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,610 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,893 sq.ft.

Revisions

	Date	Description
1		
2		
3		
4		

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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 2

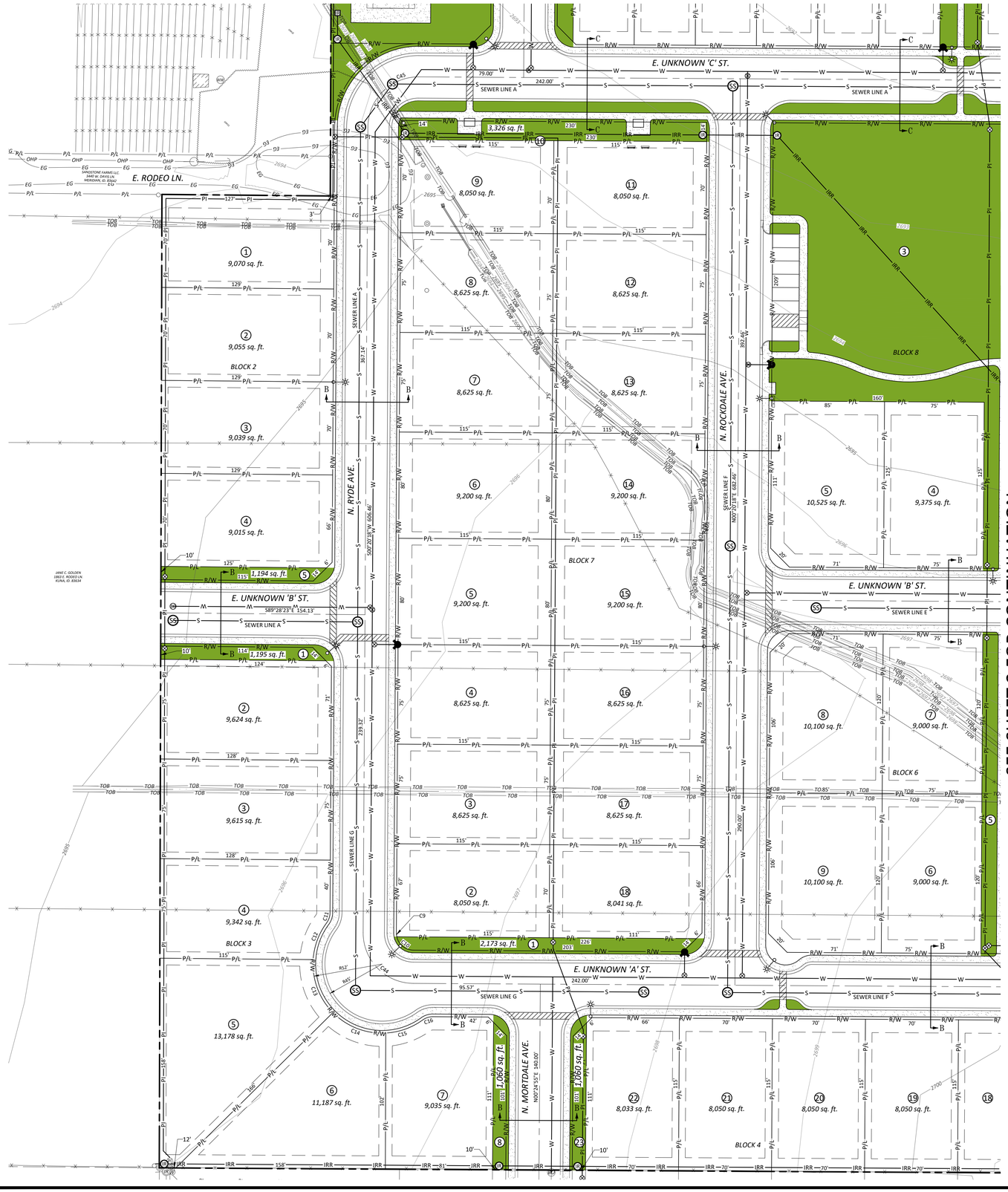
PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION

40 0 20 40 80

SCALE IN FEET
1"= 40'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	13.15'	20.00'	6.82'	37°40'32"	S67°57'29"E	12.92'
C18	1.00'	20.00'	0.50'	2°51'58"	S88°13'44"E	1.00'
C19	1.00'	20.00'	0.50'	2°51'58"	S88°54'19"W	1.00'
C20	13.15'	20.00'	6.82'	37°40'32"	S68°38'04"W	12.92'
C21	13.15'	20.00'	6.82'	37°40'32"	N67°57'29"W	12.92'
C22	1.00'	20.00'	0.50'	2°51'58"	N88°13'44"W	1.00'
C23	1.00'	20.00'	0.50'	2°51'58"	N88°54'19"E	1.00'
C24	13.15'	20.00'	6.82'	37°40'32"	N68°38'04"E	12.92'
C25	1.00'	13.00'	0.50'	4°24'42"	N87°27'21"W	1.00'
C26	19.42'	13.00'	12.04'	85°35'18"	N42°27'21"W	17.66'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	19.42'	13.00'	12.04'	85°35'18"	S43°07'56"W	17.66'
C35	1.00'	13.00'	0.50'	4°24'42"	S88°07'56"W	1.00'
C36	8.29'	13.00'	4.29'	36°32'17"	S71°23'34"E	8.15'
C37	11.27'	52.00'	5.65'	12°24'47"	N59°19'49"W	11.24'
C38	41.66'	52.00'	22.02'	45°54'16"	N88°29'20"W	40.56'
C39	42.43'	52.00'	22.48'	46°45'22"	S45°10'51"W	41.27'
C40	40.86'	52.00'	21.55'	45°01'30"	S00°42'35"E	39.82'
C41	11.54'	52.00'	5.79'	12°42'43"	S29°34'42"E	11.51'
C42	8.23'	13.00'	4.26'	36°16'21"	N17°47'53"W	8.09'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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UNDERGROUND WORK
208-342-1585

Revisions

	Date	Description
1		
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Civil Engineering and Land Development Consulting
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Office Phone: 208.342.3277
www.rocksolidcivil.com

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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53

Drawn By: JF

Date: October 4, 2020

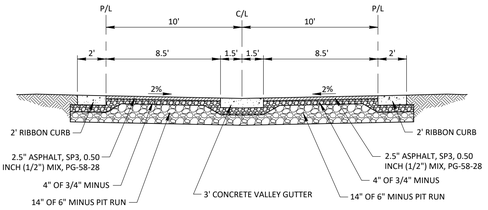
Sheet No. 3

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-

40 0 20 340 80

SCALE IN FEET

1"=40'

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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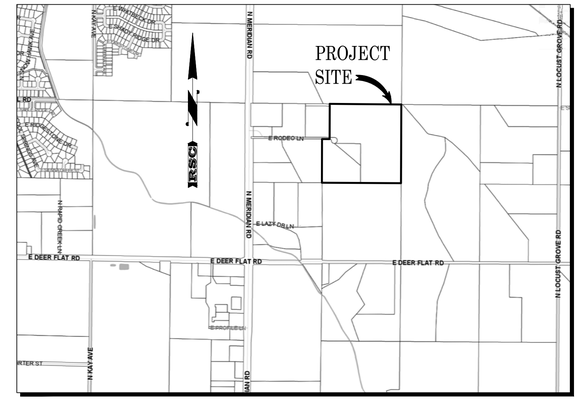
LUGARNO TERRA NORTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
-NTS-

LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- R/W — RIGHT OF WAY LINE
- P/L — DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- BM# — TEMPORARY BENCHMARK
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- CONCRETE
- S — SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- BO — WATER BLOWOFF
- SD — STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- IRR — GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- IRRIGATION BOX
- PI — PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OHP — OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- VLT — UTILITY VAULT
- TRNS — POWER TRANSFORMER
- AC — AIR CONDITIONING UNIT
- T — TELEPHONE RISER

EXISTING

- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 2696 — 1' CONTOUR
- 2695 — 5' CONTOUR
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MB — MAILBOX
- SIGN

PROPOSED

- R/W — RIGHT OF WAY LINE
- CENTERLINE
- P/L — LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 1 — LOT NUMBER
- BLOCK 1 — BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- S — SANITARY SEWER MAIN
- SS — SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- FIRE HYDRANT
- PI — PRESSURE IRRIGATION LINE
- D — MAINLINE DRAIN
- BO — BLOWOFF ASSEMBLY
- IRR — GRAVITY IRRIGATION PIPE
- IR — GRAVITY IRRIGATION MANHO
- SD — STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- SAND & GREASE TRAP
- SEEPAGE TRENCH
- STREET LIGHT

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING, LLC
P.O. BOX 1030
MERIDIAN, ID 83680
(208) 288-0700

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

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UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

Revisions

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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17887 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53

Drawn By: JF

Date: January 14, 2021

Sheet No. 1

SEE SHEET 4 FOR CONTINUATION

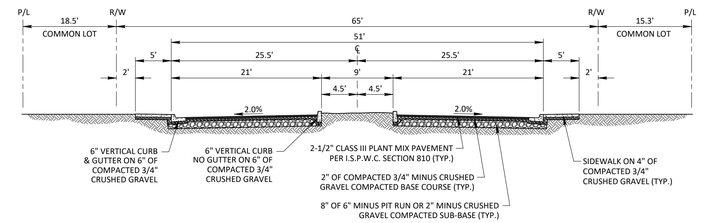
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

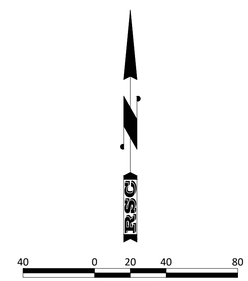
LUGARNO TERRA NORTH SUBDIVISION

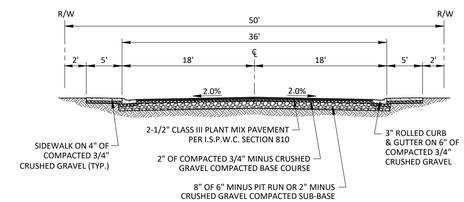
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-





TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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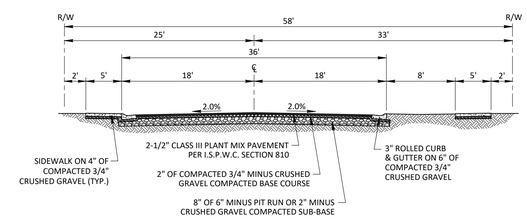

TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C02501
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.64 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.90 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,603 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,860 sq.ft.

Revisions

	Date	Description
1		
2		
3		
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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17881 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 2

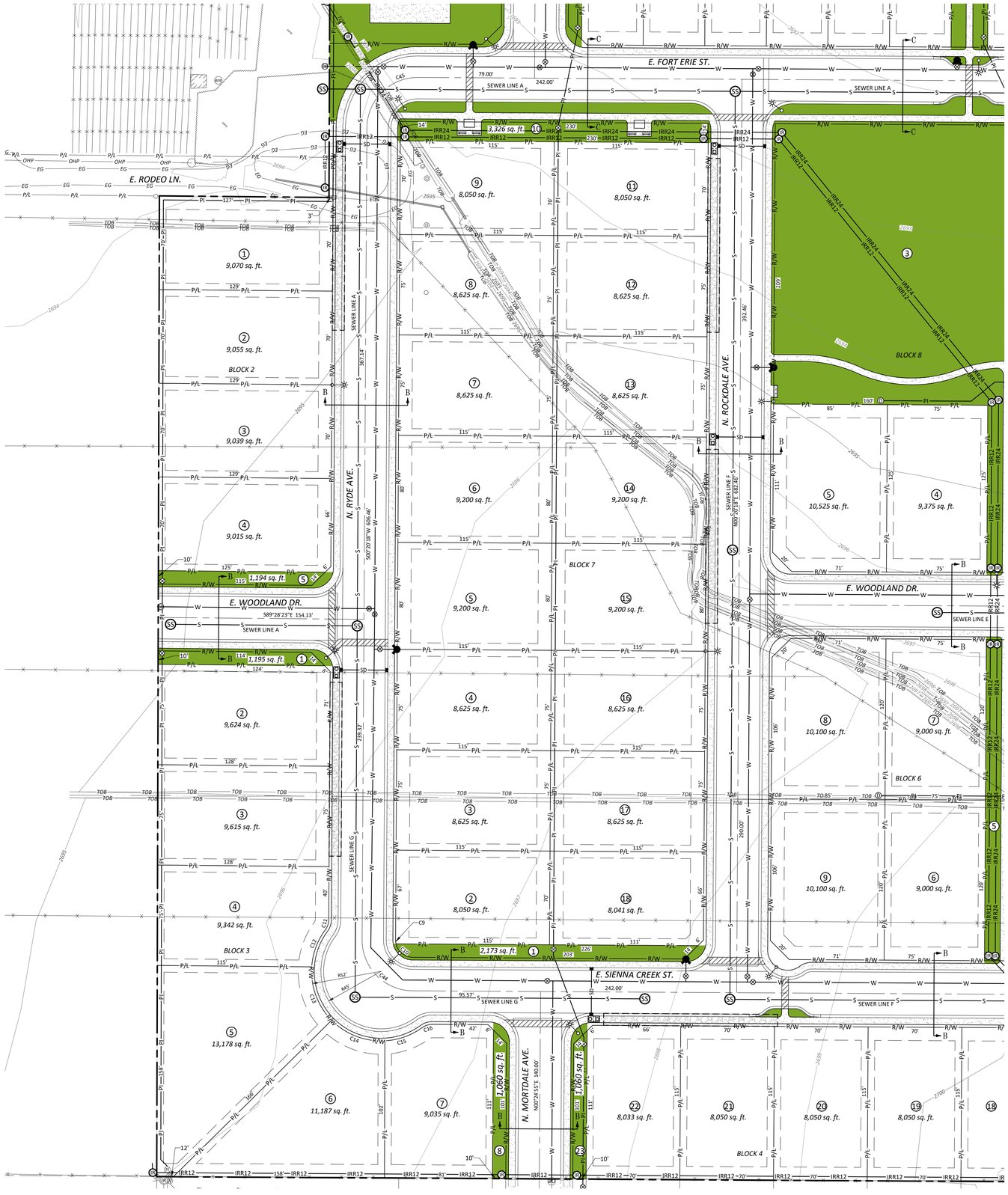
PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SEE SHEET 4 FOR CONTINUATION



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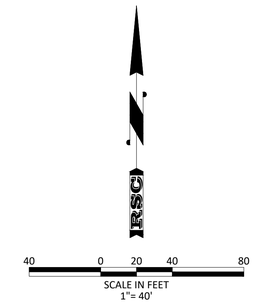

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C18	3.01'	20.00'	1.51'	8°37'37"	S85°20'54"E	3.01'
C19	3.01'	20.00'	1.51'	8°37'37"	S86°01'29"W	3.01'
C20	11.14'	20.00'	5.72'	31°54'53"	S65°45'14"W	11.00'
C21	11.13'	20.19'	5.71'	31°35'11"	N65°09'59"W	10.99'
C22	3.01'	23.91'	1.51'	7°13'04"	N84°59'32"W	3.01'
C23	3.01'	20.00'	1.51'	8°37'37"	N86°01'29"E	3.01'
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C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	20.94'	20.00'	11.55'	60°00'00"	S30°20'18"W	20.00'
C35	10.47'	20.00'	5.36'	30°00'00"	S75°20'18"W	10.35'
C36	12.10'	20.00'	6.24'	34°39'26"	S72°20'00"E	11.91'
C37	18.05'	52.00'	9.12'	19°53'26"	N64°56'59"W	17.96'
C38	40.12'	52.00'	21.12'	44°12'29"	S83°00'03"W	39.13'
C39	39.55'	52.00'	20.79'	43°34'55"	S39°06'21"W	38.61'
C40	36.79'	52.00'	19.20'	40°32'23"	S02°57'18"E	36.03'
C41	9.84'	52.00'	4.94'	10°50'35"	S28°38'47"E	9.83'
C42	12.01'	20.00'	6.19'	34°24'22"	N16°51'54"W	11.83'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17887 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53

Drawn By: JF

Date: January 14, 2021

Sheet No. 3

PRELIMINARY PLAT FOR

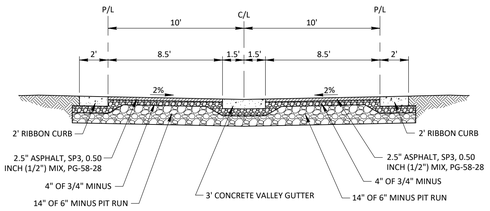
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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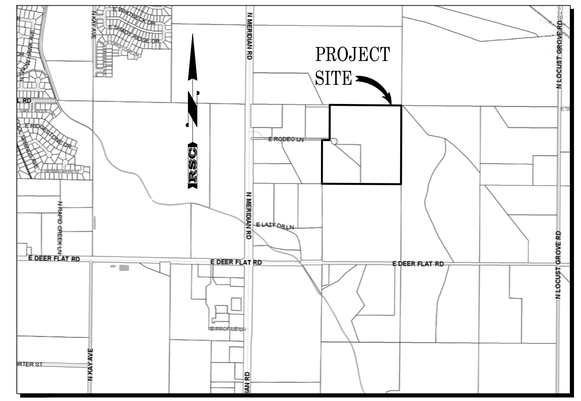
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 4

PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2021



VICINITY MAP
-NTS-

LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- R/W — RIGHT OF WAY LINE
- P/L — DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- BM# — TEMPORARY BENCHMARK
- EP — EDGE OF PAVEMENT
- EG — EDGE OF GRAVEL
- CONCRETE
- S — SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W — WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- SD — STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- IRR — GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PI — PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OHP — OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- VLT — UTILITY VAULT
- TRNS — POWER TRANSFORMER
- AC — AIR CONDITIONING UNIT
- T — TELEPHONE RISER

EXISTING

- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 2695 — 1' CONTOUR
- 2695 — 5' CONTOUR
- TOE — TOE OF SLOPE
- TOB — TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MB — MAILBOX
- SIGN

PROPOSED

- R/W — RIGHT OF WAY LINE
- CENTERLINE
- P/L — LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 1 — LOT NUMBER
- BLOCK 1 — BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- S — SANITARY SEWER MAIN
- SS — SANITARY SEWER MANHOLE
- W — WATER LINE
- VALVE
- FIRE HYDRANT
- PI — PRESSURE IRRIGATION LINE
- D — MAINLINE DRAIN
- BO — BLOWOFF ASSEMBLY
- IRR — GRAVITY IRRIGATION PIPE
- IR — GRAVITY IRRIGATION MANHO
- SD — STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- SAND & GREASE TRAP
- SEEPAGE TRENCH
- STREET LIGHT

DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING, LLC P.O. BOX 1030 MERIDIAN, ID 83680 (208) 288-0700	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

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UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17881 2-25-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION

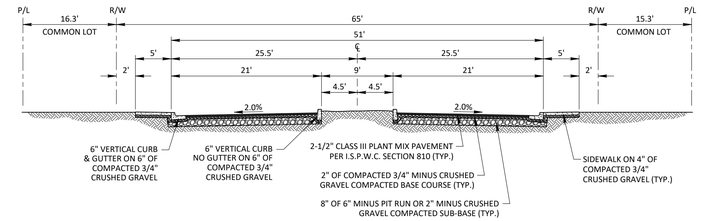
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

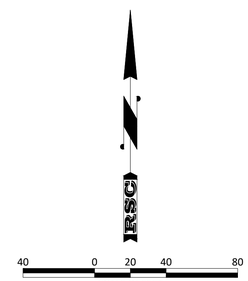
LUGARNO TERRA NORTH SUBDIVISION

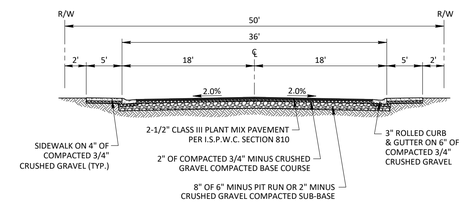
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-





TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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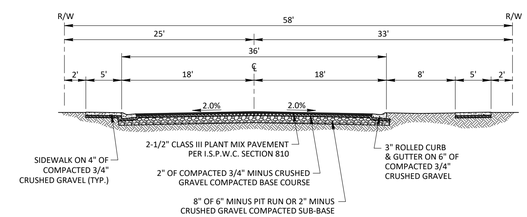

TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 21, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 10, & 18, BLOCK 9; AND LOTS 1, 10, & 18, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 21, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 10, & 18, BLOCK 9; AND LOTS 1, 10, & 18, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C02501
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.64 ACRES
TOTAL LOTS 143
BUILDABLE LOTS 123
COMMON LOTS/ACREAGE . . . . . 20 / 4.99 ACRES
DENSITY DU/ACRES . . . . . 3.19 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,969 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 8,468 sq.ft.

Revisions

	Date	Description
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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17881 2-25-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 2

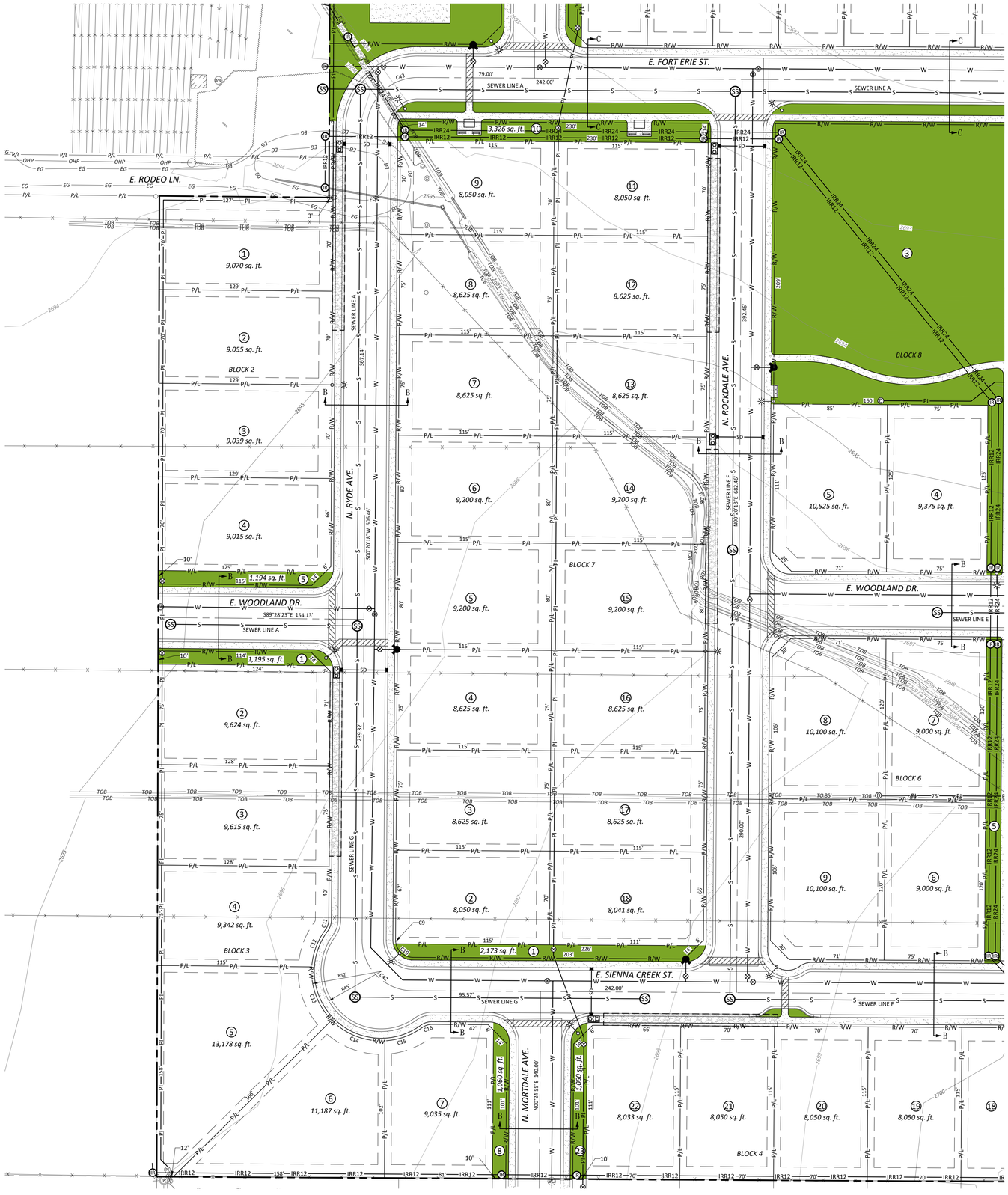
PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

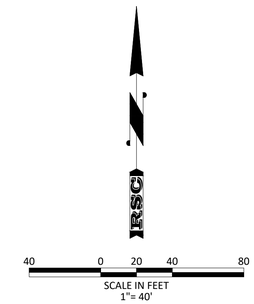
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	11.14'	20.00'	5.72'	31°54'53"	S65°04'39"E	11.00'
C18	3.01'	20.00'	1.51'	8°37'37"	S85°20'54"E	3.01'
C19	3.01'	20.00'	1.51'	8°37'37"	S86°01'29"W	3.01'
C20	11.14'	20.00'	5.72'	31°54'53"	S65°45'14"W	11.00'
C21	11.13'	20.19'	5.71'	31°35'11"	N65°09'59"W	10.99'
C22	3.01'	23.91'	1.51'	7°13'04"	N84°59'32"W	3.01'
C23	3.01'	20.00'	1.51'	8°37'37"	N86°01'29"E	3.01'
C24	11.14'	20.00'	5.72'	31°54'53"	N65°45'14"E	11.00'
C25	3.03'	13.00'	1.52'	13°20'33"	N82°59'26"W	3.02'
C26	17.39'	13.00'	10.28'	76°39'27"	N37°59'26"W	16.12'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	26.91'	52.00'	13.76'	29°38'48"	N21°47'14"E	26.61'
C29	46.97'	52.00'	25.23'	51°45'31"	N18°54'55"W	45.39'
C30	48.00'	52.00'	25.86'	52°53'10"	N71°14'15"W	46.31'
C31	25.88'	52.00'	13.22'	28°31'09"	S68°03'35"W	25.62'
C32	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C33	20.94'	20.00'	11.55'	60°00'00"	S30°20'18"W	20.00'
C34	10.47'	20.00'	5.36'	30°00'00"	S75°20'18"W	10.35'
C35	12.10'	20.00'	6.24'	34°39'26"	S72°20'00"E	11.91'
C36	24.18'	52.00'	12.31'	26°38'18"	N68°19'26"W	23.96'
C37	48.81'	52.00'	26.37'	53°46'52"	S71°28'00"W	47.04'
C38	46.17'	52.00'	24.73'	50°52'39"	S19°08'14"W	44.67'
C39	25.20'	52.00'	12.85'	27°45'59"	S20°11'05"E	24.95'
C40	12.01'	20.00'	6.19'	34°24'22"	N16°51'54"W	11.83'
C41	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C42	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C43	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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Sheet Name: PRELIMINARY PLAT

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Project No. 20-53

Drawn By: JF

Date: February 25, 2021

Sheet No. 3

PRELIMINARY PLAT FOR

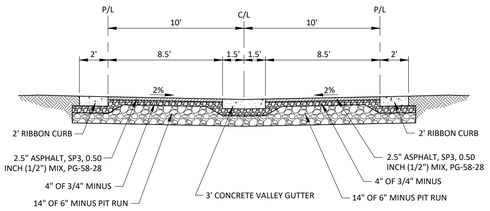
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021

40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

Know what's below. Call before you dig.

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PARTS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 3-25-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53

Drawn By: JF

Date: February 25, 2021

Sheet No.
4

Doug Hanson

From: Doug Hanson
Sent: Wednesday, December 2, 2020 11:32 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Catherine Feistner; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ; 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; Megan Ronk (mronk@idahopower.com); Mike Fratusco; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Reggie Edwards; Wendy
Subject: 20-12-S (Preliminary Plat) Lugarno Terra North Sub Request for Comment
Attachments: 20-12-S Lugarno Terra North Sub Agency Transmittal.pdf

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

File Number & Case Name:	20-12-S (Preliminary Plat) & 20-20-DR (Design Review)– Lugarno Terra North.
Project Description	Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).
Site Location	2075 E Rodeo Lane, Kuna, ID 83634
Applicant	**Randy Fullmer** PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	**Billy Edwards** PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, **February 23, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

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*.

Best,

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

KUNA
Planning & Zoning

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 11, 2020

By e-mail: dhanson@kunaid.gov

Doug Hanson
City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Lugarno Terra North, 20-12-S (Preliminary Plat) and 20-20-DR (Design Review); Lugarno Terra South, 20-13-S (Preliminary Plat) and 20-21-DR (Design Review)

Dear Mr. Hanson:

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 for all construction projects 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

- 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. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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
DEQ-Boise Regional Office

EDMS#: 2020AEK283

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-12-S

Lugarno Terra North

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

Reviewed By: Lori Boaz

Date: 12 / 16 / 2020

Development Services Department

Project/File: **Lugarno Terra North/ KPP20-0012/ 20-12-S/ 20-20-DR**
This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

Lead Agency: City of Kuna

Site address: 2075 E. Rodeo Lane

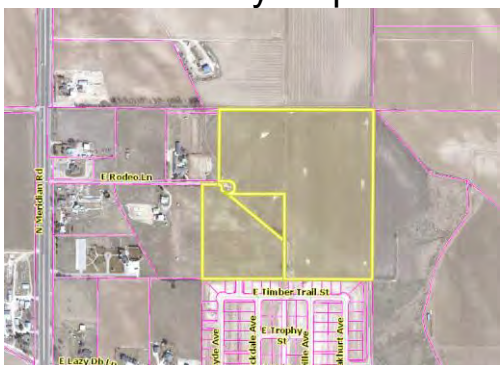
Staff Approval: December 22, 2020

Applicant: Randy Fullmer
Select Development & Contracting, LLC
P.O. Box 1030
Meridian, ID 83680

Representative: Billy Edwards
Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

   The property is zoned R-4 (Medium Density Residential). The City of Kuna's Future Land Use Map designates this area as Medium Density Residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential	R-4
South	Medium Density Residential	R-4
East	Rural Urban Transition	RUT
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as an annexation application in May 2019.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Ledgestone Plaza, a subdivision consisting of 247 residential lots for 233 single family homes and 192 apartments, 6 commercial lots and 22 commons lots on 76.03 acres located directly north of the site and approved by ACHD on October 9, 2020.

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 1.56 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.

10. **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 abutting 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:** This development is estimated to generate 1,352 additional vehicle trips per day; 134 additional vehicle trips per hour in the PM peak hour, based on the based on the traffic impact study.

2. **Traffic Impact Study**
CR Engineering, Inc. prepared a traffic impact study for the proposed Lugarno Terra North. The executive summary of the findings **as presented by CR Engineering, Inc.** can be found as Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

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 indicates that all roadway segments in the study are expected to meet ACHD's Level of Service Planning Thresholds under the existing, 2024 background and 2024 total traffic conditions.

The TIS recommends mitigation measures for the following intersections to mitigate the existing and 2024 background traffic conditions with the percentage of the PM peak hour site traffic of the 2024 total traffic in parentheses. The TIS indicates that all intersections are expected to operate an acceptable level of service under 2024 total traffic conditions with the recommended improvements.

Existing Traffic

- SH-69/Deer Flat Road (1.2%) - additional eastbound left turn lane

2024 Background Traffic

- SH-69/Deer Flat Road (1.2%) – modify the signal to allow the southbound right-turn movement to operate with an overlap phase
- Columbia Road/Locust Grove Road (2.1%) - 3x3 signal or single-lane roundabout

The TIS indicates that turn-lanes are warranted under the 2024 background traffic conditions at the following intersections based on ACHD's turn lane guidelines. However, the TIS notes that the intersections are still expected to meet ACHD's Level of Service Planning Thresholds under the 2024 background and total traffic conditions without the turn-lanes.

- Stroebel Road/Hubbard Road (7.1%) – eastbound right-turn lane
- SH-69/Ardell Road (2.0%) - northbound right-turn lane
- Ardell Road/Locust Grove Road (2.5%) - southbound right-turn lane

The TIS indicates that the site traffic is projected be less than 10% of the 2024 total traffic for the intersections listed above during the peak hours. Since the site traffic is less than 10% of the 2025 total traffic at the intersections 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. In addition, the intersection of Locust Grove Road and Columbia Road is listed in the CIP to be improved between 2036 and 2040. Therefore, no improvements are required consistent with the District's Alternative Mitigation Measures Policy, which states that 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.

The TIS notes that turn lanes are not warranted on Stroebel Road at the site access.

The applicant should work with the City of Kuna and the Idaho Department of Transportation (ITD) to determine if additional improvements are necessary on SH-69 and at the intersection of SH-69 and Ardell Road and SH-69 and Deer Flat Road.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69	0-feet	Principal Arterial	1,049	N/A	N/A
Locust Grove Road Between Hubbard Road and Columbia Road	0-feet	Minor Arterial	139	Better than "D"	Better than "D"
Locust Grove Road Between Deer Flat Road and Hubbard Road	0-feet	Minor Arterial	109	Better than "D"	Better than "D"
Deer Flat Road Between Locust Grove Road and SH-69	0-feet	Minor Arterial	246	Better than "D"	Better than "D"
***Ardell Road	1,200-feet	Collector	N/A	N/A	N/A

***Stroebel Road	1,320-feet	Collector	N/A	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).
** ACHD does not set level of service thresholds for State Highways.
***These roadways are not yet constructed.

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 north of Deer Flat Road was 19,981 on 12/31/2019.
- The average daily traffic count for Locust Grove Road north of Deer Flat Road was 908 on 1/30/2020.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,241 on 1/30/2020.

C. Findings for Consideration

1. Ardell Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to be constructed as ½ a 36-foot wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not constructed yet and was approved as part of ACHD's action on Ledgestone Plaza Subdivision located directly north 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 7206.2.2 requires 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 SH-69 at the half-mile between Hubbard Road and Deer Flat Road and continue at the site's north property line stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct vertical curb, gutter and an 8-foot wide detached concrete sidewalk to complete the construction of Ardell Road at the site's north property line.

d. **Staff Comments/Recommendations:** The applicant's proposal to complete the construction of Ardell Road with curb, gutter and sidewalk 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 street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate additional right-of-way that extends from the site's north property to 2-feet behind the back of sidewalk for Ardell Road abutting the site.

If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision abutting the site's north property line prior to the applicant constructing Ardell Road with this development, the applicant should be required to construct Ardell Road abutting the north 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 north 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 from the site's north property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

2. Stroebel Road

a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

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

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

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

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

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

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

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

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Ardell Road at the half-mile and continue along the site's east property line stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide

recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct Stroebel Road at the site's east property line as ½ of a 36-foot wide street section with vertical curb, gutter, an 8-foot wide planter strip within 40-feet of right-of-way and detached 8-foot wide concrete sidewalk located outside of the right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal is consistent with the MSM and meets District Policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's Sidewalk 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 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 from the site's east property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

3. Internal Local Streets

a. **Existing Conditions:** There are no roadways with the site. There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

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 extend Mortdale Avenue into the site. The applicant has proposed to construct the internal local streets as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way. The applicant has also proposed to construct the local street sections with 5-foot wide attached sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter a 5-foot wide planter strip within 50-feet of right-of-way with attached 5-foot wide concrete sidewalks located partially within the right-of-way.

The applicant has proposed to construct 4-knuckles.

The applicant has proposed to construct perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue with the sidewalk wrapping around the back side of the parking areas out of the right-of-way.

The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on “D” Street and “C” Street, as well as on “A” street at the intersections of Rockdale Avenue and Hurtsville Avenue. See below.

Proposed bulb-out locations.

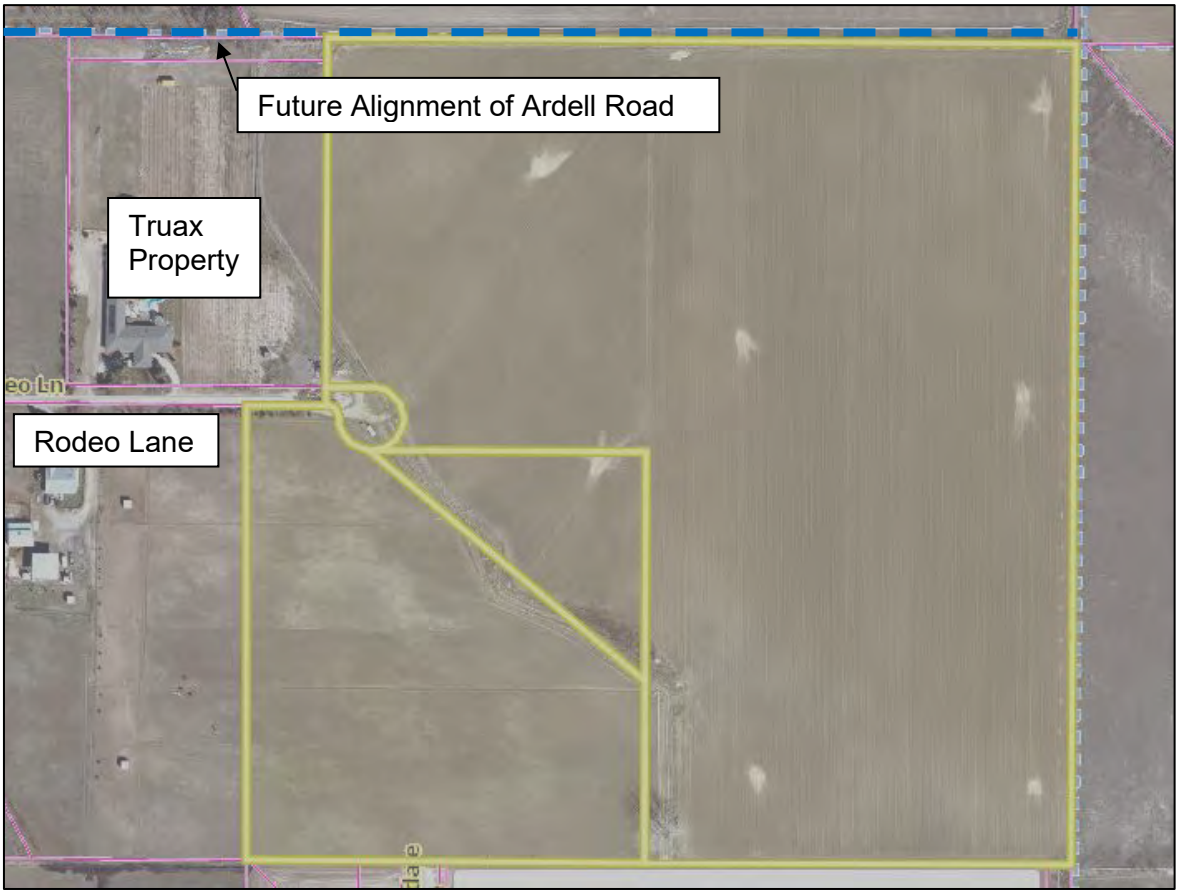
d. **Staff Comments/Recommendations:** The applicant’s proposal meets District Policy and should be approved, as proposed, except for the proposed perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue and should not be approved as proposed. If parking is needed to serve the site, then off street parking should be provided.

The applicant should be required to plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscape located within the right-of-way. If street trees are desired for the entry portion of “C” Street, then an 8-foot wide planter strip is required. The applicant should also be required to dedicate additional right-of-way for

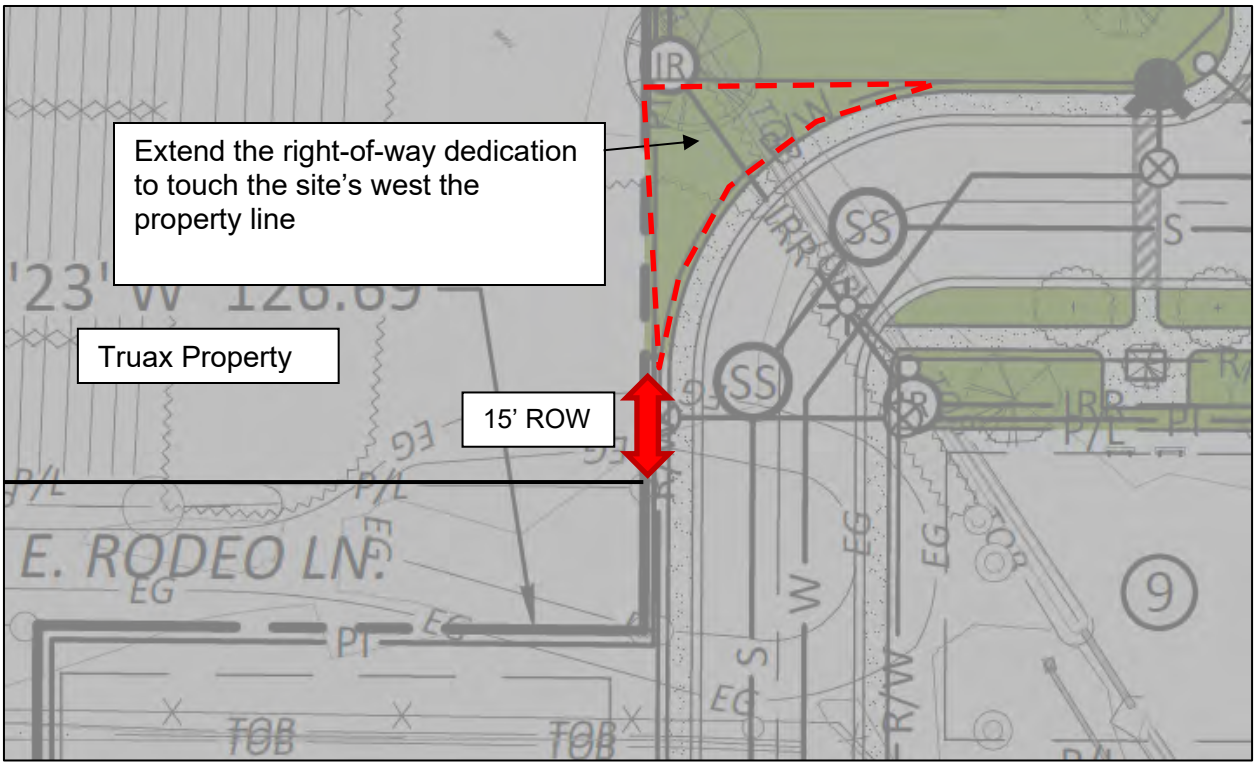
the entry portion of “C” Street that extends from the right-of-way line to 2-feet behind the back of sidewalk.

The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

The Truax property (parcel number S1418320075) located directly west of the site, will not have direct access to Ardell Road when the roadway is constructed with Ledgestone Plaza Subdivision to the north due to the small parcel between the Truax property and Ardell Road which are not owned the same. The Truax property currently has access to SH-69 through a private drive, Rodeo Lane, which is currently within a parcel owned by Sandstone Farms, LLC. The applicant has proposed to provide 15-feet of frontage to a public road, Ryde Avenue, for the Truax property, however, this is not a sufficient amount of right-of-way for the Truax property extend “C” Street into that site or access Ryde Avenue with the development of that parcel in the future. To ensure that the Truax parcel has sufficient public street frontage, the applicant should be required to dedicate a minimum of 50-feet of right-of-way extending from “C” Street to touch the site’s west property line. The applicant should enter into a license agreement with ACHD for any landscaping that will be within the right-of-way. See the figures below for reference. Or, the applicant may construct a separate local street to stub to the site’s west property line abutting the Truax property.



20.20
E. ARDELL RD.
E. UNKNOWN 'D' ST.
E. UNKNOWN 'C' ST.
E. UNKNOWN 'B' ST.
E. UNKNOWN 'A' ST.
E. RODEO LN.
N. MORTDALE AVE.
N. RODDAY AVE.
N. FRANKLIN AVE.
N. STOCKBRIDGE RD.
N89°29'23"W 126.69'
S89°59'42"E 1325.67'
S00°15'04"W 1310.01'



4. 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 a paved 800-foot long, 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street. The applicant has proposed to dedicate 20-feet of right-of-way for the alley.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the proposed alley length. The applicant should be required to construct the alley with a length less than or equal to 700-feet consistent with the District's Alley Length Policy. If the applicant chooses to construct the alley as an 800-foot long alley, then the applicant should provide written approval from the Kuna Fire Department.

5. Roadway Offsets

a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**
Collector Offset Policy: 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).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. **Applicant's Proposal:** The applicant has proposed to construct "C" Street to intersect Stroebel Road located approximately 520-feet south of Ardell Road.

The applicant has proposed to construct Mortdale Avenue to intersect "C" Street located approximately 117-feet east of Ryde Avenue.

d. **Staff Comments/Recommendations:** The applicant's proposal meet District Policy and should be approved, as proposed, except for the applicant's proposal to construct Mortdale Avenue to intersect "C" Street approximately 117-feet east of Ryde Avenue and should not be approved, as proposed. The District's Local Offset Policy states that local roads intersecting local roads should align or offset a minimum of 125-feet from any other street. The applicant should be required to construct Mortdale Avenue a minimum of 125-feet east of Ryde Avenue to meet District Policy.

6. Stub Streets

a. **Existing Conditions:** There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. **Policy:**

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

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: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant has proposed to construct one local roadway, "B" Street, to stub to the site's west property line located approximately 418-feet north of the site's south property line.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. Install a sign at the terminus of "B" Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A turnaround is not required at the terminus of the stub street since it is less than 150-feet in length.

If the applicant chooses to construct a local street to stub to the site's west property line abutting the Truax property as discussed in Finding 3, then the applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

7. Driveways – Ryde Avenue

a. **Existing Conditions:** There is an existing unpaved circular private drive at the site's west property line located approximately 575-feet south of the site's north property line that extends off-site to SH-69.

b. **Policy:**
Driveway Location Policy: District policy 7207.4.1 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 or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 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 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy,

7207.4.3, 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.

c. **Applicant's Proposal:** The applicant has proposed to close the private drive within the site with the construction of curb, gutter and sidewalk for Ryde Avenue. The applicant has indicated that the development will not have access to SH-69 through this private drive.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

8. Traffic Calming

a. **Speed Control and Traffic Calming Policy** (Local)**:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. **Applicant's Proposal:** The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue.

c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

9. Irrigation Lateral Crossings

Based on aerial photography and the site plan, it appears there is an unnamed irrigation lateral or ditch through the site. The District will require that the applicant submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

10. 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.

11. 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.

12. Other Access

Ardell Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Complete the construction of Ardell Road as ½ of a 36-foot wide collector street section at the site's north property line with pavement widening, vertical curb, gutter an 8-foot wide planter strip and a detached 5-foot wide concrete sidewalk and dedicate right-of-way that extends from the site's north property to at least 2-feet behind the back of sidewalk.

2. If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision prior to the applicant constructing Ardell Road with this development, then construct Ardell Road abutting the site's north property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the south 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 north side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's north property line to 2-feet behind the back of sidewalk.

3. Construct Stroebel Road abutting the site's east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the west 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 east side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's east property line to 2-feet behind the back of sidewalk.

4. Extend Mortdale Avenue into the site, as proposed.

5. Construct Mortdale Avenue to intersect "C" Street a minimum of 125-feet to the east of Ryde Avenue.

6. Construct the internal local streets as 36-foot wide local street sections with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way, or within 50-feet of right-of-way for street sections with attached 5-foot wide concrete sidewalks, as proposed.

7. Construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter, and 5-foot wide attached concrete sidewalks within right-of-way that extends to 2-feet behind the back of sidewalk on each side of the street. If street trees are desired, an 8-foot wide planter strip is required. Plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscaping located within the right-of-way.

8. For detached sidewalk located outside of the right-of-way, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. Construct 4-knuckles, as proposed.

10. Close the existing unpaved circular private drive at the site's west property line located 575-feet south of the site's north property line with curb, gutter and sidewalk with the construction of Ryde Avenue, as proposed.

11. The perpendicular parking stalls proposed on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue are not approved. If parking is needed to serve the site, then off-street parking should be provided.

12. Dedicate a minimum of 50-feet of right-of-way that extends from "C" Street to touch the site's west property line abutting the Truax property as discussed in Finding 3 and 6. Enter into a license agreement with ACHD for any landscaping proposed within the right-of-way. If the applicant chooses to not extend and dedicate the right-of-way on "C" Street to the site's west property line, the applicant should construct one local roadway to stub to the site's west property line abutting the Truax property. Install a sign at the terminus of that street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." If the stub street is greater than 150-feet in length, a turnaround is required at the terminus of the stub street.

13. Construct one local roadway, "B" Street, to stub to the site's west property line located approximately 418-feet north of the site's south property line, as proposed. Install a sign at the terminus of "B" Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

14. Construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue, as proposed. Provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

15. Construct a paved 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street with a maximum length of 700-feet and dedicate 20-feet of right-of-way for the alley. If the applicant chooses to construct an 800-foot long alley, the applicant should provide written approval from the Kuna Fire Department.

16. Submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

17. Direct lot access is prohibited onto Ardell Road and Stroebel Road and should be noted on the final plat.

18. 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.

19. Payment of impact fees is due prior to issuance of a building permit.

20. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities

Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

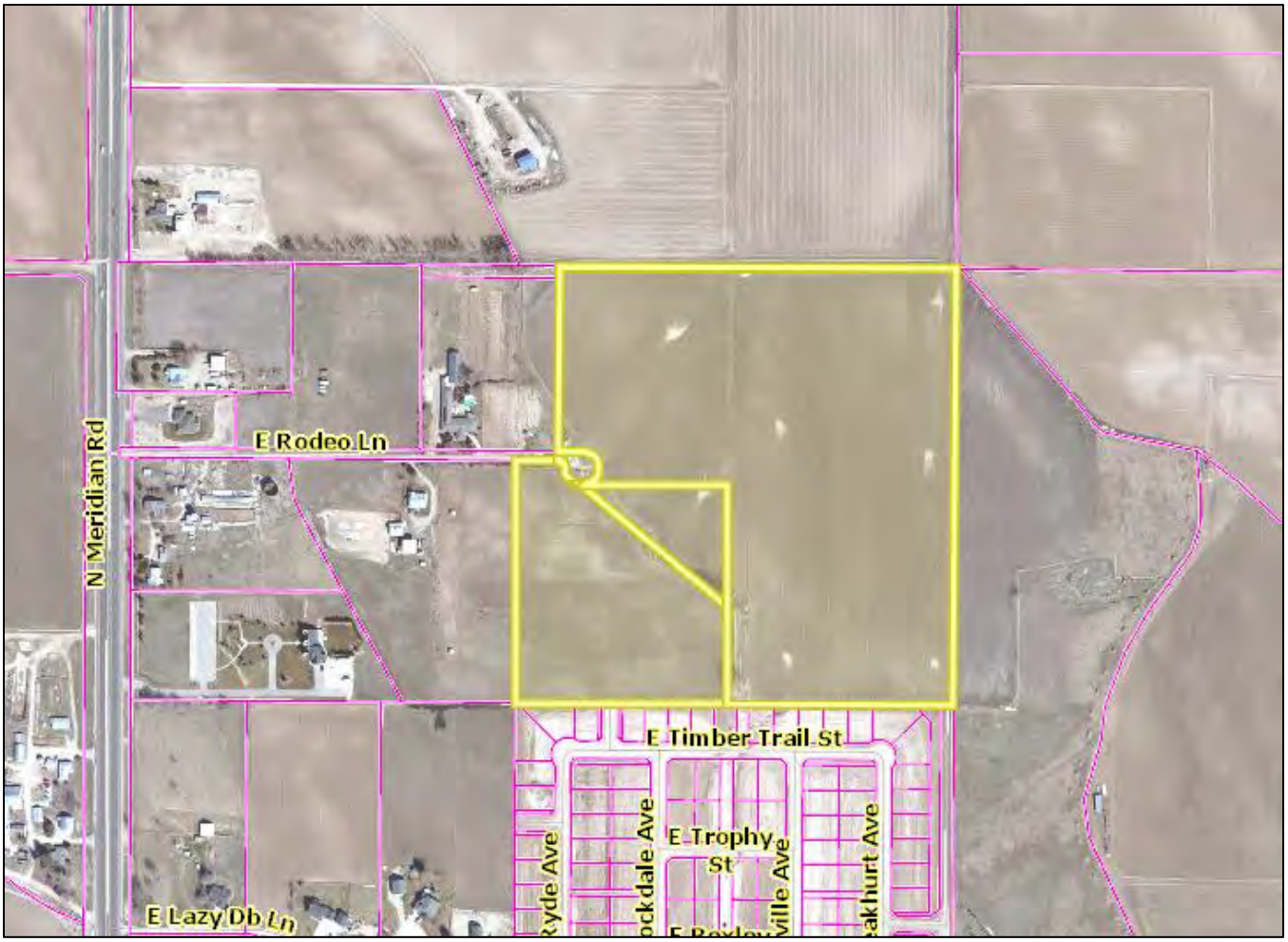
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN

2020
E. ARDELL RD.
N89°29'48"W 1200.63'
E. UNKNOWN D ST.
E. UNKNOWN C ST.
E. UNKNOWN B ST.
E. UNKNOWN A ST.
E. RODEO LN.
N. MORTDALE AVE.
N. MEADHURST AVE.
N. STRIDER RD.
N. RODDALE AVE.
N. HURSTVILLE AVE.
N89°28'23"W 126.69'
S00°12'32"W 591.06'
S00°09'26"W 732.83'
S00°15'04"W 1320.00'
S89°39'42"E 1325.67'
E. TIMBER TRAIL

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.

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

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

MEMORANDUM

Date: **6 January 2021**

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

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra North – 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)**

The Lugarno Terra North Subdivision, located at 2075 E. Rodeo Lane, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.

b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*

d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra is comprised of three subdivisions: Lugarno Terra South, Original, and North. It is proposed Lugarno Terra North be constructed in two phases: the north and the south phase. The phases of Lugarno Terra North shall be renamed as to not confuse between the different subdivisions.

b. Lugarno Terra North Subdivision is zoned R-4, and proposes subdividing 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
c. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 423 people.
d. The preliminary plat shows four (4) total accesses to Lugarno Terra North Subdivision: one (1) western access from E. Rodeo Lane, one (1) western access to be expanded in the future, one (1) southern access Mortdale Ave, and one (1) eastern access from Stroebel Road.
e. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
f. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the ditch on the property and any associated jurisdictions.
g. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
i. All positional information shall be from the most recent state plane coordinate system.
j. Provide engineering certification on all final engineering drawings.
k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
l. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. 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.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. There is sewer mainline along the eastern frontage of the property, on Stroebel Road. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no lift station capacity for Lugarno Terra North Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. 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.

h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. There is water mainline located on the eastern frontage of the property, on Stroebel Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. 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.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. The nearest available PI mainline is located on the south-eastern frontage corner of the property. PI mainline shall be constructed along the remaining frontages of the property.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. 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.
i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. 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.
d. 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.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. 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.

9. Property Description

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

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Sewer Drainage Basin Map
    g. Local Property Sizes Map
    h. Local Property Values Map
    i. Property Range Map
    j. Irrigation District Map
    k. Pathways Master Plan Map
    l. Prime Farmlands Map
    m. Nitrate Priority Map
    n. Soils Map

Doug Hanson

From: Paul Stevens
Sent: Friday, February 12, 2021 10:13 AM
To: Doug Hanson
Subject: RE: Lugarno Terra North and South Subdivisions

Good morning, Doug:

We are working with a group of developers to expand the Danskin Lift Station capacity while also beginning the Mason Creek Gravity Trunk Sewer Line.

Select Development is an integral/active part of the Danskin Lift Station service basin solution.

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

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

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Friday, February 12, 2021 8:31 AM
To: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>
Subject: Lugarno Terra North and South Subdivisions

Good Morning,

I am finishing up my staff reports for Lugarno Terra North and South. The pre plat memo's state there is no capacity to serve the projects as they are in the Danskin sewer basin. Jace mentioned that Billy Edwards and Randy Fullmer from Select Development have agreed to contribute to the Mason Creek trunkline. Would you like us to proceed with memo's as they are written, or if you have any additional comments about the applicants willingness to contribute to the trunkline.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

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Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

Date: **28 October 2021**

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

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra North – 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)**

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Public Works Staff can support this application once sewer capacity becomes available. The Lugarno Terra North developer is leading the Danskin LS Sewer Force Main Capacity Increase project and investing their own money, to be reimbursed at a later date. Once the Danskin LS Sewer Capacity project is completed, this developer has reserved sewer capacity to service the Lugarno Terra North subdivision based on their cooperative work and associated investments.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

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e. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
f. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the ditch on the property and any associated jurisdictions.
g. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
i. All positional information shall be from the most recent state plane coordinate system.
j. Provide engineering certification on all final engineering drawings.
k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
l. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. 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.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. There is sewer mainline along the eastern frontage of the property, on Stroebel Road. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no lift station capacity for Lugarno Terra North Subdivision.

c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. 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.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. There is water mainline located on the eastern frontage of the property, on Stroebel Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. 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.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. The nearest available PI mainline is located on the south-eastern frontage corner of the property. PI mainline shall be constructed along the remaining frontages of the property.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. 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.
i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. 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.
d. 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.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. 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.

9. Property Description

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

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Local Property Sizes Map
    g. Local Property Values Map
    h. Property Range Map
    i. Irrigation District Map
    j. Pathways Master Plan Map
    k. Prime Farmlands Map
    l. Nitrate Priority Map
    m. Soils Map

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: Lugarno Terra North **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 133 **New jobs: 0** **Exceeds CIM forecast: Yes**

CIM Corridor: **None** Pedestrian level of stress: **N/A** Bicycle level of stress: **N/A**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **800** Jobs within 1 mile: **460** Jobs/Housing Ratio: **0.6**	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: **2.2 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **Yes** Farmland within 1 mile: **837 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: **2.2 miles** Nearest grocery store: **0.9 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. This location is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle. ValleyConnect 2.0 proposes bus service from downtown Kuna to northwest Boise via downtown Meridian with 20-minute frequencies. The closest bus stop would be approximately ½ mile to the west when that route is operational.

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

21880 70068
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 20-12-S: Lugarno Terra North; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 23, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra North. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

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

February 3, 2021 70068

AD# 70068

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 02/03/2021

SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 3rd day of February, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho
My commission expires 6/28/23

COLLEEN R. NIELSEN
NOTARY PUBLIC
Comm No. 70215
STATE OF IDAHO

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: February 3, 2021

To: ☑ 350' Property Owners Notification ☐ Other _____

Planner: Doug Hanson

Case Name: 20-12-S (Preliminary Plat) Lugarno Terra North

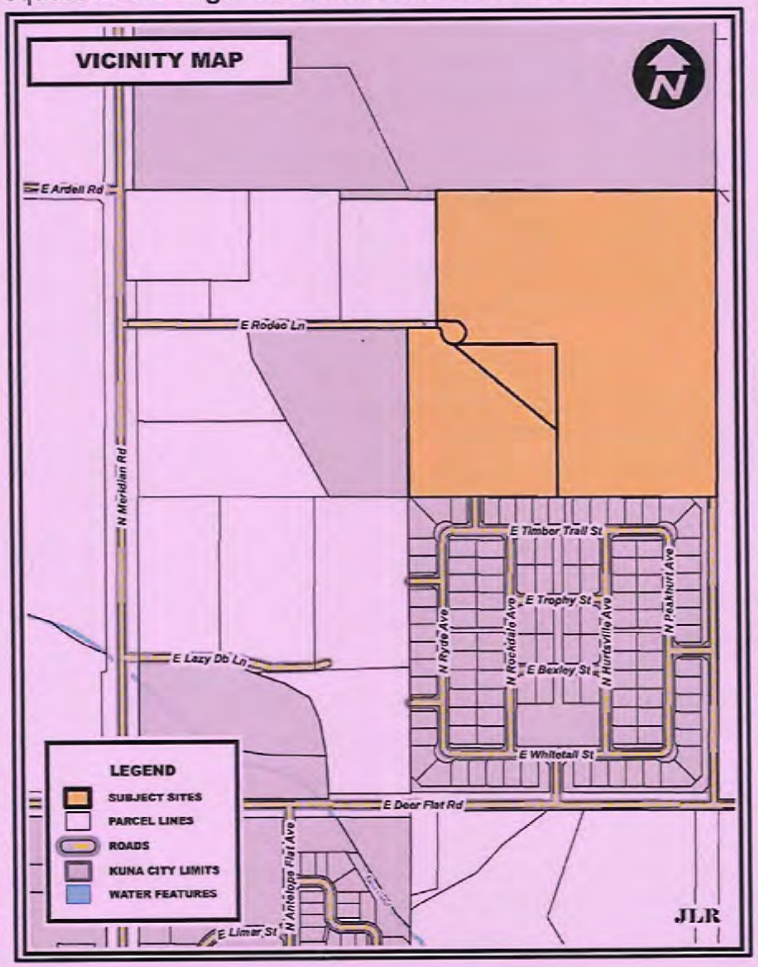
I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Jessica Reid – P&Z Staff

_____
Attest – Doug Hanson, Planner I

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 Planning & Zoning Commission is scheduled to hold a public hearing on **February 23, 2021,** beginning **at 6:00 pm** on the following case:
A Preliminary Plat request for the ***Lugarno Terra North Subdivision*** from Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).



The hearing for this request will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, & due to required social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15**. **Social distancing & masks are required.** The first 15 persons who appear will be allowed in Council Chambers.

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 ***February 17, 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.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page, https://www.facebook.com/CityofKunaIdaho.

If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

MAILED 02.03.2021

NEOPOST
02/03/2021
US POSTAGE $000.00
FIRST-CLASS MAIL
ZIP 83634
041M11460992

City of Kuna

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. 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/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).

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-12-S (Preliminary Plat) for Lugarno Terra North Subdivision. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Instructions and options available for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE Public Testimony Form.* This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit by noon the day of the Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
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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 are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

SELECT
DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

09 February 2021

RE: Lugarno Terra North – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at two locations as directed by City of Kuna for parcels (R7534260375, R7534260500, R7534260218 & R7534260156) related to our preliminary plat application under review with City of Kuna. Signage was placed on 02.08.2021 in preparation for our Public Hearing on 02.23.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this FEB. 9th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, Idaho

My Commission Expires: 02-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

ALONG EAST DEER FLAT ROAD

AT NORTH MORTDALE AVENUE
STUB ROAD WITHIN LUGARNO
TERRA SUBDIVISION

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/26/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
93962	20-12-S LUGARNO TERR	04/28/21	04/28/21	1	$44.96

LEGAL NOTICE

Case No. 20-12-S: Lugarno Terra North; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, May 18, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra North Subdivision. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

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 28, 2021 93962

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**	Gross:	**$44.96**
Surcharge:	**$0.00**	Paid Amount:	**$0.00**
Credits:	**$0.00**		

Amount Due: **$44.96**

We Appreciate Your Business!

AD# 93962

NEOPOST
04/28/2021
US POSTAGE $000.00

ZIP 83634
041M11460992

Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

Suggestions for Testifying at the Public Hearing:

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Speak to the point . . .
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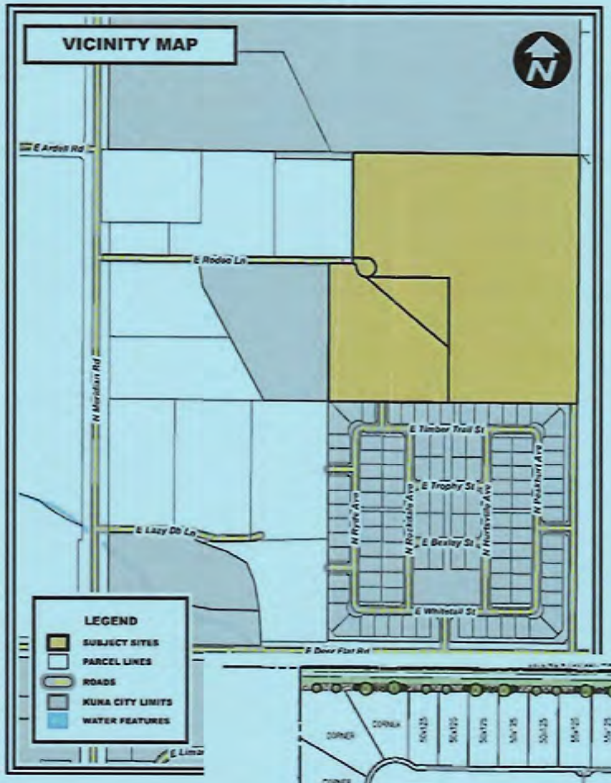
KUNA
Planning & Zoning

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 18, 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:

PRELIMINARY PLAT (S)
Lugarno Terra North Subdivision
20-12-S

Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

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 ***May 12, 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 04.28.2021

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-12-S (Preliminary Plat) for the Lugarno Terra North Subdivision. Due to COVID-19 health precautions, alternative methods of submitting testimony have been provided; see below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE Public Testimony Form.* This form will email directly to the City for inclusion in the Agenda Packet.
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4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

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2. Submit testimony via our website on the Public Testimony Form
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov

Oral – In Person Testimony during the Public Hearing

1. Sign-up on the testimony sheet provided in the foyer.
2. Approach the podium when your name is called.
3. State your name and address for the record; testimony is limited to three (3) minutes.

SELECT
DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

06 May 2021

RE: Lugarno Terra North – Proof of Posting

Dear Doug Hanson,

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Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this May 6th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, ID

My Commission Expires: 02-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on May 18, 2021
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
The public hearing and testimony will be virtual,
contact the City regarding testimony submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5
acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218,
R7534260156
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
05/04/2021

CITY OF KUNA
HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on May 18, 2021 at 6:00 p.m. at Kuna City Hall 751 W. 4th St., Kuna, ID 83634.
The public hearing and testimony will be virtual, contact the City regarding testimonial submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218, R7534260156
APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
05/04/2021

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/22/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
161281	20-12-S - LUGARNO TE	10/27/21	10/27/21	1	$45.70

LEGAL NOTICE

Case No. 20-12-S: Lugarno Terra North; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, November 16, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Preliminary Plat (S) request for the Lugarno Terra North Subdivision. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

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

October 27, 2021 161281

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$45.70**
Paid Amount:**$0.00**

Amount Due:**$45.70**

We Appreciate Your Business!

AD# 161281

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
10/27/2021
US POSTAGE $000.00º

ZIP 83634
041M11460992

City of Kuna

JR
10.27.21

LEGAL NOTICE

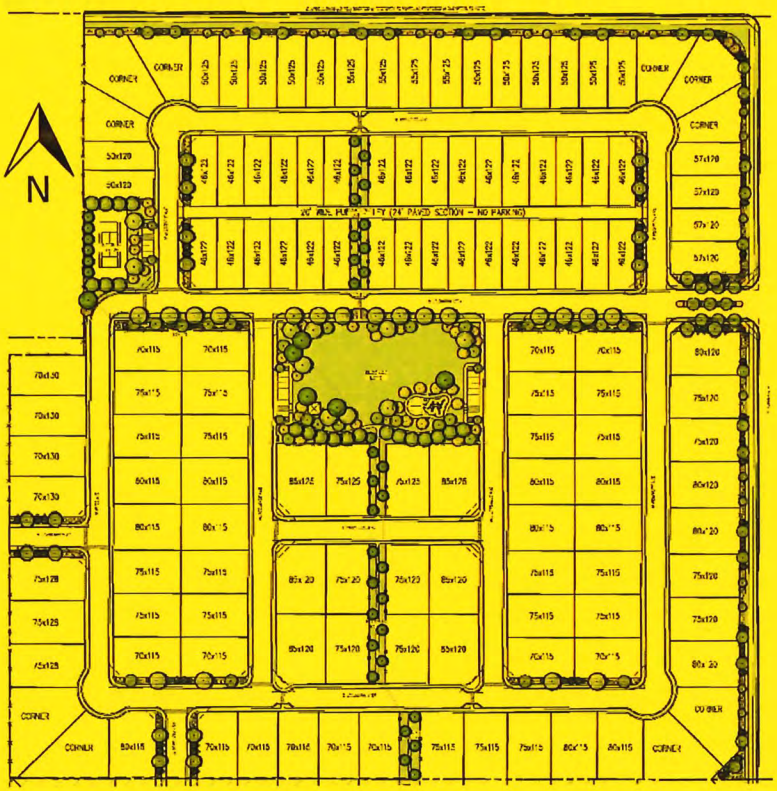
Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **November 16, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 20-12-S (Preliminary Plat) & 20-20-DR (Design Review) for Lugarno Terra North

Select Development requests to subdivide approx. 38.5 acres into 153 total lots (133 buildable & 20 Common). The subject site is zoned R-4 (Medium Density Residential) & is located at 2075 E Rodeo Lane, within Section 18, Township 2 North, Range 1 East (APNs: R7534260375, R7534260500, R7534260218, R7534260156).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **October 10, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.



MAILED 10.27.2021

SELECT DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

03 November 2021

RE: Lugarno Terra North – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at two locations as directed by City of Kuna for parcels (R7534260375, R7534260500, R7534260218 & R7534260156) related to our preliminary plat application under review with City of Kuna. Signage was placed on 10.14.2021 in preparation for our Public Hearing on 11.16.2021. Refer to attached Proof of Property Posting affidavit.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

CITY OF KUNA
HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on Nov. 16, 2021 at 6:00 p.m. at Kuna City Hall 751 W. 4th St., Kuna, ID 83634.
The public hearing and testimony will be virtual, contact the City regarding testimonial submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218, R7534260156
APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
10/14/2021

CITY OF KUNA
HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on Nov. 16, 2021 at 6:00 p.m. at Kuna City Hall 751 W. 4th St., Kuna, ID 83634.
The public hearing and testimony will be virtual, contact the City regarding testimonial submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218, R7534260156
APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on Nov. 16, 2021 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634 The public hearing and testimony will be virtual, contact the City regarding testimony submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
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CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
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PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
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APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

KUNA
Planning & Zoning

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for 20-12-S and 20-20-DR LUGARNO TERRA NORTH was posted, as required per Kuna City Code 5-1A-8, on 10/14/2021. 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 03 day of NOVEMBER, 2021.

Signature: William T. Edwards

State of Idaho)
) ss
County of Ada)

On this 03 day of NOVEMBER, 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.

Deirdre Burns

Residing at: 1384 E Fall Ct
Boise ID 83706

My Commission expires: 5/26/2027

Signature

DEIRDRE E BURNS
NOTARY PUBLIC
Comm. No. 20212547
STATE OF IDAHO

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 20-12-S: Lugarno Terra North;
Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, November 16, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a **Preliminary Plat (S)** request for the *Lugarno Terra North Subdivision*. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

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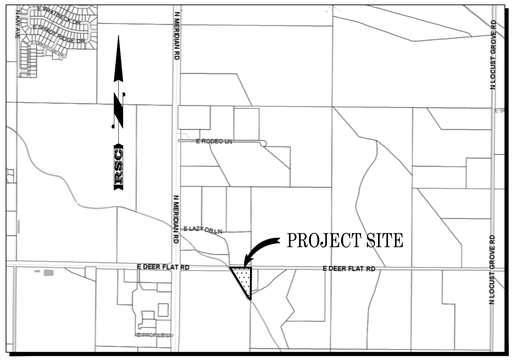
Kuna Planning & Zoning Department

PRELIMINARY PLAT FOR
LUGARNO TERRA SOUTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T.2N., R.1E., B.M., CITY OF KUNA, ADA DONE COUNTY, IDAHO
2021



VICINITY MAP
-NTS-

LEGEND

EXISTING

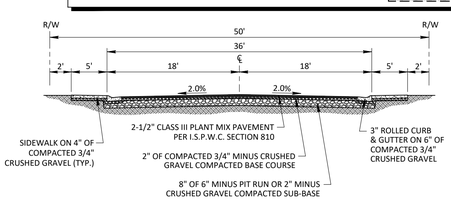
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UTILITY VAULT
- POWER TRANSFORMER
- AIR CONDITIONING UNIT

EXISTING

- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE OF SLOPE
- TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX
- SIGN

PROPOSED

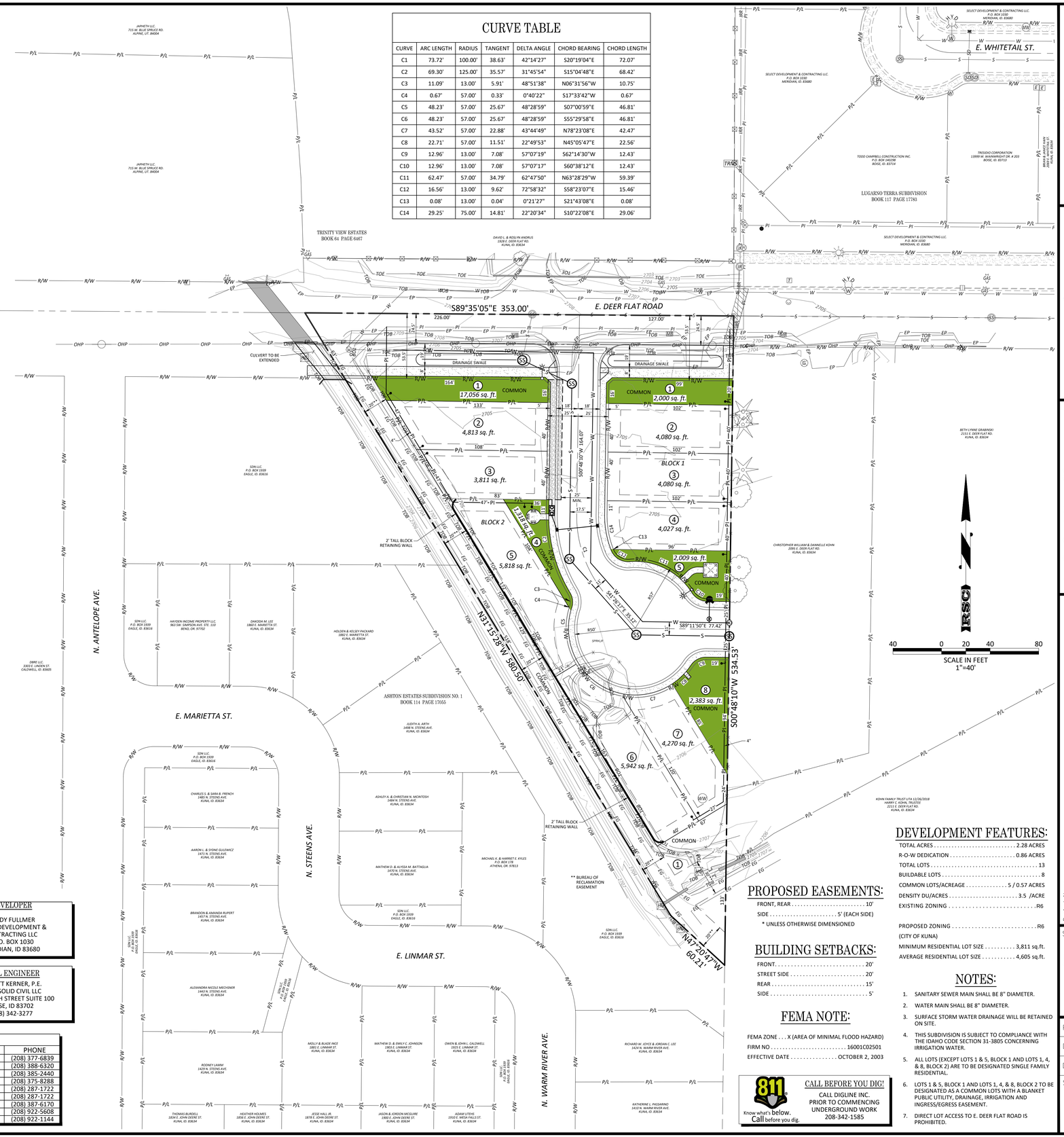
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- WATER LINE
- VALVE
- FIRE HYDRANT
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION SERVIC
- BLOWOFF ASSEMBLY
- GRAVITY IRRIGATION PIPE
- GRAVITY IRRIGATION MANHO
- GRAVITY IRRIGATION BOX
- STREET LIGHT
- STORM DRAIN LINE
- SAND & GREASE TRAP
- STORM DRAIN CATCH BASIN
- SEEPAGE TRENCH



TYPICAL STREET SECTION
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.72'	100.00'	38.63'	42°14'27"	S20°19'04"E	72.07'
C2	69.30'	125.00'	35.57'	31°45'54"	S15°04'48"E	68.42'
C3	11.09'	13.00'	5.91'	48°51'38"	N06°31'56"W	10.75'
C4	0.67'	57.00'	0.33'	0°40'22"	S17°33'42"W	0.67'
C5	48.23'	57.00'	25.67'	48°28'59"	S07°00'59"E	46.81'
C6	48.23'	57.00'	25.67'	48°28'59"	S55°29'58"E	46.81'
C7	43.52'	57.00'	22.88'	43°44'49"	N78°23'08"E	42.47'
C8	22.71'	57.00'	11.51'	22°49'53"	N45°05'47"E	22.56'
C9	12.96'	13.00'	7.08'	57°07'19"	S62°14'30"W	12.43'
C10	12.96'	13.00'	7.08'	57°07'17"	S60°38'12"E	12.43'
C11	62.47'	57.00'	34.79'	62°47'50"	N63°28'29"W	59.39'
C12	16.56'	13.00'	9.62'	72°58'32"	S58°23'07"E	15.46'
C13	0.08'	13.00'	0.04'	0°21'27"	S21°43'08"E	0.08'
C14	29.25'	75.00'	14.81'	22°20'34"	S10°22'08"E	29.06'



DEVELOPMENT FEATURES:

TOTAL ACRES	2.28 ACRES
R-O-W DEDICATION	0.86 ACRES
TOTAL LOTS	13
BUILDABLE LOTS	8
COMMON LOTS/ACREAGE	5 / 0.57 ACRES
DENSITY DU/ACRES	3.5 /ACRE
EXISTING ZONING	R6
PROPOSED ZONING (CITY OF KUNA)	R6
MINIMUM RESIDENTIAL LOT SIZE	3,811 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE	4,605 sq.ft.

PROPOSED EASEMENTS:

FRONT, REAR	10'
SIDE	5' (EACH SIDE)

* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT	20'
STREET SIDE	20'
REAR	15'
SIDE	5'

FEMA NOTE:

FEMA ZONE	X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO	16001C02501
EFFECTIVE DATE	OCTOBER 2, 2003

811 Know what's below. Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

NOTES:

1. SANITARY SEWER MAIN SHALL BE 8" DIAMETER.
2. WATER MAIN SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PARTS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: LUGARNO TERRA SOUTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17887 1-30-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53b

Drawn By: JF

Date: January 30, 2021

Sheet No. 1

1 of 1

SELECT
DEVELOPMENT
LUGARNO
TERRA

ELEVATION EXAMPLE
40' WIDE
LOT DIMENSIONS

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE
40' WIDE
LOT DIMENSIONS

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE
40' WIDE
LOT DIMENSIONS

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TERRA

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40' WIDE
LOT DIMENSIONS

SELECT DEVELOPMENT

LUGARNO
TERRA

ELEVATION EXAMPLE
40' WIDE
LOT DIMENSIONS

SELECT DEVELOPMENT

LUGARNO
TERRA

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **SELECT DEVLOPMENT AND CONTRACTGING, LLC** *For a Preliminary Plat for 2075 E Rodeo Lane.*	)))))))))	**Case No. 20-13-S (Preliminary Plat)** **STAFF REPORT FOR THE LUGARNO TERRA SOUTH SUBDIVISION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation
10. Council's Proposed 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	City Council Staff Memo			X
2	Planning and Zoning Commission Findings of Fact			X

3	Planning and Zoning Commission Sign-in-Sheets			X
4	Planning and Zoning Commission Meeting Minutes			X
5	Commission and Council Review Application			X
6	Site Photos			X
7	Preliminary Plat Checklist			X
8	Design Review Application			X
9	Homeowner's Maintenance Agreement			X
10	Legal Description			X
11	Affidavit of Legal Interest			X
12	Deed			X
13	Letter of Intent			X
14	Commitment to Property Posting			X
15	Subdivision Name Reservation			X
16	Neighborhood Meeting Certification			X
17	Original Landscape Plan			X
18	Updated Landscape Plan			X
19	Original Preliminary Plat			X
20	Updated Preliminary Plat			X
21	Agency Transmittal			X
22	Department of Environmental Quality			X
23	Central District Health Department			X
24	Boise Project Board of Control			X
25	Nampa Meridian Irrigation District			X
26	Ada County Highway District			X
27	City Engineer			X
28	City Engineer Updated Comments			X
29	Planning and Zoning Commission Kuna Melba News			X
30	Planning and Zoning Commission Mailer			X
31	Planning and Zoning Commission Proof of Property Posting			X
32	City Council Kuna Melba News 4.28.2021			X
33	City Council Mailer 4.28.2021			X
34	City Council Proof of Property Posting 5.3.2021			X
35	City Council Kuna Melba News 10.27.2021			X
36	City Council Mailer 10.27.2021			X
37	City Council Proof of Property Posting 11.3.2021			X
38	City Council Website Notice			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), 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. 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: October 2, 2020 (3 Attendees)

2.1.1.2 Agency Comments Request: December 2, 2020

2.1.1.3 300 FT Property Owners Notice: October 27, 2021

2.1.1.4 Kuna Melba News Newspaper: October 27, 2021

2.1.1.5 Site Posted: November 3, 2021

III
APPLICANTS REQUEST

3.1 Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The parcel is zoned R-6 (Medium Density Residential) within Kuna City Limits. Historically this parcel has served as farmland.

4.2 Surrounding Land Uses

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1419223001

4.3.1.1 SELECT DEVLOPMENT AND CONTRACTGING, LLC

4.3.1.2 Approximately 1.85 acres

4.3.1.3 R-6 (Medium Density Residential)

4.4 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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site is void of any structures. Vegetation on-site is consistent with that of agriculture fields. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

4.6 Environmental Issues

4.6.1 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.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 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 1.85-acre site as Medium Density Residential.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail/bike route through the subject site.

4.9 Agency Responses

Agency	Exhibit No.
Department of Environmental Quality	B-2
Central District Health Department	B-3
Boise Project Board of Control	B-4
Nampa Meridian Irrigation District	B-5
Ada County Highway District	B-6
City Engineer	B-7
City Engineer Updated Comments	B-8

V

TRANSPORTATION AND CONNECTIVITY

5.1 The applicant proposes to improve the Deer Flat Road, which is listed as an East-West Minor Arterial on the City of Kuna Street Circulation Map. This section of Deer Flat Road is listed in Ada County Highway District's (ACHD) Capital Improvement Plan (CIP). In the CIP this segment of Deer Flat Road abutting the site is to be widened to five (5) lanes between 2036 and 2040, with this ACHD recommends the applicant only be required to widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot-wide gravel shoulder. The City of Kuna will require the applicant to construct curb and gutter abutting the proposed site. Therefore, the applicant will be required to improve Deer Flat Road as half of a 46-foot street section with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

The proposed site will take access from Deer Flat Road. The subdivision access is proposed as a local road constructed as a 36-foot street section within 50 feet of right-of-way terminating in a cul-de-sac. On the Preliminary Plat dated October 4, 2020, the applicant proposed to construct the cul-de-sac, and dedicate 50 feet of right-of-way extending approximately 30 feet to the site's east property line, this does not satisfy ACHD's policy for a public road. However, the applicant re-submitted a Preliminary Plat dated January 30, 2021, proposing to construct the cul-de-sac and a roadway stub into the property east of the subject site to satisfy ACHD's request.

Currently, there are two unpaved driveways taking access to the site from Deer Flat Road. The applicant has proposed to close the two existing driveways with sidewalk to match the improvements on either side of Deer Flat Road.

VI
STAFF ANALYSIS

6.1 A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of three residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

The applicant is proposing to subdivide the approximately 1.85-acres into 13 total lots (8 buildable lots and five common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.5 dwelling units per acre (DUA).

Approximately 0.57 acres, or 30.0% of the project, is proposed to be open space, including all buffers. Approximately 0.13 acres, or 7.1% of the project, is considered useable open space as defined by Kuna City Code (KCC) 5-1-6-2. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-7) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-7, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station sewer basin solution. Due to the amount of time that has lapsed

since the Public Works Department initially provided their memo, the City Engineer has provided updated comments in Exhibit B-8 of the packet, which further breaks down the contributions of the developer in increasing the Danskin lift station sewer force main capacity.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with 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.

A Design Review application for common area landscaping and open space was included as a part of the overall application. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. 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. The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section VIII of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; 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 No. 20-13-S (Preliminary Plat), the Applicant be subject to the Conditions of Approval listed in section "X" of this report, 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 No. 20-13-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna City Council hereby ***(approves/conditionally approves/denies)*** Case No. 20-13-S, a request from Billy Edwards and Select Development to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and 5 common lots).

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 No. 20-13-S, this proposal *does/does not* generally comply with 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/have not* 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 October 2, 2020. A total of three residents attended the meetings. Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on October 27, 2021 and a legal notice was published in the Kuna Melba Newspaper on October 27, 2021. The applicant posted sign on the property on November 3, 2021.*

7.3 Based on the evidence contained in Case No. 20-13-S, this proposal *does/does* not 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 project is zoned R-6 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

7.4 The contents of the proposed Preliminary Plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code.

Staff Finding: *Review by Staff of the proposed Preliminary Plat confirms all technical requirements listed in KCC were provided.*

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

Staff Finding: *Correspondence from ACHD confirms that street services are adequate to accommodate the proposed project. Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution. Exhibit B-8 further breaks down the contributions of the developer in increasing the Danskin lift station sewer force main capacity.*

7.6 The proposed development *is/is not* 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/does not* 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/does not* 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, 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 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 Rezone and Preliminary Plat requests for the site *are/are not* consistent with the following Comprehensive Plan components:

8.1 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.

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.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.
    -

IX
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-13-S (Preliminary Plat), a request from Select Development to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and 5 common lots) within an existing R-6 (Medium Density Residential) zone; AND *approved* Case No. 21-21-DR (Design Review).

X
COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for the approval, conditional approval or denial of the Preliminary Plat application to the City Council. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, (*approves/conditionally approves/denies*) Case No. 20-13-S (Preliminary Plat), a request from Select Development to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and 5 common lots) within an existing R-6 (Medium Density Residential) zone, 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural 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 (KMIS).

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 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.

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

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

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

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

10.12 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.

10.13 The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "sod".

10.14 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.

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

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

10.17 Developer/Owner/Applicant, 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.

10.18 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

10.19 Developer/Owner/Applicant shall comply with all local, state and federal laws.

10.20 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 Danskin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

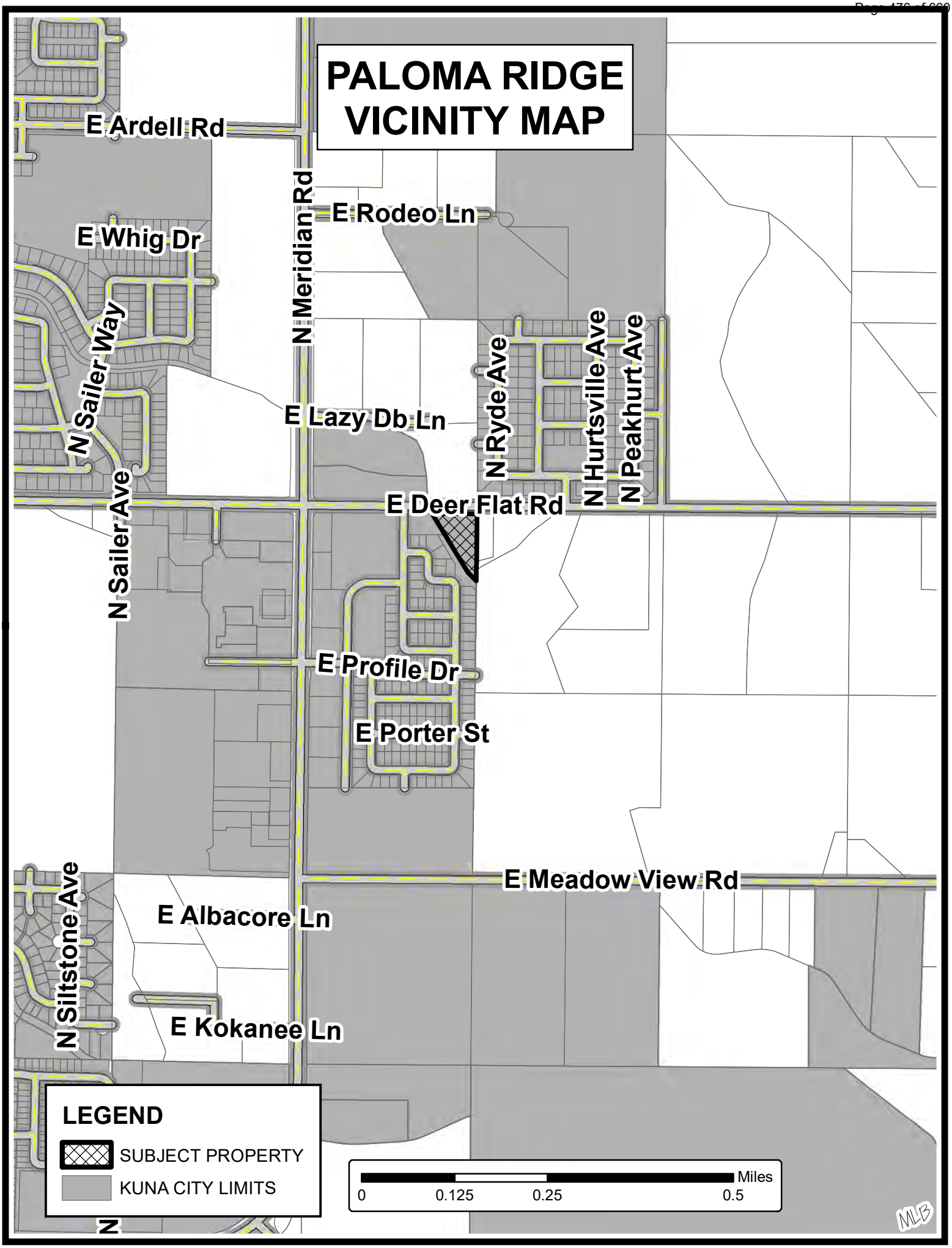
10.21 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

10.22 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the quiet hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

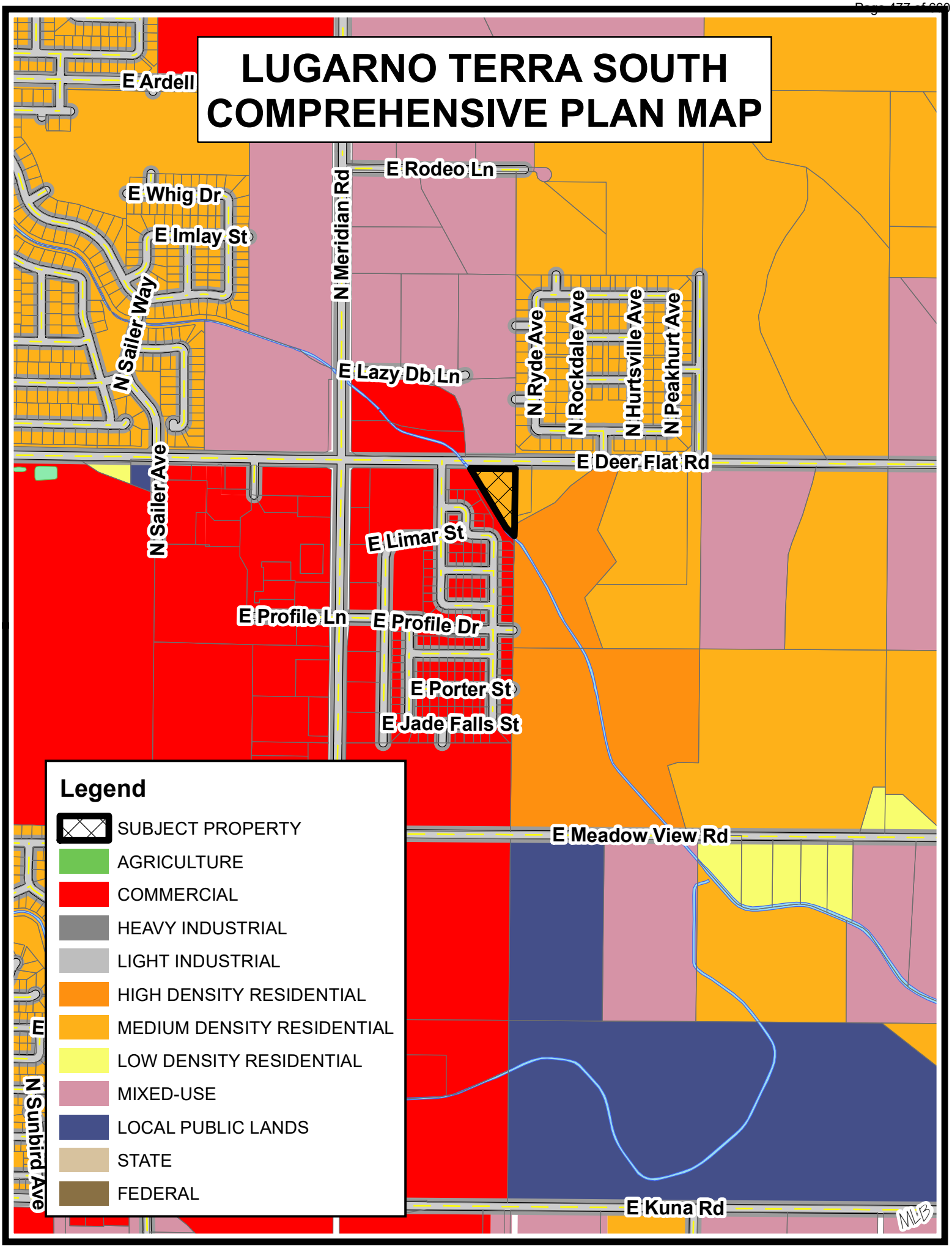
10.23 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

DATED this 16th day of November, 2021.

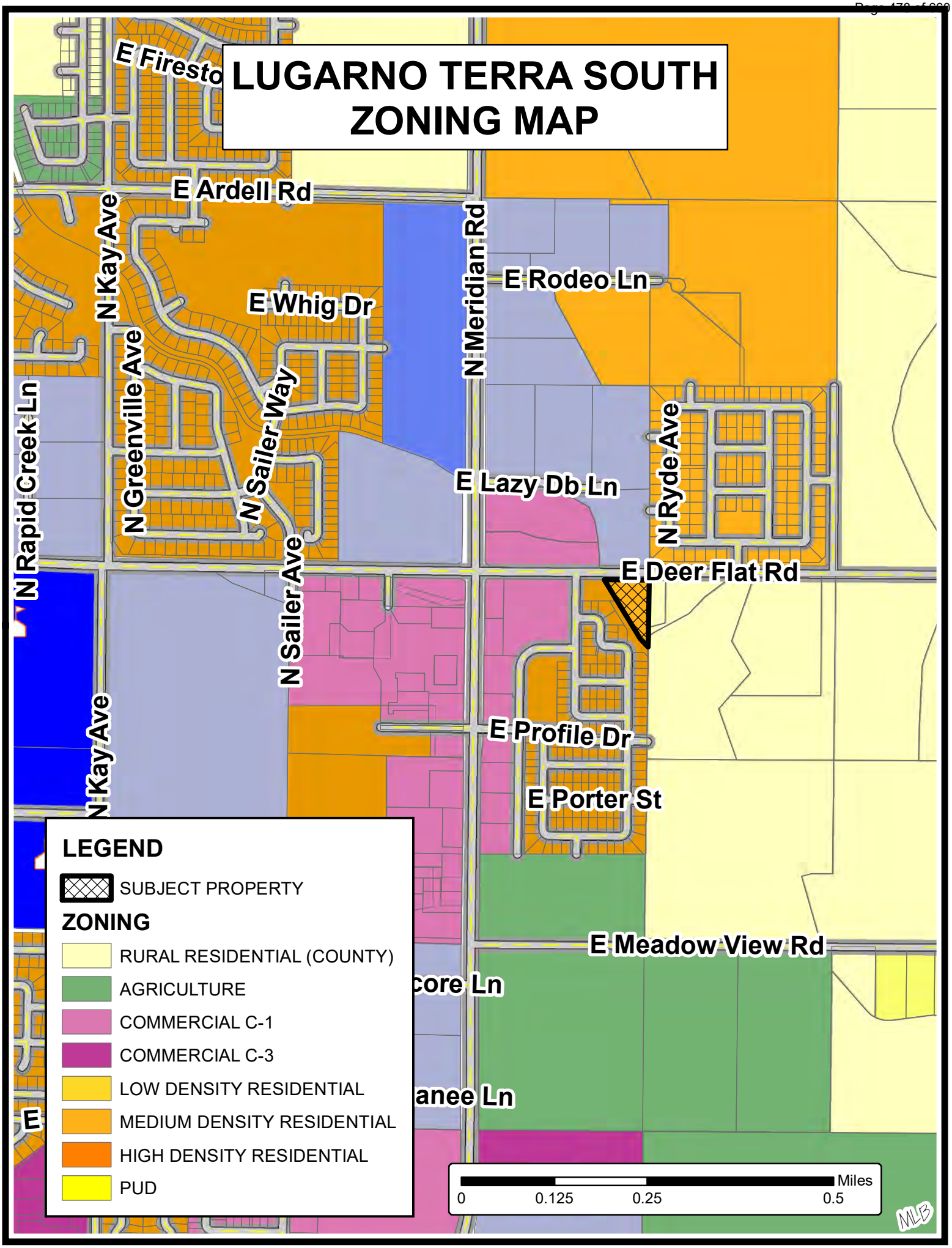
PALOMA RIDGE VICINITY MAP



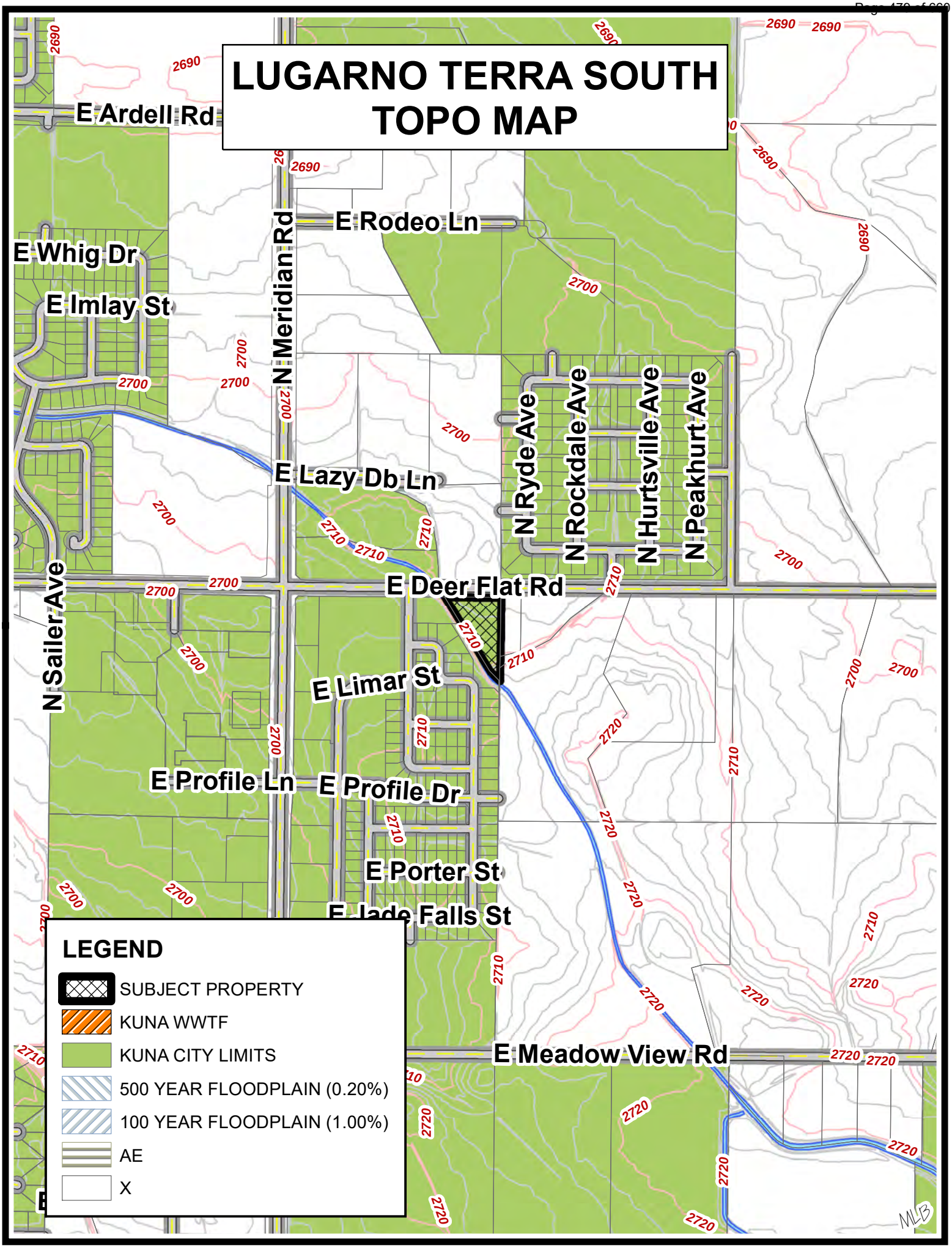
LUGARNO TERRA SOUTH COMPREHENSIVE PLAN MAP



LUGARNO TERRA SOUTH ZONING MAP



LUGARNO TERRA SOUTH TOPO MAP



LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN
LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
E Deer Flat Rd
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
Canyon Ave
E Cave Falls St
N Warm River Ave
E Porter St
ls St

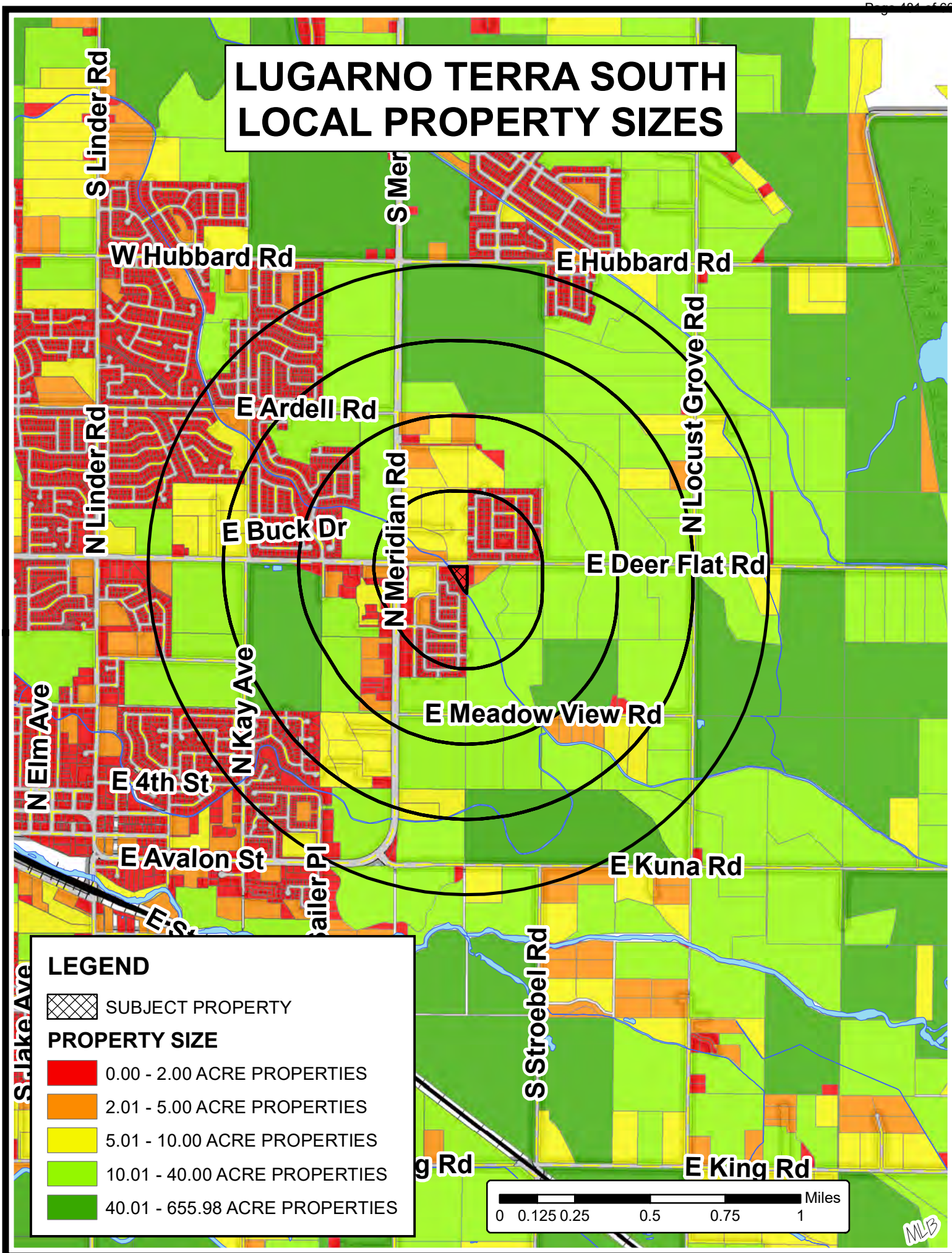
LEGEND

- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

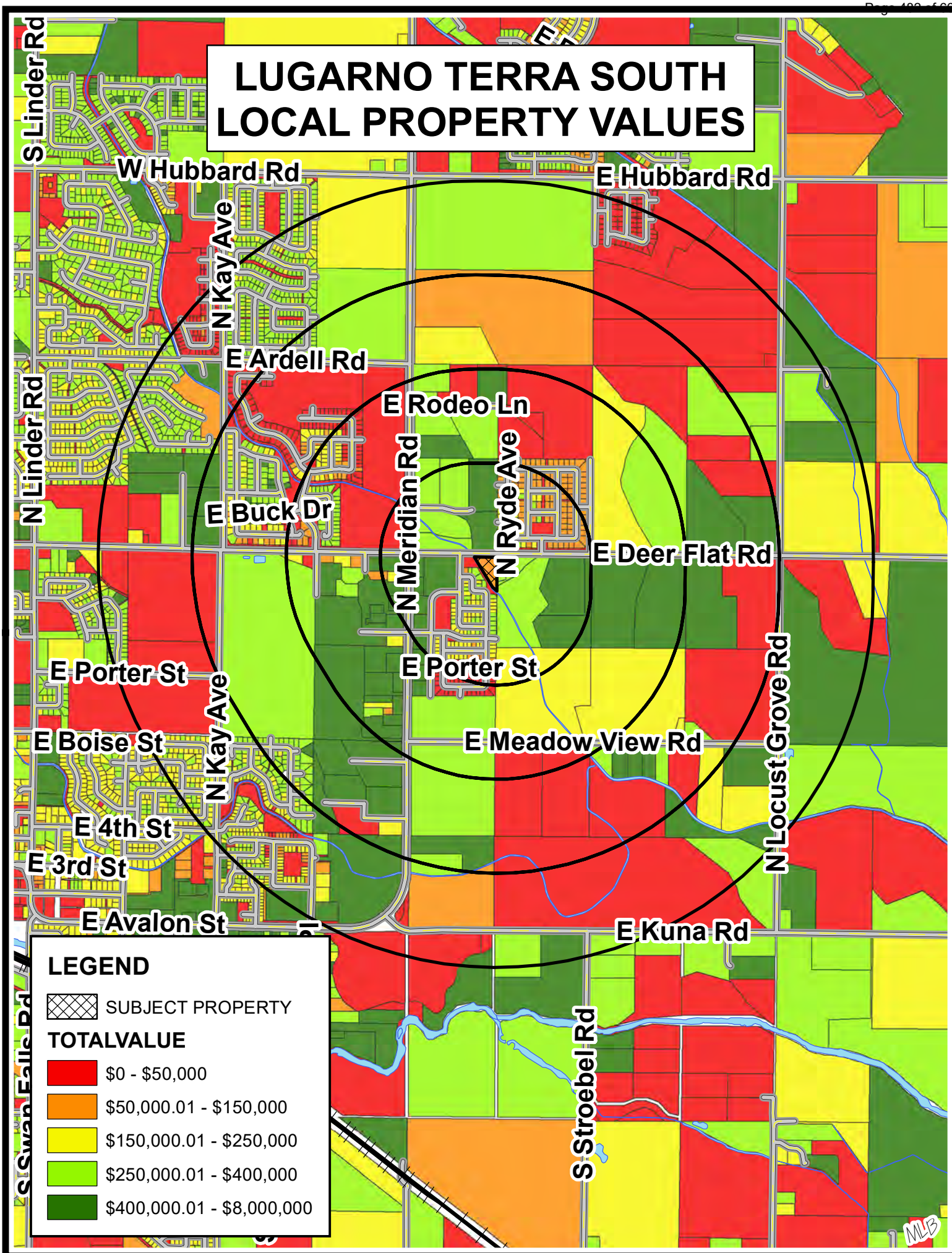
Miles
0 0.0625 0.125 0.25

MLB

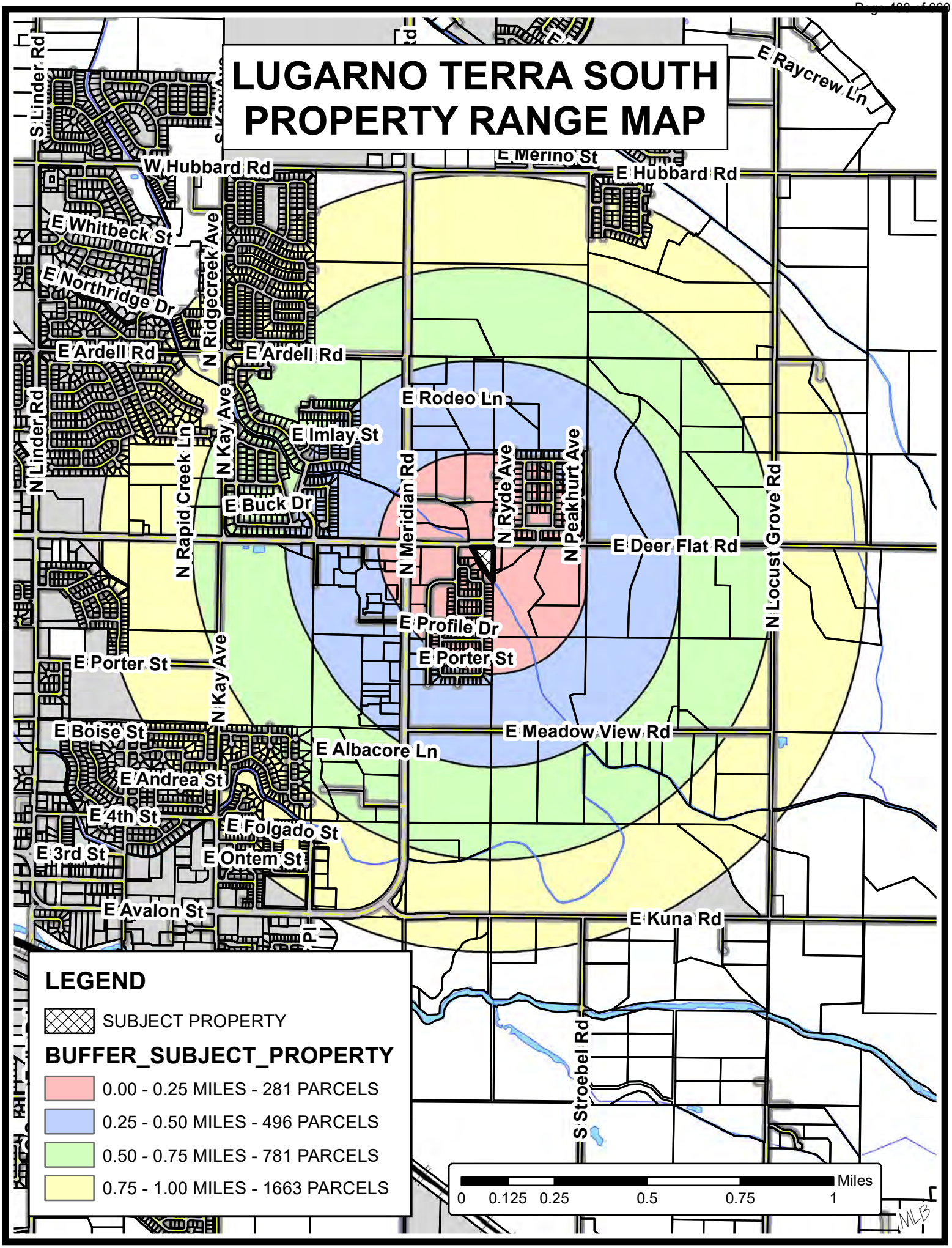
LUGARNO TERRA SOUTH LOCAL PROPERTY SIZES



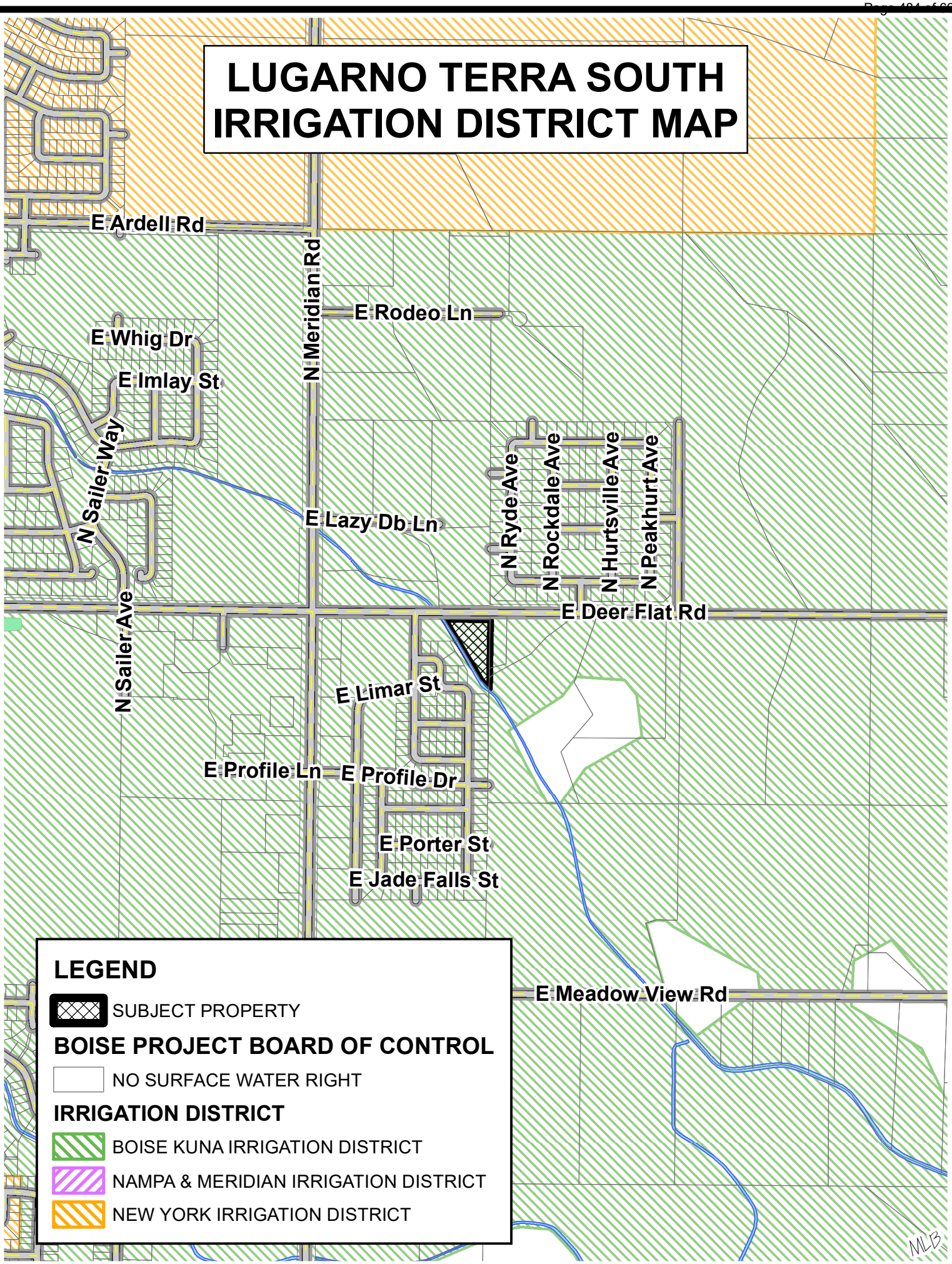
LUGARNO TERRA SOUTH LOCAL PROPERTY VALUES



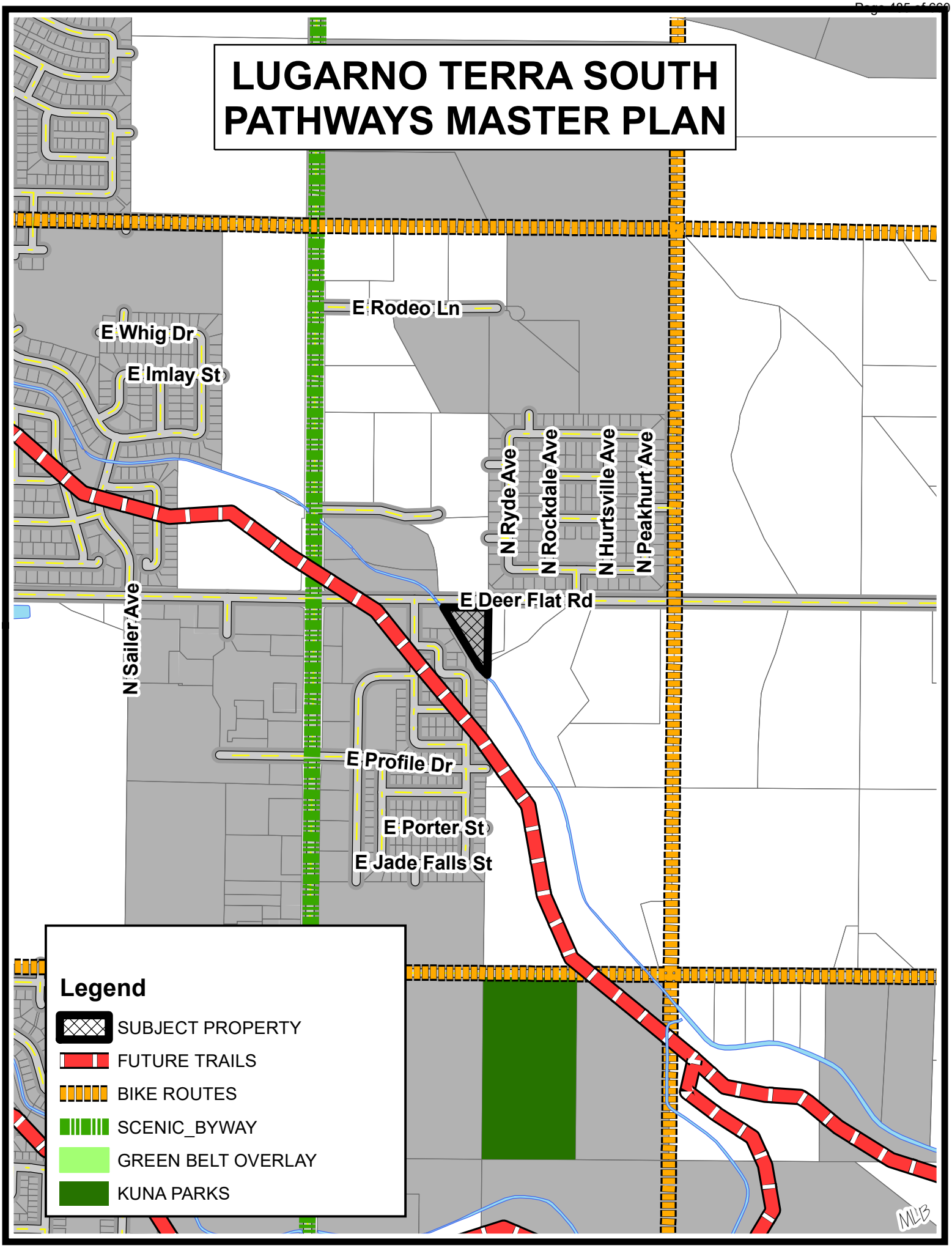
LUGARNO TERRA SOUTH PROPERTY RANGE MAP



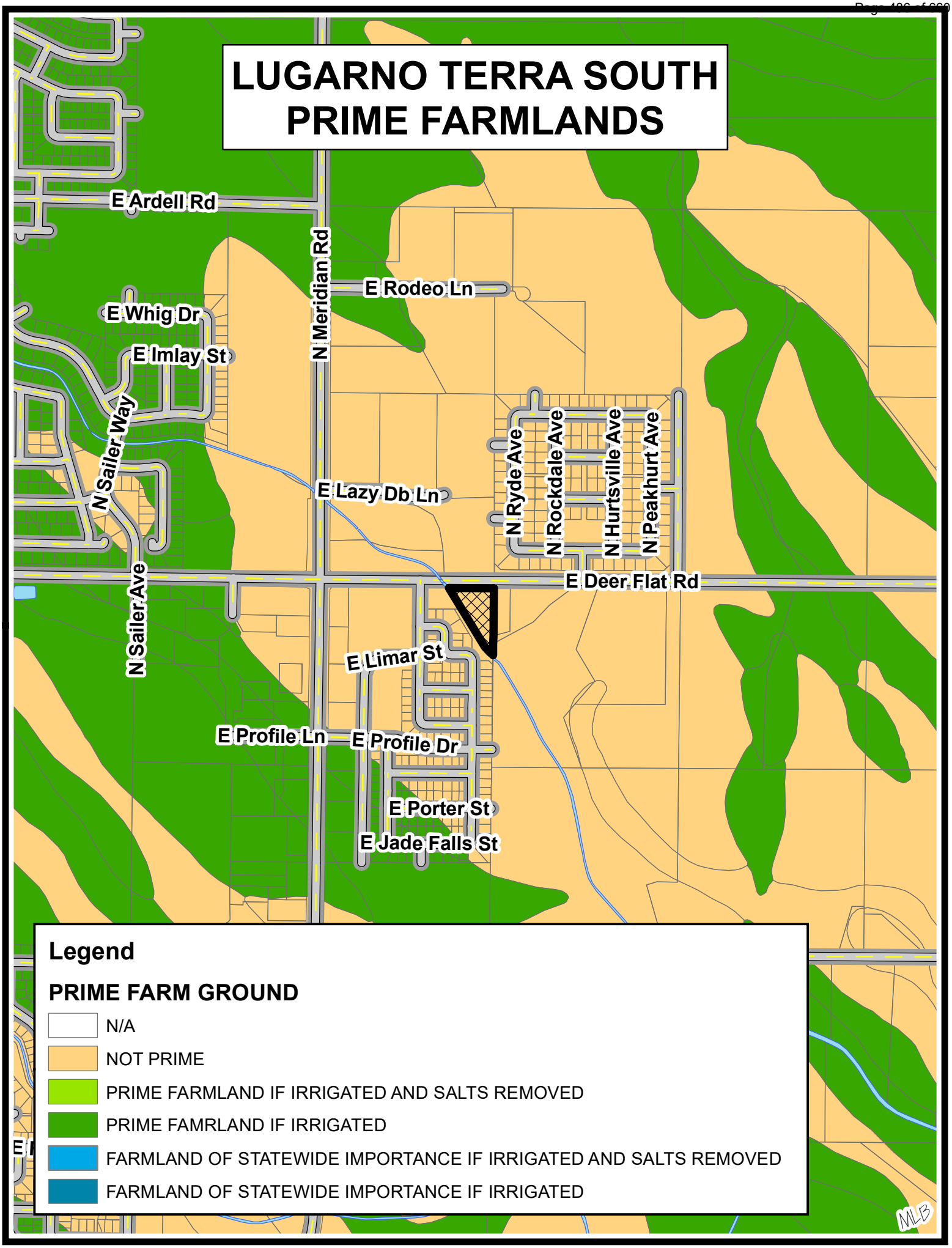
LUGARNO TERRA SOUTH IRRIGATION DISTRICT MAP



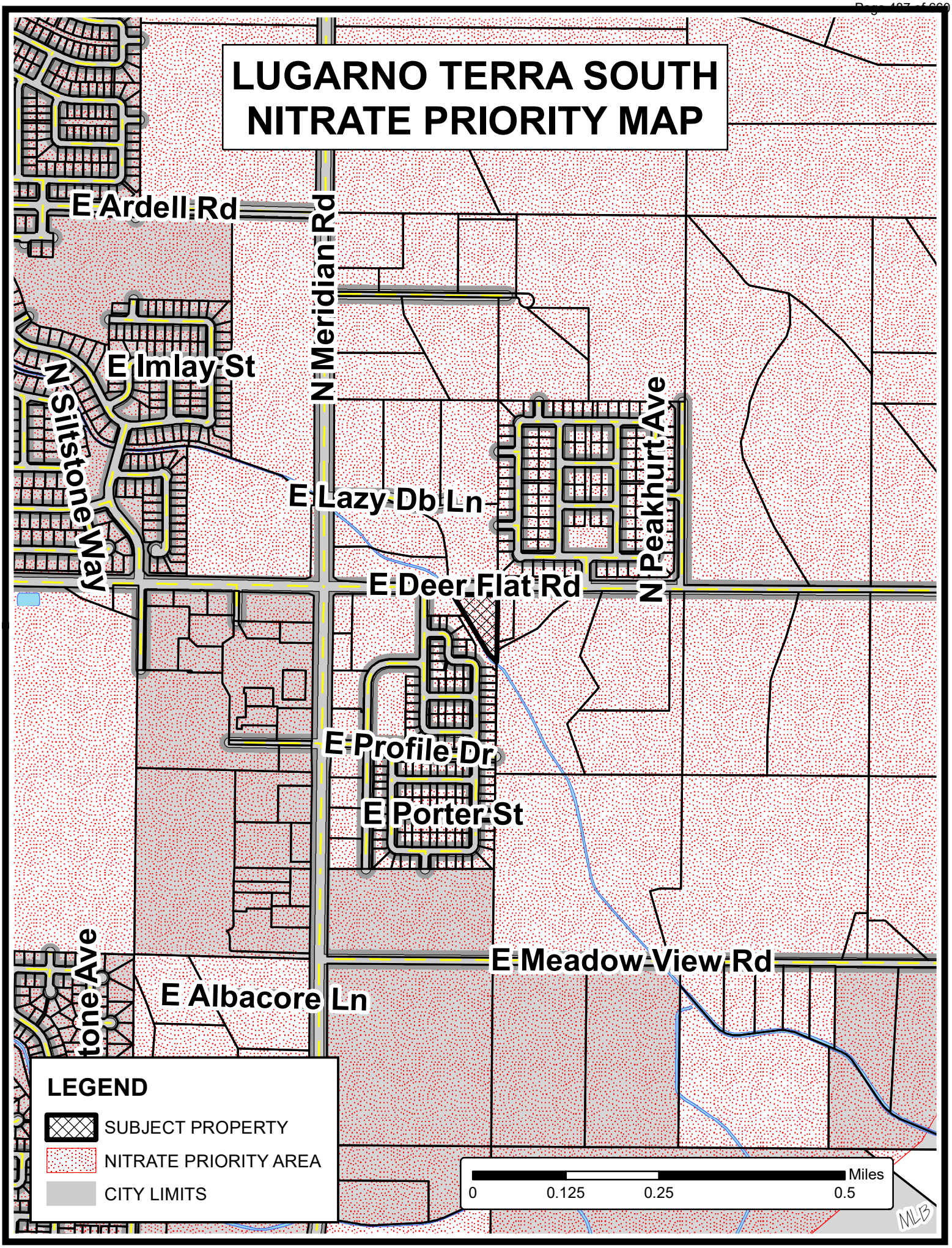
LUGARNO TERRA SOUTH PATHWAYS MASTER PLAN



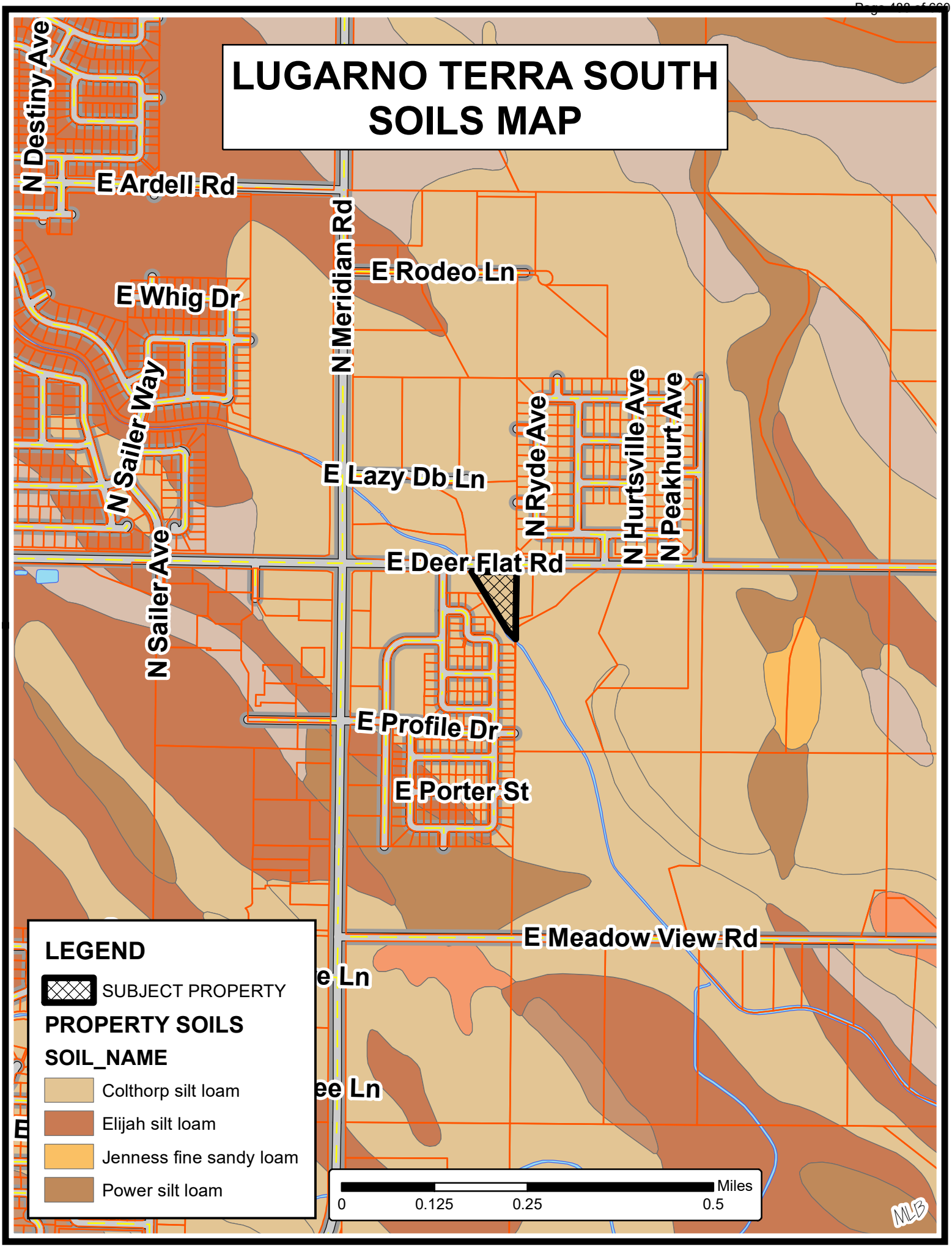
LUGARNO TERRA SOUTH PRIME FARMLANDS



LUGARNO TERRA SOUTH NITRATE PRIORITY MAP



LUGARNO TERRA SOUTH SOILS MAP



BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-13-S (Preliminary Plat)**
	)	**20-21-DR (Design Review)**
SELECT DEVELOPMENT & CONTRACTING LLC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF PRELIMINARY PLAT APPLICATION, AND APPROVAL OF DESIGN REVIEW APPLICATION.**
For Preliminary Plat and Design Review for the *Lugarno Terra South Subdivision.*		

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on February 23, 2021 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	Exhibit List			X
2	Staff Report			X
3	Commission and Council Review Application			X
4	Site Photos			X

5	Preliminary Plat Checklist			X
6	Design Review Application			X
7	Homeowner's Maintenance Agreement			X
8	Legal Description			X
9	Affidavit of Legal Interest			X
10	Deed			X
11	Letter of Intent			X
12	Commitment to Property Posting			X
13	Subdivision Name Reservation			X
14	Neighborhood Meeting Certification			X
15	Original Landscape Plan			X
16	Updated Landscape Plan			X
17	Original Preliminary Plat			X
18	Updated Preliminary Plat			X
19	Agency Transmittal			X
20	Department of Environmental Quality			X
21	Central District Health Department			X
22	Boise Project Board of Control			X
23	Nampa Meridian Irrigation District			X
24	Ada County Highway District			X
25	City Engineer			X
26	Planning and Zoning Kuna Melba News			X
27	Planning and Zoning Mailer			X
28	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on February 23, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on March 9, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 23, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
William Edwards, Select Development

1.3.1.3 Neighboring property owner's appearing in favor:
None

1.3.1.4 Neighboring property owner's appearing neutral:
None

1.3.1.5 Neighboring property owner's appearing in opposition:
Harry Kohn, 2211 E Deer Flat Road, Kuna, ID 83634
Chris Kohn, 2095 E Deer Flat Road, Kuna, ID 83634

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 RECCOMENDED 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 February 23, 2021 hearing on the Preliminary Plat for Lugarno Terra South Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	*Dates Published*
Kuna Melba Newspaper	February 3, 2021

3.1.2.2 Notice for the February 23, 2021 hearing containing the description of the property proposed to be developed, was mailed on February 3, 2021 to all known and affected property owners within three hundred (350) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 23, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 8, 2021. A Proof of Property Posting was provided to staff on February 9, 2021.

3.1.2.4 Notice for the February 23, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Preliminary Plat

3.2.1 The land for proposed subdivision is comprised of one parcel totaling approximately 1.86 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Select Development & Contracting LLC	01.86 acres	R-6 – Medium Density Residential	S1419223001

3.2.2 The proposal is for subdivision that would include 13 lots (8 residential lots and five common lots).

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

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – Kuna City

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

3.2.5 Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments the Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated February 23, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

3.3.1.2 The applicant is proposing to subdivide the approximately 1.85-acres into 13 total lots (8 buildable lots and five common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.5 dwelling units per acre (DUA).

3.3.1.3 Approximately 0.57 acres, or 30.0% of the project, is proposed to be open space, including all buffers. Approximately 0.13 acres, or 7.1% of the project,

are considered useable open space as defined by KCC 5-1-6-2. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

3.3.1.4 Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-7) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-7, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3.1.5 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with 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.

3.3.1.6 A design review application for common area landscaping and open space was included as a part of the overall application. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. 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. 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.

3.3.1.7 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-13-S (Preliminary Plat) and approves Case No. 20-21-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.3.2 **Staff Recommendations:** As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-13-S (Preliminary Plat), and approves Case No. 20-21-DR (Design Review), the applicant be subject to the following Conditions of Approval:

3.3.2.1 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:

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

3.3.2.1.2 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.

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

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

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

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

3.3.2.1.7 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.

3.3.2.2 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.

3.3.2.3 Compliance with Idaho Code §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.

3.3.2.4 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 Irrigation System of the City (KMIS).

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

3.3.2.6 Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

3.3.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

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

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

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

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

3.3.2.12 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.

3.3.2.13 The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.3.2.14 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.

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

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

3.3.2.17 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.

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

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

3.3.2.20 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.

3.3.2.21 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

3.4 Other Testimony

3.4.1 2/23/2021 Public Hearing – William Edwards, Select Development, testified about the specifics of the project including: open space, public roadway design, housing product and amenities.

3.4.2 2/23/2021 Public Hearing – Harry Kohn, 2211 E Deer Flat Road, Kuna, ID 83634, testified about the size of the project, stating his concern of the number of houses in a small area.

3.4.3 2/23/2021 Public Hearing – Chris Kohn, 2095 E Deer Flat Road, Kuna, ID 83634, testified about the continuity of the development with larger homes and the amenities being constructed across the road. He also expressed his concern about the stub street limiting his properties potential for the future.

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.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.

5.2 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.

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

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR 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 ORDER AND THIS DOES ORDER:

6.1 That the Preliminary Plat application (Case No. 20-13-S) is recommended approval.

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 APPROVE:

7.1 That the Design Review application (Case No. 20-21-DR) is hereby approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 9th day of March, 2021.

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

February 23, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Lugarno Terra South

Case No: 20-13-S (Preliminary Plat) & 20-21-DR (Design Review)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Harry Kohn
Print Address	Print Address	2211 E. Deer Flat Rd
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	CHRIS Kohn
Print Address	Print Address	2035 E Deer Flat Rd
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

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

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

CITY OF KUNA

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday February 23, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks are required.

Due to social distancing protocol,
Council Chambers audience occupancy is 15.

The first 15 persons who appeared, in addition to staff, were allowed in Council Chambers. All other persons were provided access to the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/ .

Public testimony was received on the cases listed under Public Hearings within the Agenda.

1. *CALL TO ORDER & ROLL CALL:*

(Timestamp 00:06:18)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – In Person
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. *CONSENT AGENDA:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:06:47)
All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, 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 Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 9, 2021
B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-10-S (Preliminary Plat) & 20-07-ZC (Rezone) for Paloma Ridge Subdivision – Doug Hanson, Planner II ACTION ITEM
2. Case Nos. 20-11-S (Preliminary Plat) & 20-08-ZC (Rezone) for Paloma Ridge West Subdivision – Doug Hanson, Planner II ACTION ITEM

Motion To: Approve the Consent Agenda
Motion By: Commission Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

3. *PUBLIC HEARINGS:* (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

(Timestamp 00:07:05)

A. Public Hearing and consideration to approve Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare – Jessica Reid, Planning & Zoning Staff and Stephanie Gerla (Applicant) ACTION ITEM

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, at 346 W 4th Street, between the hours of 6:00 AM – 6:00 PM, Monday – Friday.

(Timestamp 00:07:42)
Planning & Zoning Staff, Jessica Reid presented an overview of the project.

(Timestamp 00:09:00)
Commissioner Gealy asked a clarifying question in regards to the outdoor play area; Ms. Reid answered.

(Timestamp 00:10:52)
City Attorney Bill Gigray recommended the Commission confirm the subject site zoning with staff and the use was in fact permitted.

(Timestamp 00:11:34)
Ms. Reid read aloud Section A, No. 1 of the staff report and confirmed the zoning district allowed for the requested use with an approved Special Use Permit.

(Timestamp 00:12:08)
Applicant Stephanie Gerla, 346 W 4th Street, Kuna, presented her request and the supporting reasons.

(Timestamp 00:14:00)
Chairman Young asked Ms. Gerla if she was in receipt of the staff report and was able to review the Conditions of Approval. Ms. Gerla confirmed she was.

(Timestamp 00:14:26)
Chairman Young opened the public hearing, there were no persons present or signed up to testify.

Support: None

Against: None

Neutral: None

Chairman Young closed the public hearing and began the Commissions discussion.

(Timestamp 00:15:10)
The Commission discussed the project and proceeded to make a motion.

Motion To: Approve Case No. 20-04-SUP (Special Use Permit) for Gerla Commercial Group Daycare with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

(Timestamp 00:16:32)
B. Public Hearing and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

(Timestamp 00:16:56)
Planner II Doug Hanson presented an overview of the project.

(Timestamp 00:19:07)
Commissioners asked follow up questions regarding sewer capacity and the proposed timeline for the Mason Creek Trunk Line. Mr. Hanson provided explanation.

(Timestamp 00:20:05)
City Attorney Bill Gigray, reviewed insight to procedure and reviewed how Conditions of Approval would allow approval of project but limit construction until the required capacities were available. Mr. Hanson referred to Condition Nos. 20 & 21 in the staff report.

(Timestamp 00:22:23)
Applicant Billy Edwards with Select Development, 2501 E State Avenue, Suite 210, Meridian presented a slideshow covering different aspects of the proposed project including layout, amenities, the proposed home product and street construction/extension.

(Timestamp 00:29:30)
Commissioners asked follow up questions concerning the proposed alley-load housing product. Mr. Edwards reviewed the product and confirmed homes would be designed/constructed in compliance with the setbacks and standards set forth in Kuna City Code.

(Timestamp 00:34:33)
Mr. Hanson requested the Commission continue the public hearing until March 9, 2021 so the Applicant could provide an updated, engineered Preliminary Plat.

Motion To: Continue Public Hearing for Case No. 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) for Lugarno Terra North on March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None

(Timestamp 00:35:38)
City Attorney Bill Gigray suggested the Commission confirm on the record if there was anyone present in person or on Zoom that wished to testify, that could not attend the meeting on March 9, 2021. Chairman Young did so; there were none.

Support: None

Against: None

Neutral: None

Motion Passed: 5-0

(Timestamp 00:37:15)
C. Public Hearing and consideration to recommend approval of Case No. 20-13-S (Preliminary Plat) and consideration to approve 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

(Timestamp 00:37:35)
Mr. Hanson presented an overview of the project.

(Timestamp 00:39:13)
Commissioners Hennis and Gealy asked clarifying questions; Mr. Hanson addressed each question in turn.

(Timestamp 00:43:05)
Applicant Billy Edwards of Select Development, 2501 E State Avenue, Suite 210, Meridian, presented a slideshow of the proposed project.

(Timestamp 00:47:50)
Commissioner Hennis and Commissioner Damron requested clarification on a few items; Mr. Edwards provided additional information.

(Timestamp 00:49:30)
Chairman Young opened the public hearing.

Support: None

Against:
(Timestamp 00:50:43)
Harry Kohn, 2219 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density and irrigation.

(Timestamp 00:52:10)
Chris Kohn 2095 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density, home product and stub street.

Neutral: None

(Timestamp 00:54:24)
Chairman Young confirmed there were no persons present on Zoom to testify, being none, he requested the Applicant return for rebuttal.

(Timestamp 00:54:44)
Mr. Edwards reiterated he felt they were presenting a quality product and a positively designed community.

(Timestamp 00:55:40)
Chairman Young closed the Public Hearing and the Commission proceeded to deliberation as well as touching on the concerns presented during public testimony.

Motion To: Recommend approval to City Council for Case No. 20-13-S (Preliminary Plat) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Approve Case No. 20-21-DR (Design Review) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

4. BUSINESS ITEMS:

(Timestamp 01:03:30)

A. Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

(Timestamp 01:04:00)
Planning & Zoning Staff Jessica Reid, 751 W 4th Street, Kuna, addressed the Commission requesting the item be table to a date certain of March 9, 2021 due to a change in the building materials; the Applicant has proposed to change from a concrete structure to a steel structure.

Motion To: Table Case No. 21-02-DR (Design Review) for the Multi-tenant Building to March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

5. ADJOURNMENT:

(Timestamp 01:05:48)
Planning & Zoning Director Jace Hellman, 751 W 4th Street, Kuna, provided the Commissioners with an update for the proposed "Legal 101" workshop. Mr. Hellman informed the Commission the workshop would be a joint workshop with City Council.

(Timestamp 01:06:45)
Commissioner Gealy stated she would not be in attendance for the March 9, 2021 meeting.

(Timestamp 01:06:56)
Motion To: Adjourn.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None

Absent: None
Motion Passed: 5-0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	20-13-S, 20-21-DR
Project name	Lugarno Terra SOUTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	02.23.2021
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: Select Development & Contracting, LLC
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Applicant (Developer): Randy Fullmer
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Engineer/Representative: Billy Edwards
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-921-5531
E-Mail: wedwards@selectdev.com
Fax #: 208-898-9527

Subject Property Information

Site Address: 1919 East Deer Flat Road Kuna, ID 83634
Site Location (Cross Streets): 1 Parcel South of the Original Lugarno Terra Subdivision off East Deer Flat Road
Parcel Number (s): S1419223001
Section, Township, Range: 2N1E19
Property size : 1.85 Acres
Current land use: Vacant Land
Proposed land use: Single Family Residential
Current zoning district: R-6
Proposed zoning district: R-6

Project Description

Project / subdivision name: Lugarno Terra South Subdivision

General description of proposed project / request: Single Family Subdivision on 1.85 Acres - 8 Buildable Lots 6 Common Lots - Park Area w/Shelter and Open Space to be Utilized by Boise Project to access existing irrigation gates

Type of use proposed (check all that apply):

- [X] Residential R-6
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): Park Area w/Shelter

Residential Project Summary (if applicable)

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

Please describe the existing buildings:

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

Number of residential units: Number of building lots: 8

Number of common and/or other lots: 6

Type of dwellings proposed:

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

Minimum Square footage of structure (s): Homes Averaging 1,500 to 1,800SF

Gross density (DU/acre-total property): 4.32 / Acre Net density (DU/acre-excluding roads): 6.11 / Acre

Percentage of open space provided: 7.56% Acreage of open space: .14 Acres

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

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

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

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

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

Number and ages of students/children: Seating capacity:

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

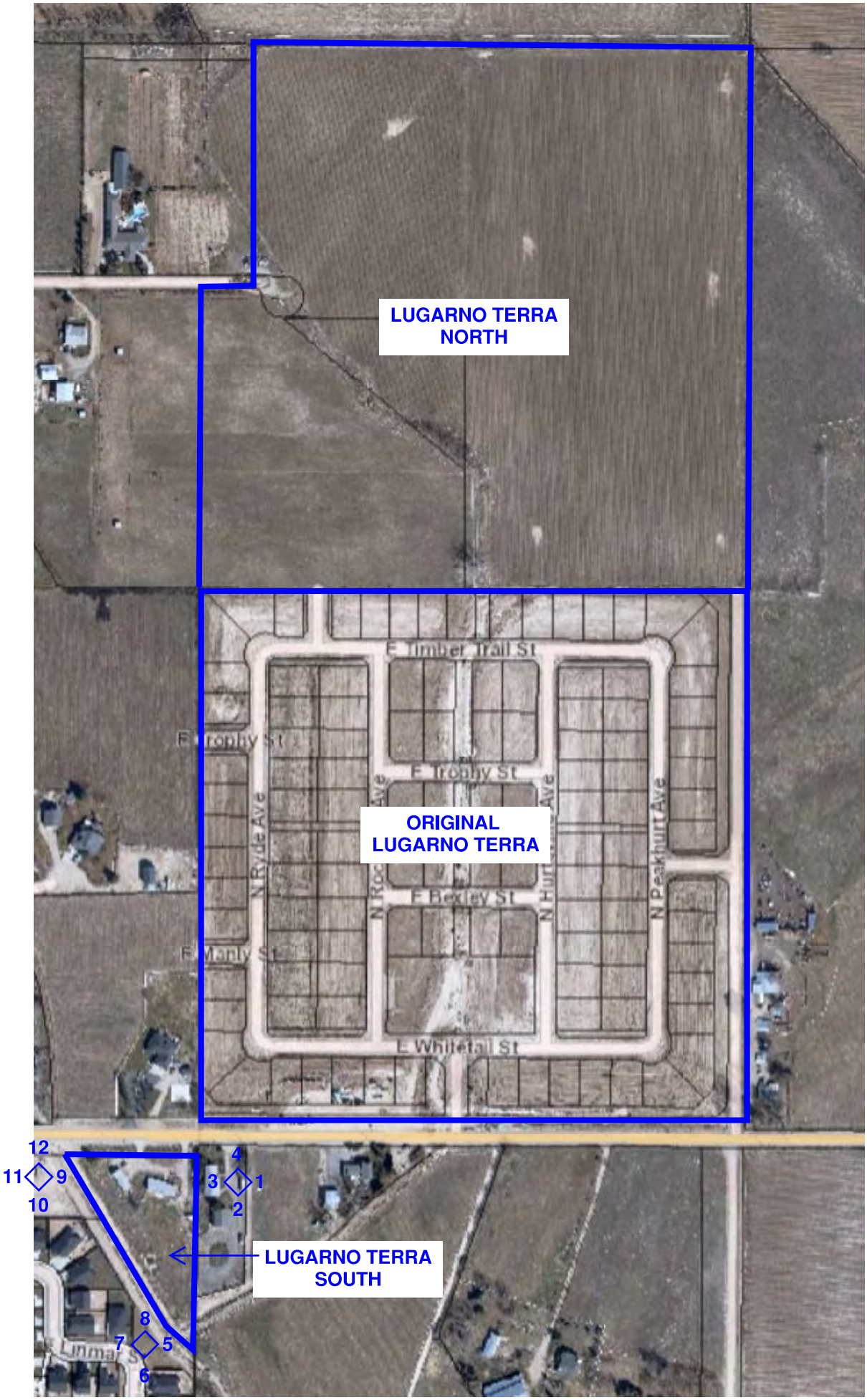
Proposed Parking:

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

Proposed Lighting:

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

Applicant's Signature: William T. Edwards Digitally signed by William T. Edwards DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards Date: 10.07.2020


LUGARNO TERRA
NORTH
ORIGINAL
LUGARNO TERRA
LUGARNO TERRA
SOUTH
E Timber Trail St
E Trophy St
E Trophy St
N Ryde Ave
N Peakhurst Ave
E Bexley St
E Manly St
E Whitetail St
Linma St
1
2
3
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7
8
9
10
11
12

LUGARNO TERRA SOUTH

PICTURE #1

PICTURE #2

PICTURE #3

PICTURE #4

PICTURE #5

PICTURE #6

PICTURE #7

PICTURE #8

PICTURE #9

PICTURE #10

PICTURE #11

PICTURE #12

City of Kuna
Planning & Zoning
Department
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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: Lugarno Terra South **Applicant:** Billy Edwards

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
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, RANDY FULCMER, MANAGER/SELECT DEVELOPMENT AND CONTRACTING, LLC
Name Address
1034 E. RADIANT RIDGE DR.
MERIDIAN, ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 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 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

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.

William T. Edwards Digitally signed by William T. Edwards
DN: C=US,
E=wedwards@selectmanagment.com,
O=Select Development, OU=Project
Manager, CN=William T. Edwards

Applicant/agent signature: Date: 10.07.2020

City of Kuna
Design Review Application

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

FILE NO.: _____

CROSS REF.:_____

FILES:_____

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

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

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

Application Submittal Requirements

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

X	Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* **One of each plan** (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes: *(2) 24" x 36" LARGE FORMAT PLANS* *(1) 11" X 17" PLAN REDUCATIONS* *(1) 8 ½" x 11" PLAN REDUCTIONS*	☐
N/A	Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. *Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*	☐

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

☒ Owner ☐ Representative Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho Zip: 83680

Owner: Phone:

Owner's Address: Email:

Zip:

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

Address: Email:

Zip:

Address of Property: 1919 East Deer Flat Road

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road 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.)*

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 1.85 Acres
2. Current Land Use(s): Single Family Residential Subdivision
3. What are the land uses of the adjoining properties?
   - North: Single Family Home
   - South: Agricultural
   - East: Single Family Home
   - West: Single Family Homes
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: 6 Common Lots and 8 Buildable Lots

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? _____

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

    Subdivision Perimeter and Separating Common Lots & Single Family Lots

    Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

(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:

Underground Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% 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 Area w/Shelter

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: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

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

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

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

Signature of Applicant _____ Date 10.07.2020

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Master Declaration of Covenants, Conditions, Restrictions and Easements for Lugarno Terra Subdivision

Select Development and Contracting LLC
2501 E. State Ave., Suite 210
PO Box 1030
Meridian, Idaho 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing reside on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

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

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.

Sawtooth Land Surveying, LLC

SAWTOOTH Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

June 18, 2018
2.28 Acre Parcel Description

BASIS OF BEARINGS for this description is South 89°35'05" East, between an illegible aluminum cap marking the NW Corner of Section 19, and a brass cap PLS 8575, marking the North 1/4 Corner of said Section 19, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land lying within Government Lot 1, Section 19, T. 2 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an illegible aluminum cap marking the NW Corner of said Section 19;

Thence South 89°35'05" East, coincident with the north line of said Government Lot 1, Section 19, a distance of 882.73 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°35'05" East, coincident with said north line of Government Lot 1, Section 19, a distance of 335.00 feet to the W1/16 of said Section 19;

Thence leaving said north line of Government Lot 1, Section 19, South 0°48'31" West, coincident with the east line of said Government Lot 1, Section 19, a distance of 534.53 feet;

Thence leaving said east line of Government Lot 1, Section 19, North 47°20'47" West, 60.21 feet to the east bank of the Kuna Canal;

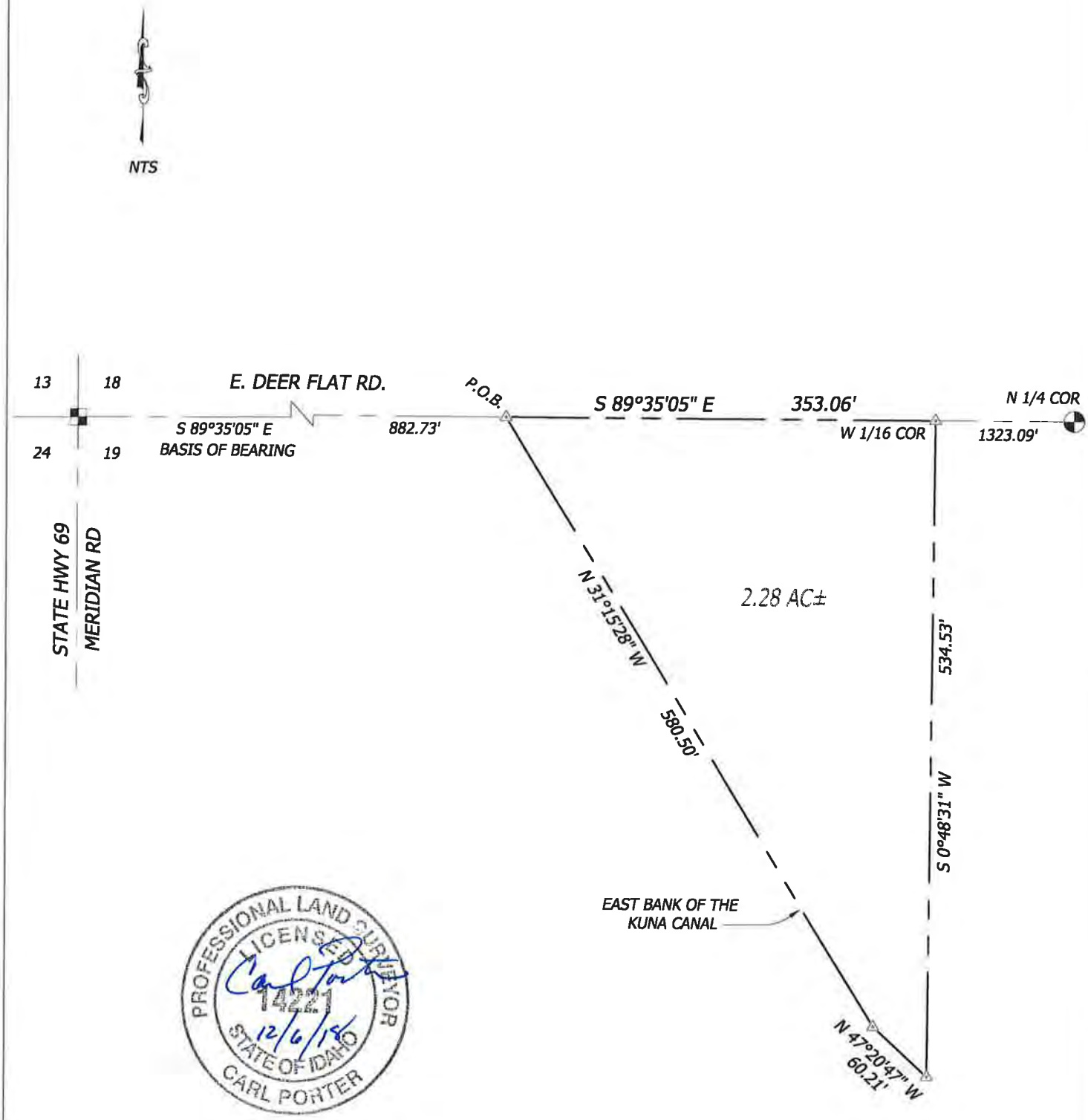
Thence North 31°15'28" West, coincident with said east bank of the Kuna Canal, 580.50 feet to the **POINT OF BEGINNING.**

Less any rights of way and/or easements.

The above described parcel of land contains 2.28 acres, more or less.

PROFESSIONAL LAND SURVEYOR
LICENSED
14221
STATE OF IDAHO
CARL PORTER
12/6/18

SECTION 19, T. 2 N., R. 1 E.,
B.M., ADA COUNTY, IDAHO



PROJECT:	CLIENT		DWG #
LUGARNO SUBDIVISION ADA COUNTY, IDAHO	ROCK SOLID CIVIL DERRITT KERNER	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105	18050-EX
			PROJECT# 18050
	DATE: 12/2018	WWW.SAWTOOTHLS.COM	SHEET 1 OF 1

Map Check Thu Dec 6 12:40:52 2018
Lugarno Triangle boundary
2.28 Acer Parcel

Operator	NRB	Project	18050
Date	12/6/18	Time	

Course	Bearing	Distance	PT#	Northing	Easting	Description
			100	669789.17	2459041.37	
100-101	S 89°35'05" E ✓	353.06 ✓	101	669786.62	2459394.41	
101-102	S 00°48'31" W ✓	534.53 ✓	102	669252.14	2459386.87	
102-103	N 47°20'47" W ✓	60.21 ✓	103	669292.94	2459342.58	
103-100	N 31°15'28" W ✓	580.50 ✓	100	669789.17	2459041.37	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1528304845169.0 Total Distance Traversed> 1528.30
99200.8 Sq. Feet
2.28 Acres

✓ NRB 12-6-18
✓ CP 12/6/18

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, RANDY FULCMER, MANAGER/SELECT DEVELOPMENT AND CONTRACTING, LLC
Name **Address**
1034 E. RADIANT RIDGE DR.
MERIDIAN, ID 83642
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 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 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 NIKOLA OLSON
FIRST AMERICAN TITLE INSURANCE COMPANY
2018-001545
01/05/2018 11:33 AM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

WARRANTY DEED

File No.: **4103-2974647 (DS)** Date: **December 28, 2017**

For Value Received, **Dave Stark and Brittany Stark, husband and wife who acquired title as Dave Stark and Brittany Stark, a married couple**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

ALL THAT PORTION OF LOT 1 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE, MERIDIAN, ADA COUNTY, IDAHO, LYING NORTH AND EAST OF KUNA CANAL. EXCEPT THAT PORTION CONVEYED TO ADA COUNTY HIGHWAY DISTRICT ON AUGUST 27, 2002 AS INSTRUMENT NO. 102097128.

APN: **S1419223000**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

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APN: **S1419223000**

Warranty Deed
- continued

File No.: **4103-2974647 (DS)**
Date: **12/28/2017**

Dave Stark

Brittany Stark

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 4 day of **January, 2018** , before me, a Notary Public in and for said State, personally appeared **Dave Stark and Brittany Stark**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

ALEC CINDRICH
NOTARY
PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: ~~Eagle, ID~~ Ac
My Commission Expires: 9~~-29-23~~

Residing at: Meridian, ID
My Commission Expires: 2/27/2021

SELECT DEVELOPMENT

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

07 October 2020

RE: Lugarno Terra Subdivision Expansion
SOUTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 1.85 acres of property directly southwest of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

South Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision South Expansion will include 8 single family residential lots ranging in size from ±3,800SF to ±5,400SF. Density per acre is 4.3 residential units per acre.
- Amenities will include park area with shelter.
- Common/Open Space area totaling .18 acres.
- Large Landscape Buffer along future East Deer Flat Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 9.7% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average $325,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- As requested by ACHD right-of-way is being provided for future connection to property to the east.
- Proposing full access onto East Deer Flat Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on single phase. There is an existing open irrigation ditch to the west that is maintained by Bureau of Reclamation. This ditch does not fall on this property but the access road does, this drive access easement wil be maintained. The applicant is proposing to start work in 2021.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Single access point is proposed to East Deer Flat Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

Lugarno Terra Subdivision – South Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
8 Single Family Homes
Estimated Valuation of $350,000 per Home

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	$6,019.82
3	0.000118422	EMERGENCY MEDICAL	$331.58
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	$1,964.31
9	0.004084898	SCHOOL DISTRICT NO.3	$11,437.71
11	0.000402437	KUNA LIBRARY	$1,126.82
17	0.002173433	KUNA CITY	$6,085.61
22	0.000098827	KUNA CEMETERY	$276.72
28	0.0009982	KUNA FIRE	$2,794.96
43	0.000021106	MOSQUITO ABATEMENT	$59.10
100	0.000124293	COLLEGE OF WESTERN IDAHO	$348.02
TOTAL	**0.010873089**		**$30,444.65**

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City's vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.
Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

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

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kun a City Code 5-1A-8.

William T. Edwards Digitally signed by William T. Edwards
DN: C=US,
E=wedwards@selectmanagment.com,
O=Select Development, OU=Project
Manager, CN=William T. Edwards

Applicant/agent signature: _____ Date: 10.07.2020

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name "Lugarno Terra Subdivision No 2" would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.
Using Lugarno Terra South would be approvable, or you can choose another name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

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.

Jerry or Glen,
I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.
Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.
PO Box 1030
Meridian, Idaho 83680

wedwards@selectdev.com

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: ____ Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: PAR #3001 POR OF GOVT LOT 1 Lot: ____ Block: ____

Site Address: 1919 East Deer Flat Road Tax Parcel Number(s): S1419223001

Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

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

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	***Brief Description***
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Lugarno Terra South Expansion
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGARNO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	Name	Address	Zip	Phone
1	Jane Gallo	1863 E. Rodeo Ln	83634	208-860-1417
2	Robert Truax	1888 E Rodeo Ln	83634	208 890 0311
3	DAN-SHIRLEY GROTHAUS	2404 E. DEER FLAT	83634	208-890-2234
4				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020 Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road. Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

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

William T. Edwards

Printed Name

Signature

10.07.2020

Date

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install $\frac{3}{4}$" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 162
• E. UNKNOWN 'C' ST (NORTH)	118'	2 / 2	3 / 3	12 / 18
• E. UNKNOWN 'C' ST (SOUTH)	118'	2 / 2	3 / 3	12 / 12
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. UNKNOWN 'B' ST (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'B' ST (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'A' ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	20,432	25	25
• BLOCK 4 / LOT 17	4,095	5	5
• BLOCK 5 / LOT 10	6,778	8	8
• BLOCK 6 / LOT 5	6,909	9	9
• BLOCK 7 / LOT 10	6,778	8	8
• BLOCK 8 / LOT 3	82,913	104	104**
• BLOCK 10 / LOT 11	8,521	11	11

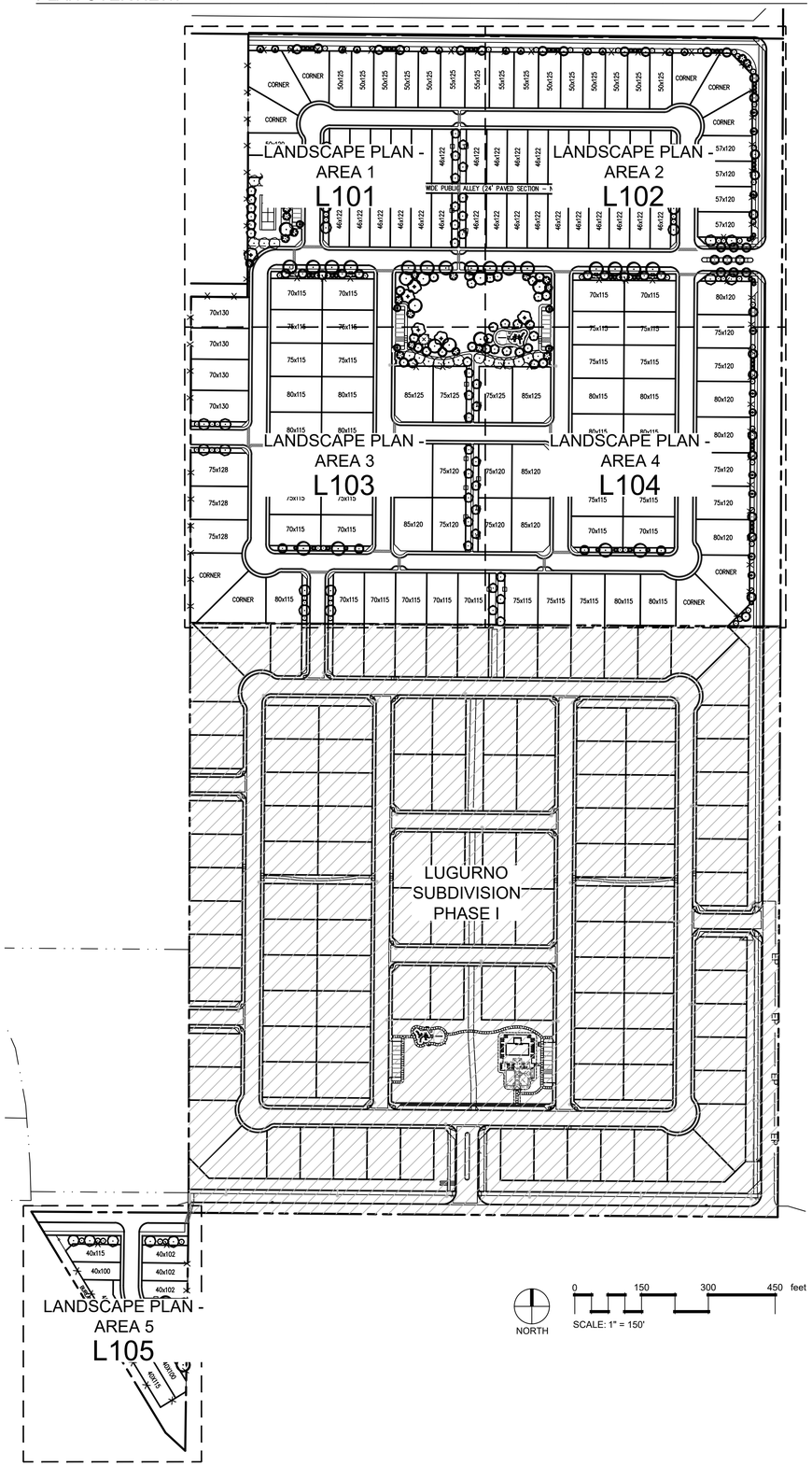
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. UNKNOWN 'C' ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



STACK ROCK GROUP
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PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

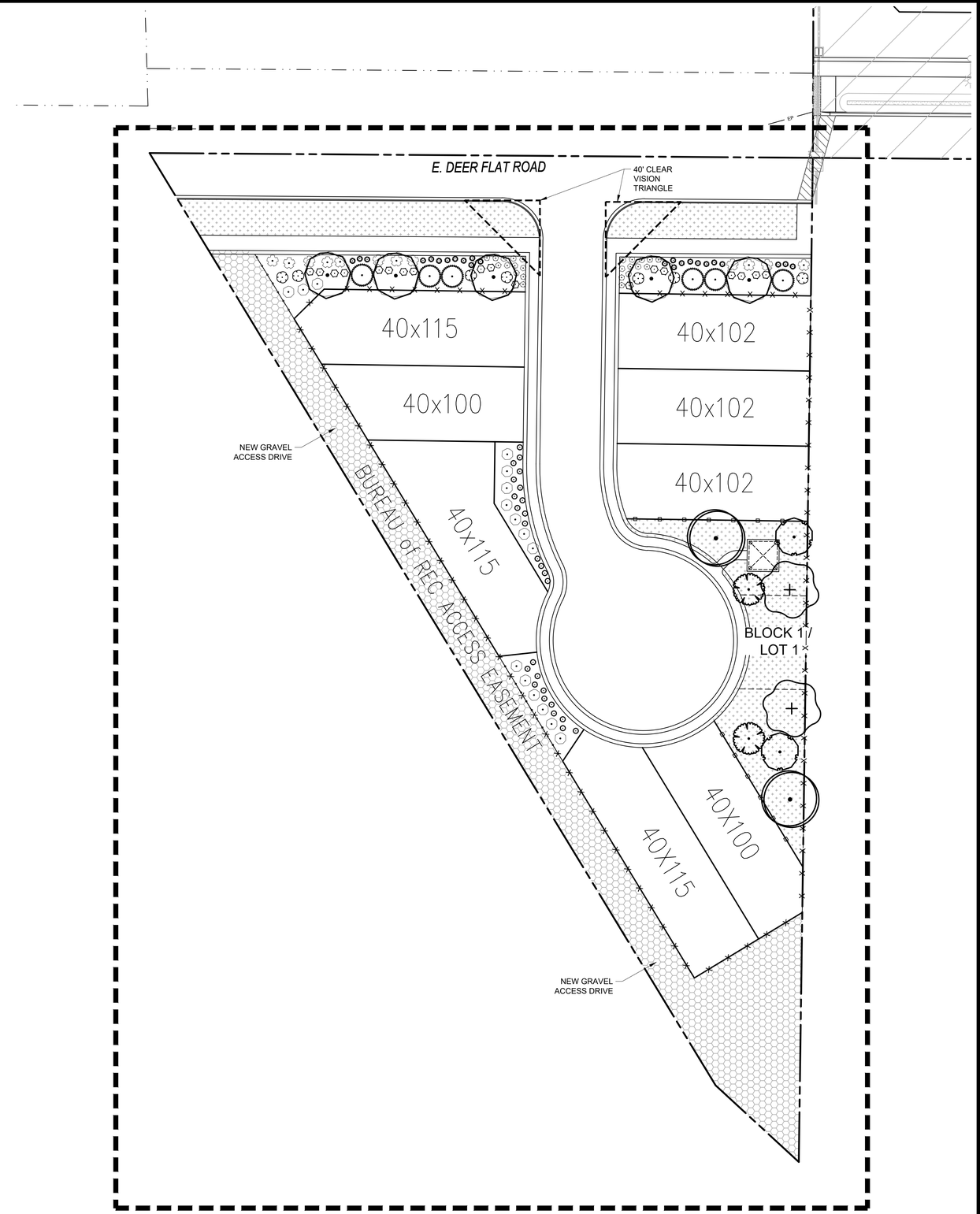
SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 87

COMMON LOT LANDSCAPING
*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 1
- AREA (SF): 6,455
- TREES REQUIRED: 8
- TREES PROVIDED: 8



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

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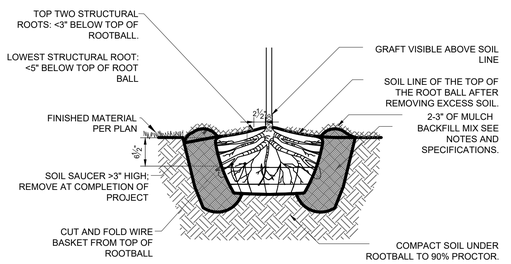
STACK ROCK GROUP - CITY REVIEW SET

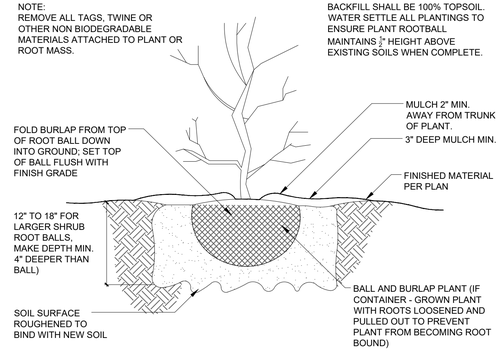
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{2}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

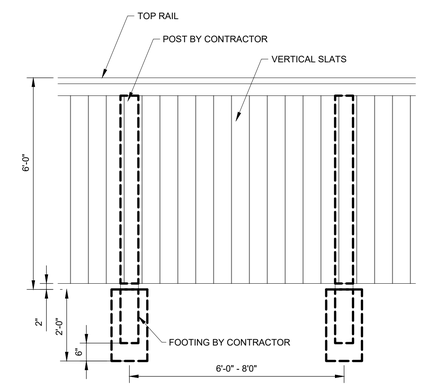
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



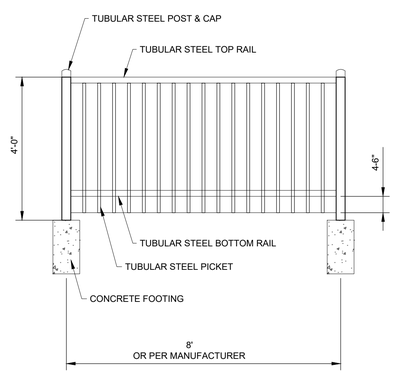
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



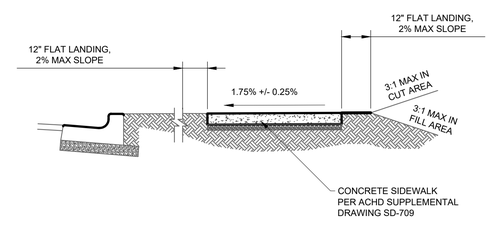
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

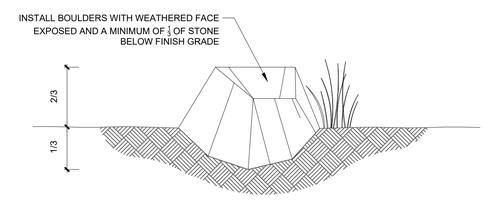


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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STATE OF IDAHO JESSEN BUSTER LA-16830 10.06.20 LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L150

STACK ROCK GROUP - CITY REVIEW SET

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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

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• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 164
• E. FORT ERIE ST (NORTH)	118'	2 / 2	3 / 3	12 / 12
• E. FORT ERIE ST (SOUTH)	118'	2 / 2	3 / 3	12 / 13
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. WOODLAND DR (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. WOODLAND DR (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. SIENNA CREEK ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	19,679	25	25
• BLOCK 4 / LOT 17	4,025	5	5
• BLOCK 5 / LOT 10	3,320	4	4
• BLOCK 6 / LOT 5	6,796	8	8
• BLOCK 7 / LOT 10	3,326	4	4
• BLOCK 8 / LOT 3	76,498	96	96**
• BLOCK 9 / LOT 12	3,333	4	4
• BLOCK 10 / LOT 12	3,333	4	4

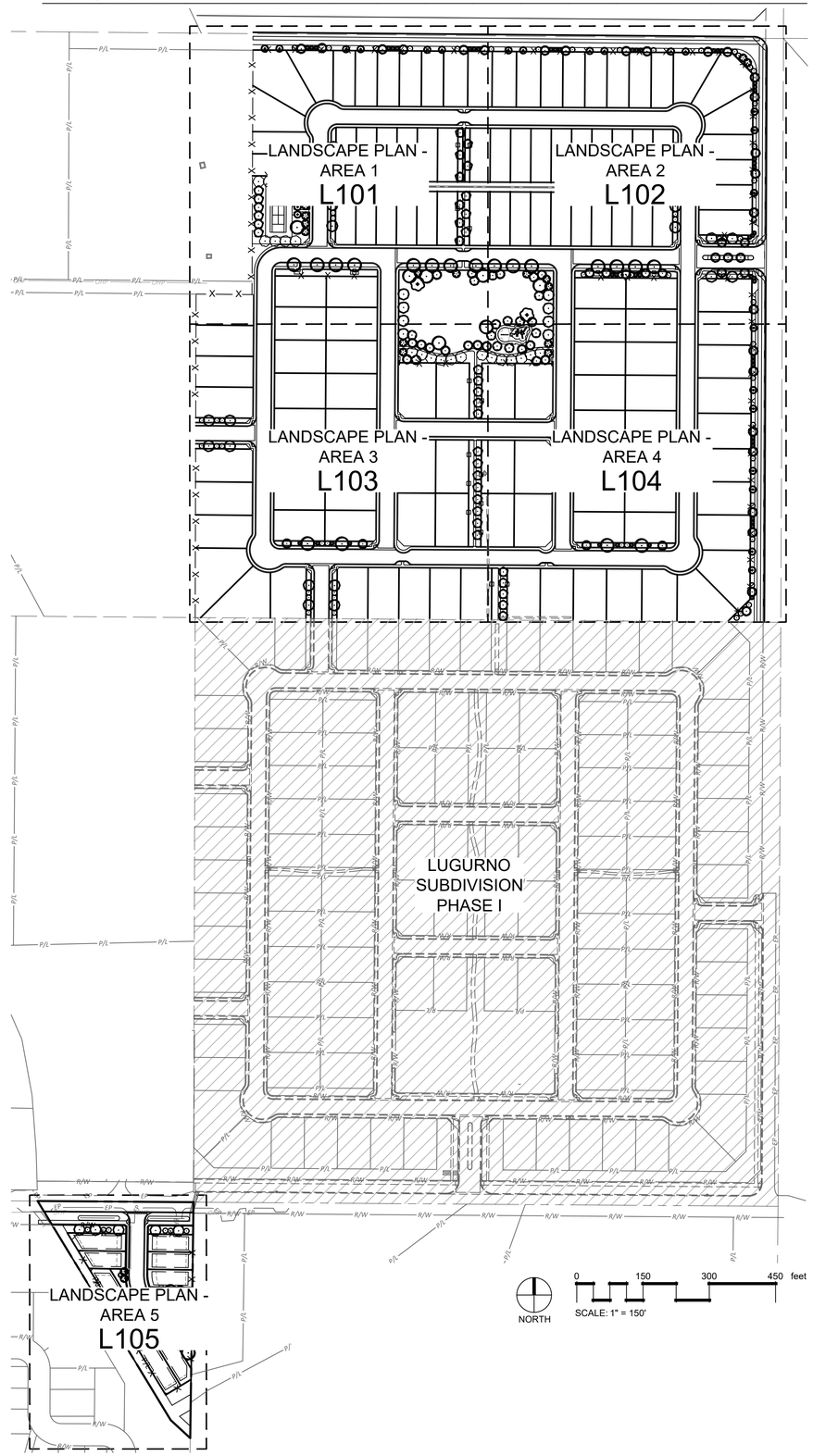
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. FORT ERIE ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



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Seals

PRELIMINARY

STATE OF IDAHO WILLET HOWARD LA-16733 02.08.21 LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION PHASE II

KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SIZE**	**QTY**	**REMARKS**
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH $\frac{3}{4}$" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

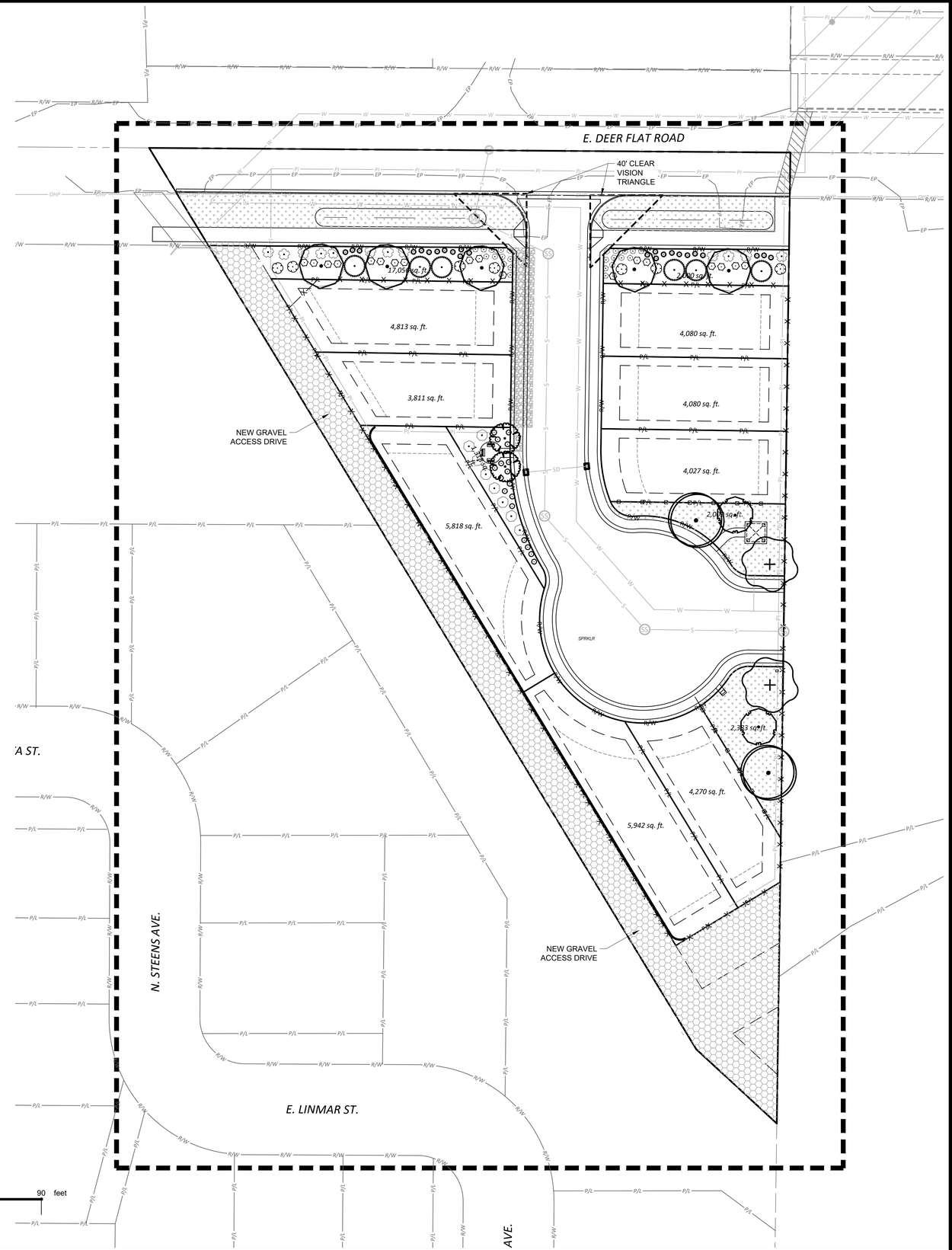
STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 85

COMMON LOT LANDSCAPING
*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 5
- AREA (SF): 2,009
- TREES REQUIRED: 3
- TREES PROVIDED: 3

COMMON LOT: BLOCK 2 / LOT 4
- AREA (SF): 1,318
- TREES REQUIRED: 2
- TREES PROVIDED: 2

COMMON LOT: BLOCK 2 / LOT 8
- AREA (SF): 2,383
- TREES REQUIRED: 3
- TREES PROVIDED: 3



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
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Boise, ID 83702
StackRockGroup.com

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Seals

PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

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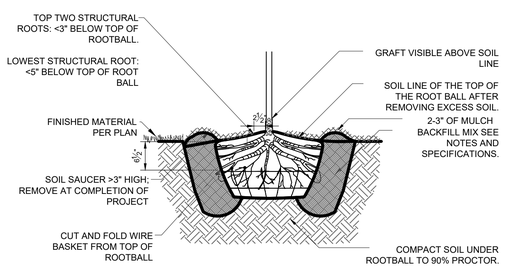
STACK ROCK GROUP - CITY REVIEW SET

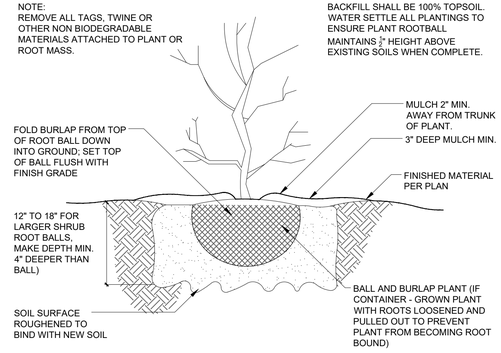
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{2}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

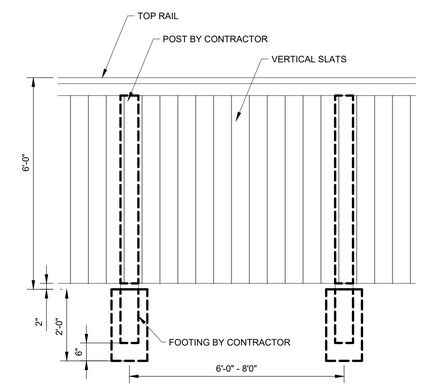
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{2}{3}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



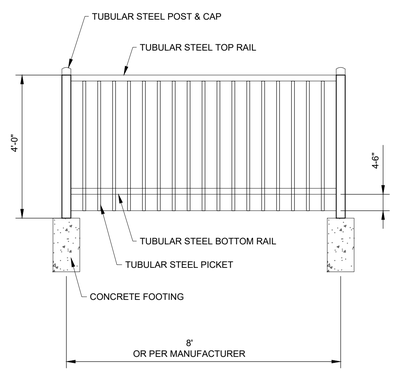
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



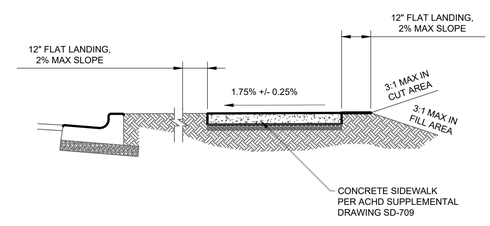
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

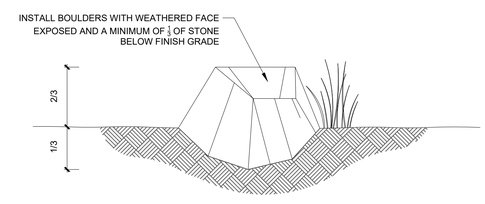


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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PRELIMINARY
STATE OF IDAHO WILLET HOWARD LICENSED LANDSCAPE ARCHITECT LA-16733 02.08.21
NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L150

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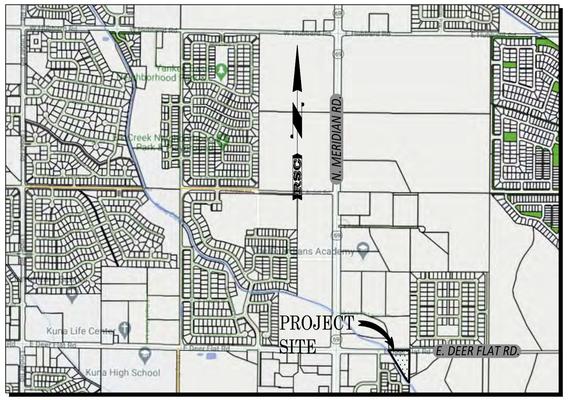
STACK ROCK GROUP - CITY REVIEW SET

PRELIMINARY PLAT FOR
LUGARNO TERRA SOUTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2020



VICINITY MAP
-NTS-

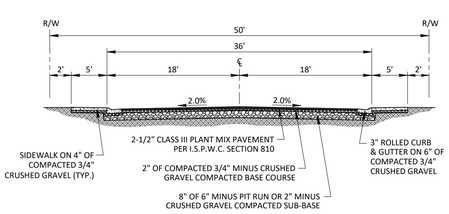
LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UTILITY VAULT
- POWER TRANSFORMER
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE OF SLOPE
- TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX
- SIGN

PROPOSED

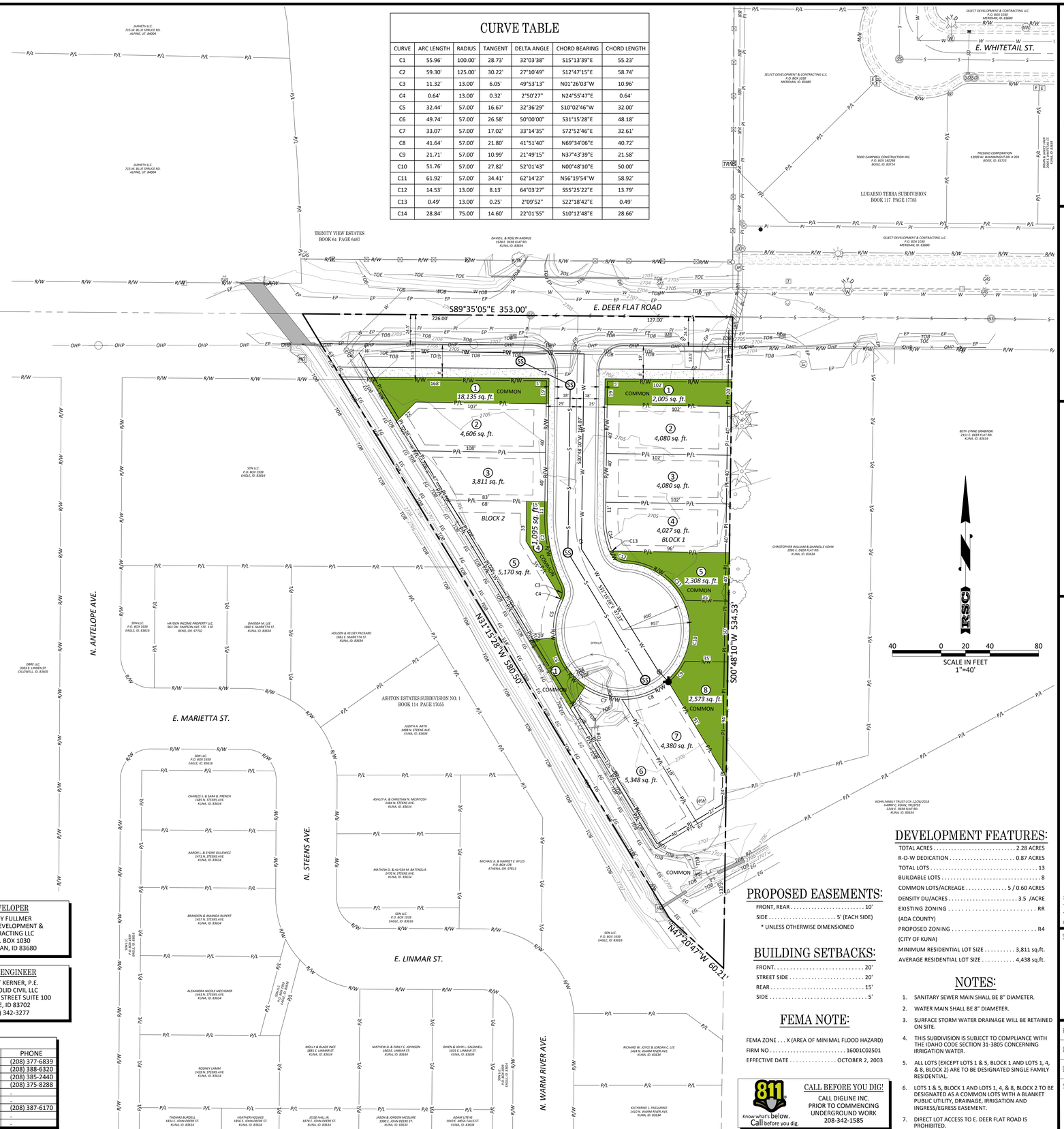
- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- WATER LINE
- VALVE
- FIRE HYDRANT
- PRESSURE IRRIGATION LINE



TYPICAL STREET SECTION
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.96'	100.00'	28.73'	32°03'38"	S15°13'39"E	55.23'
C2	59.30'	125.00'	30.22'	27°10'49"	S12°47'15"E	58.74'
C3	11.32'	13.00'	6.05'	49°53'13"	N01°26'03"W	10.96'
C4	0.64'	13.00'	0.32'	2°50'27"	N24°55'47"E	0.64'
C5	32.44'	57.00'	16.67'	32°36'29"	S10°02'46"W	32.00'
C6	49.74'	57.00'	26.58'	50°00'00"	S31°15'28"E	48.18'
C7	33.07'	57.00'	17.02'	33°14'35"	S72°52'46"E	32.61'
C8	41.64'	57.00'	21.80'	41°51'40"	N69°34'06"E	40.72'
C9	21.71'	57.00'	10.99'	21°49'15"	N37°43'39"E	21.58'
C10	51.76'	57.00'	27.82'	52°01'43"	N00°48'10"E	50.00'
C11	61.92'	57.00'	34.41'	62°14'23"	N56°19'54"W	58.92'
C12	14.53'	13.00'	8.13'	64°03'27"	S55°25'22"E	13.79'
C13	0.49'	13.00'	0.25'	2°09'52"	S22°18'42"E	0.49'
C14	28.84'	75.00'	14.60'	22°01'55"	S10°12'48"E	28.66'



DEVELOPMENT FEATURES:

TOTAL ACRES	2.28 ACRES
R-O-W DEDICATION	0.87 ACRES
TOTAL LOTS	13
BUILDABLE LOTS	8
COMMON LOTS/ACREAGE	5 / 0.60 ACRES
DENSITY DU/ACRES	3.5 /ACRE
EXISTING ZONING (ADA COUNTY)	RR
PROPOSED ZONING (CITY OF KUNA)	R4
MINIMUM RESIDENTIAL LOT SIZE	3,811 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE	4,438 sq.ft.

PROPOSED EASEMENTS:

FRONT, REAR	10'
SIDE	5' (EACH SIDE)

* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT	20'
STREET SIDE	20'
REAR	15'
SIDE	5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C02501
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

NOTES:

1. SANITARY SEWER MAIN SHALL BE 8" DIAMETER.
2. WATER MAIN SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	.	.
WATER	.	.
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	.	.
FIRE	.	.

811 Know what's below. Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

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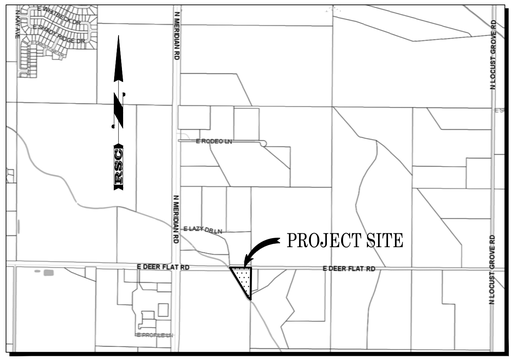
Project Name: LUGARNO TERRA SOUTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1
1 of 1

PRELIMINARY PLAT FOR
LUGARNO TERRA SOUTH SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T.2N., R.1E., B.M., CITY OF KUNA, ADA CUNTY, IDAHO
2021



VICINITY MAP
-NTS-

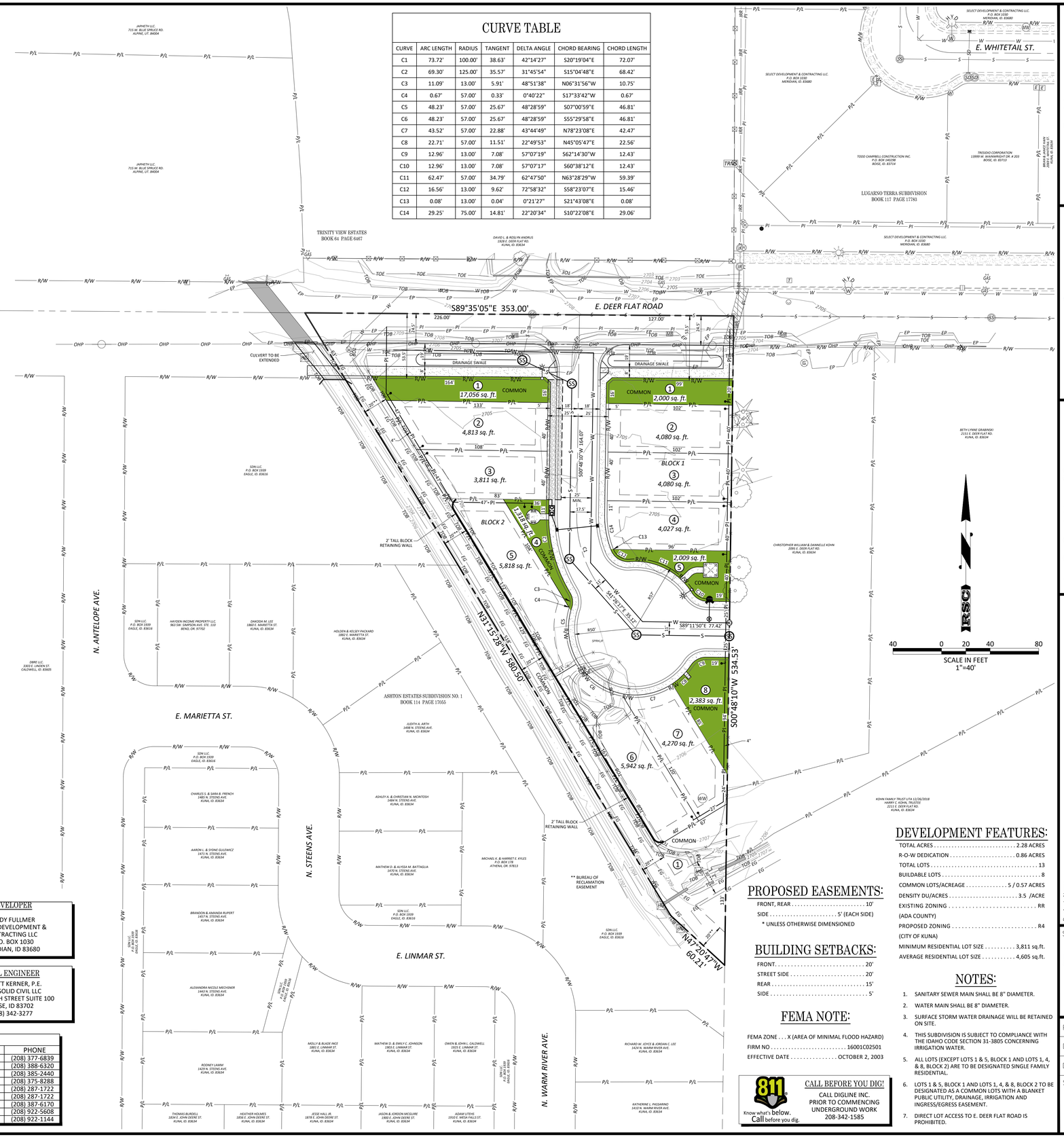
STATE HWY. 69 (N. MERIDIAN RD.) R.1W. R.1E.

13 18 24 19 S.89°35'05"E. 882.73'

NW CORNER SECTION 19 PLS 7323 CP&F 2019-015473

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.72'	100.00'	38.63'	42°14'27"	S20°19'04"E	72.07'
C2	69.30'	125.00'	35.57'	31°45'54"	S15°04'48"E	68.42'
C3	11.09'	13.00'	5.91'	48°51'38"	N06°31'56"W	10.75'
C4	0.67'	57.00'	0.33'	0°40'22"	S17°33'42"W	0.67'
C5	48.23'	57.00'	25.67'	48°28'59"	S07°00'59"E	46.81'
C6	48.23'	57.00'	25.67'	48°28'59"	S55°29'58"E	46.81'
C7	43.52'	57.00'	22.88'	43°44'49"	N78°23'08"E	42.47'
C8	22.71'	57.00'	11.51'	22°49'53"	N45°05'47"E	22.56'
C9	12.96'	13.00'	7.08'	57°07'19"	S62°14'30"W	12.43'
C10	12.96'	13.00'	7.08'	57°07'17"	S60°38'12"E	12.43'
C11	62.47'	57.00'	34.79'	62°47'50"	N63°28'29"W	59.39'
C12	16.56'	13.00'	9.62'	72°58'32"	S58°23'07"E	15.46'
C13	0.08'	13.00'	0.04'	0°21'27"	S21°43'08"E	0.08'
C14	29.25'	75.00'	14.81'	22°20'34"	S10°22'08"E	29.06'



LEGEND

EXISTING

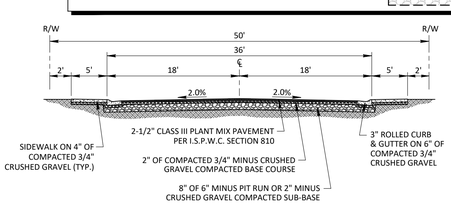
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UTILITY VAULT
- POWER TRANSFORMER
- AIR CONDITIONING UNIT

EXISTING

- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE OF SLOPE
- TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX
- SIGN

PROPOSED

- RIGHT OF WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- WATER LINE
- VALVE
- FIRE HYDRANT
- PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION SERVIC
- BLOWOFF ASSEMBLY
- GRAVITY IRRIGATION PIPE
- GRAVITY IRRIGATION MANHO
- GRAVITY IRRIGATION BOX
- STREET LIGHT
- STORM DRAIN LINE
- SAND & GREASE TRAP
- STORM DRAIN CATCH BASIN
- SEEPAGE TRENCH



TYPICAL STREET SECTION
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

DEVELOPMENT FEATURES:

TOTAL ACRES	2.28 ACRES
R-O-W DEDICATION	0.86 ACRES
TOTAL LOTS	13
BUILDABLE LOTS	8
COMMON LOTS/ACREAGE	5 / 0.57 ACRES
DENSITY DU/ACRES	3.5 /ACRE
EXISTING ZONING (ADA COUNTY)	RR
PROPOSED ZONING (CITY OF KUNA)	R4
MINIMUM RESIDENTIAL LOT SIZE	3,811 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE	4,605 sq.ft.

PROPOSED EASEMENTS:

FRONT, REAR	10'
SIDE	5' (EACH SIDE)

* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT	20'
STREET SIDE	20'
REAR	15'
SIDE	5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO . . . 16001C02501
EFFECTIVE DATE . . . OCTOBER 2, 2003

811 Know what's below. Call before you dig.

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

NOTES:

1. SANITARY SEWER MAIN SHALL BE 8" DIAMETER.
2. WATER MAIN SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PARTS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: LUGARNO TERRA SOUTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17887 1-30-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53b
Drawn By: JF
Date: January 30, 2021
Sheet No. 1
1 of 1

Doug Hanson

From: Doug Hanson
Sent: Wednesday, December 2, 2020 11:32 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Brent Moore (Ada County); Cable One t.v.; Catherine Feistner; Central District Health Dept. CDHD; COMPASS; David Reinhart; DEQ; 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; Megan Ronk (mronk@idahopower.com); Mike Fratusco; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Phil Roberts; Planning Mgr: Ada County Development Services; Reggie Edwards; Wendy
Subject: 20-13-S Lugarno Terra South Sub Request for Comment
Attachments: 20-13-S Lugarno Terra South Sub Agency Transmittal.pdf

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

File Number & Case Name:	20-13-S (Preliminary Plat) & 20-21-DR (Design Review)– Lugarno Terra South.
Project Description	Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).
Site Location	1919 E Deer Flat Road, Kuna, ID 83634
Applicant	**Randy Fullmer** PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	**Billy Edwards** PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, **February 23, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

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*.

Best,

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634

KUNA
Planning & Zoning

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 11, 2020

By e-mail: dhanson@kunaid.gov

Doug Hanson
City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Lugarno Terra North, 20-12-S (Preliminary Plat) and 20-20-DR (Design Review); Lugarno Terra South, 20-13-S (Preliminary Plat) and 20-21-DR (Design Review)

Dear Mr. Hanson:

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 for all construction projects 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

- 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. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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
DEQ-Boise Regional Office

EDMS#: 2020AEK283

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-13-S

Lagarno Terra South

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

Reviewed By: [signature]

Date: 12/16/2020

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
DEC 08 2020
CITY OF KUNA

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

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

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

04 December 2020

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

RE: Lugarno Terra South **20-13-S**
1919 E Deer Flat RD. Kuna, ID
Boise-Kuna Irrigation District BK-1209 A
Perry 2.7 Lateral 00+40,
Kuna Canal Easement
Sec. 19, T2N, R1E, BM.

Doug Hanson, Planner1:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 38 feet northeasterly and 35 feet southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

Please note the appropriate easements on all future preliminary/final plats.

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Clint McCormick	Watermaster, Div; 2 BPBC
	Lauren Boehlke	Secretary – Treasurer, BKID
	File	

RECEIVED
DEC 21 2020
CITY OF KUNA

ORGANIZED 1904
Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

December 15, 2020

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 20-13-S & 20-21-DR/ Lugarno Terra South; 1919 E. Deer Flat Road

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Development Services Department

Project/File: **Lugarno Terra South/ KPP20-0018/ 20-13-S/ 20-21-DR**
This is a preliminary plat application and design review application to develop 8 single family lots and 6 common lots on 1.85 acres.

Lead Agency: City of Kuna

Site address: 1919 E. Deer Flat Road

Staff Approval: January 15, 2021

Applicant: Randy Fullmer
PO Box 1030
Meridian, ID 83680

Representative: Bill Edwards
Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map

A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application and design review application to develop 8 single family lots and 6 common lots on 1.85 acres. The site is zoned R-4 (Medium Density Residential).

   The City of Kuna's Future Land Use Map designates this area as Commercial.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Medium Density Residential	R-6
East	Rural Residential (Ada County)	RR
West	Medium Density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.05 centerline miles of new public road.

6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
   - The intersection of Meridian Road (SH-69) and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

8. **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 Deer Flat Road as a Level 3 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate *76* additional vehicle trips per day ; *8* additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Deer Flat Road	320-feet	Minor Arterial	220	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. **Average Daily Traffic Count (VDT)**
   Average daily traffic counts are based on ACHD's most current traffic counts.
   - The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,069 on 05/16/2018.

C. Findings for Consideration

1. Deer Flat Road

a. **Existing Conditions:** Deer Flat Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 98-feet of right-of-way for Deer Flat Road (50-feet from centerline).

b. **Policy:**
   Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

   Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and bike lanes, a 75-foot street section within 100-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Deer Flat Road abutting the site and improve Deer Flat Road abutting the site with curb and gutter.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct the sidewalk exceeds District Policy which requires a 5-foot wide detached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of Deer Flat Road abutting the site. The applicant should provide a permanent right-of-way easement for detached sidewalk located outside of the right-of-way.

There is already 50-feet of right-of-way from the centerline of Deer Flat Road consistent with the CIP and MSM requirements. Therefore, staff recommends no additional right-of-way dedication for Deer Flat Road abutting the site be required with this development application.

The applicant's proposal to construct curb and gutter for Deer Flat Road abutting the site exceeds ACHD Policy which requires pavement widening and the construction of sidewalks on arterial roadways and is not approved, as proposed. ACHD and the City of Kuna have an agreement in place regarding arterial street sections with the City of Kuna's Impact Area since the City desires to have curb and gutter constructed prior to ACHD widening the roadway. On arterial streets that are planned as a future 5-lane street that aren't currently listed in ACHD's CIP, the arterial street is to be constructed as a 3-lane arterial roadway. However, this segment of Deer Flat Road abutting the site is listed in the CIP to be widened to 5-lanes between 2036 and 2040. Therefore, the applicant should be required to only widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot wide gravel shoulder.

If the City of Kuna requires the applicant to construct curb and gutter on Deer Flat Road abutting the site, then the applicant should be required to construct Deer Flat Road abutting the site as ½ of a 46-foot wide street section with vertical curb and gutter as an interim improvement. These improvements would not be impact fee eligible for reimbursement by ACHD.

The applicant has indicated that they would be willing widen the southern half of the bridge on Deer Flat Road abutting the site with this development. The widening of the bridge is not required by ACHD with this development application. If the applicant chooses to widen the southern half of the bridge on Deer Flat Road abutting the site, then the applicant should be required to widen the bridge to include the extension of the sidewalk on the west side of the bridge to the east and enter into a Cooperative Development Agreement (CDA) with ACHD. This improvement would be impact fee eligible for reimbursement through the CDA since this segment of Deer Flat Road is listed in the CIP to be widened to 5-lanes between 2036 and 2040. The Cooperative Development Agreement should include the bridge 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. The following items must be in place prior to ACHD's approval of the final plat or plans that includes 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 bridge widening project.

2. Internal Local Road and Roadway Offset

a. Existing Conditions: There are no 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: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

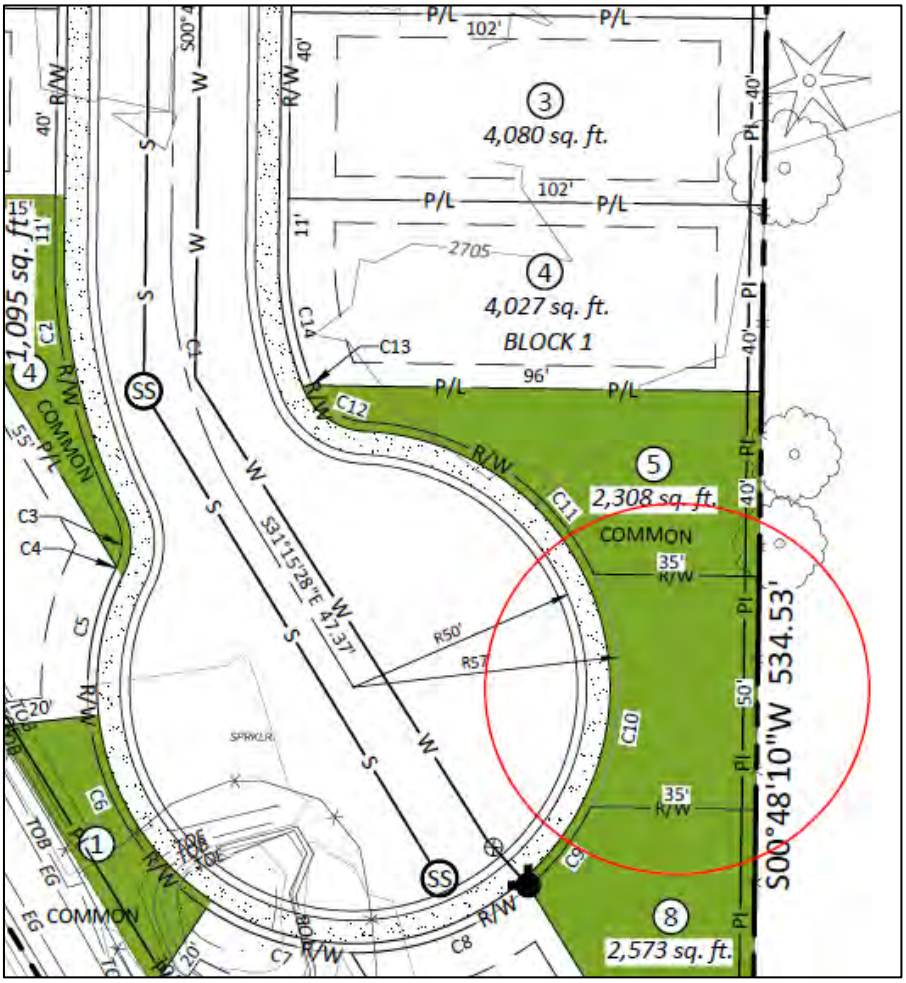
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

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

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

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

c. **Applicant's Proposal:** The applicant has proposed to construct a local street to intersect Deer Flat Road approximately 425-feet east of Antelope Flat Avenue and construct it as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way and construct a cul-de-sac with a radius of 50-feet as measured from back-of-curb. The applicant has also proposed to dedicate 50-feet of right-of-way from the edge of the cul-de-sac extending approximately 30-feet to touch the site's east property line, see below.



d. **Staff Comments/Recommendations:** The applicant's proposal to construct the local road as a 36-foot wide street section with curb, gutter and sidewalk with 50-feet of right-of-way meets District Policy. However, the applicant's proposal to construct the public local road to intersect Deer Flat Road, a minor arterial roadway, located approximately 425-feet east of Antelope Flat Avenue does not meet the District's Local Street Intersection Spacing on Minor Arterial Roadways Policy which requires local roads intersecting a minor arterial roadway to align or offset a minimum of 660-feet, and should not be approved, as proposed.

Staff recommends that the applicant construct a private roadway instead of a public roadway at the location proposed onto Deer Flat Road due to the fact that a public roadway is not shown on the Master Streep Map within this site, a public road at this location does not meet the

District's Local Street Spacing on Minor Arterial Roadways Policy, and a private road at this location onto Deer Flat Road will meet the District's Success Driveways Policy which requires driveways/private roads on minor arterial roadways to align or offset a minimum of 425-feet for roadways with a 50 MPH speed limit. See Finding 4.

If the applicant is required to construct a public roadway by the City of Kuna, the applicant should be required to construct the roadway as a 36-foot wide local street section within 50-feet of right-of-way, as proposed by the applicant, and construct the roadway to stub to the site's east property line and construct a temporary turnaround at the terminus of the stub street. See Finding 3.

3. Stub Streets

a. Existing Conditions: There are no stub streets to the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

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: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant has proposed to extend 50-feet of right-of-way from the proposed cul-de-sac to touch the site's east property line.

d. Staff Comments/Recommendations: The applicant's proposal to dedicate right-of-way to touch the site's east property line and not continue the construction of the street to stub to the site's east property line does not meet the District's Stub Street Policy. If the City of Kuna requires a public road for the development, the applicant should be required to construct the local street to the stub to the site's east property line and construct a temporary turnaround at the terminus of the local street since the street will be greater than 150-feet in length consistent with District Policy. 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. The applicant should be required to install a sign at the terminus of the stub street that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

4. Deer Flat Road – Driveways/Private Road

a. **Existing Conditions:** There is a 13-foot wide unpaved driveway from the site onto Deer Flat Road located approximately 33-feet west of the site's east property line and a 15-foot wide unpaved driveway from the site on Deer Flat Road located approximately 135-feet west of the site's east property line.

b. **Policy:**

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway or unsignalized intersection.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

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 proposed to close the 2 existing driveways from the site onto Deer Flat Road with sidewalk to match improvements on either side.

d. **Staff Comments/Recommendations:** The applicant's proposal to close the driveways meets District Policy and should be approved as proposed.

Per Finding 2, staff recommends that the applicant construct a private road from the site onto Deer Flat Road at the access location proposed 425-feet east of Antelope Flat Avenue due to the fact that a public road is not shown on the Master Street Map within this site and a the proposed access location does not meet the District's Local Street Intersection Spacing on Minor Arterial Roadways Policy, but does meet the Districts Successive Driveways Policy which requires driveways/private roads on minor arterial roadways with a speed limit of 50 MPH to offset a minimum of 425-feet from any driveway or unsignalized intersection. Therefore, staff recommends that the applicant construct a private road onto Deer Flat Road located of 425-feet east of Antelope Flats Avenue with a width less than or equal to 30-feet since the vehicle trips per day for the development will be less than 100 trips consistent with the District's Driveway Width Policy.

Staff recommends that the City of Kuna require a cross-access easement for the property directly east of the site to use the private road to access Deer Flat Road when it is developed in the future.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway with a width less than or equal to 30-feet and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat so that the proposed cul-de-sac is touching the site's east property with 50-feet of right-of-way and the local roadways are constructed as proposed.

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

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

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the adjacent parcel. At a minimum, a cul-de-sac should be constructed to touch the site's east property line and 50-feet of right-of-way also touching the east property line.

5. 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.

6. 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.

7. Other Access

Deer Flat Road is classified as a minor arterial roadway. 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. Widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot wide gravel shoulder.

2. Improve Deer Flat Road with a minimum 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of the roadway abutting the site.

3. If the applicant chooses to widen the southern half of the bridge on Deer Flat Road abutting the site, then the applicant should be required to widen the bridge to include the extension of the sidewalk on the west side of the bridge to the east and enter into a Cooperative Development Agreement (CDA) with ACHD. This improvement would be impact fee eligible for reimbursement through the CDA. The Cooperative Development Agreement should include the bridge 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. The following items must be in place prior to ACHD's approval of the final plat or plans that includes 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 bridge widening project.

4. If the City of Kuna requires the applicant to construct curb and gutter on Deer Flat Road abutting the site, then Deer Flat Road abutting the site should be constructed as ½ of a 46-foot wide street section with vertical curb, gutter and detached 5-foot wide concrete sidewalk located a minimum of 43-feet from the centerline of the roadway abutting the site. These improvements are not eligible for reimbursement by ACHD.

5. Construct a private road with a width less than or equal to 30-feet from the site onto Deer Flat Road located 425-feet east of Antelope Flat Avenue. Pave the private road its full width and at least 30-feet into the site beyond the edge of pavement for Deer Flat Road.

6. If the City of Kuna requires a public road to be constructed for the internal road for the development, construct the public road to intersect Deer Flat Road 425-feet east of Antelope Flat Avenue and construct the internal road as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide 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. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind sidewalk.

7. If the City of Kuna requires a public road for the development, construct the local street to the stub to the site's east property line and construct a temporary turnaround at the terminus of the local street since the street will be greater than 150-feet in length. 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. The applicant should be required to install a sign at the terminus of the stub street that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

8. Close the existing 13-foot wide unpaved driveway located approximately 33-feet west of the site's east property line with sidewalk to match improvements on either side, as proposed.

9. Close the existing 15-foot wide unpaved driveway located approximately 135-feet west of the site's east property line with sidewalk to match improvements on either side, as proposed.

10. Other than the access specifically approved with this application, direct lot access is prohibited to Deer Flat Road and should be noted on the final plat.

11. 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.

12. Payment of impact fees is due prior to issuance of a building permit.

13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards

unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

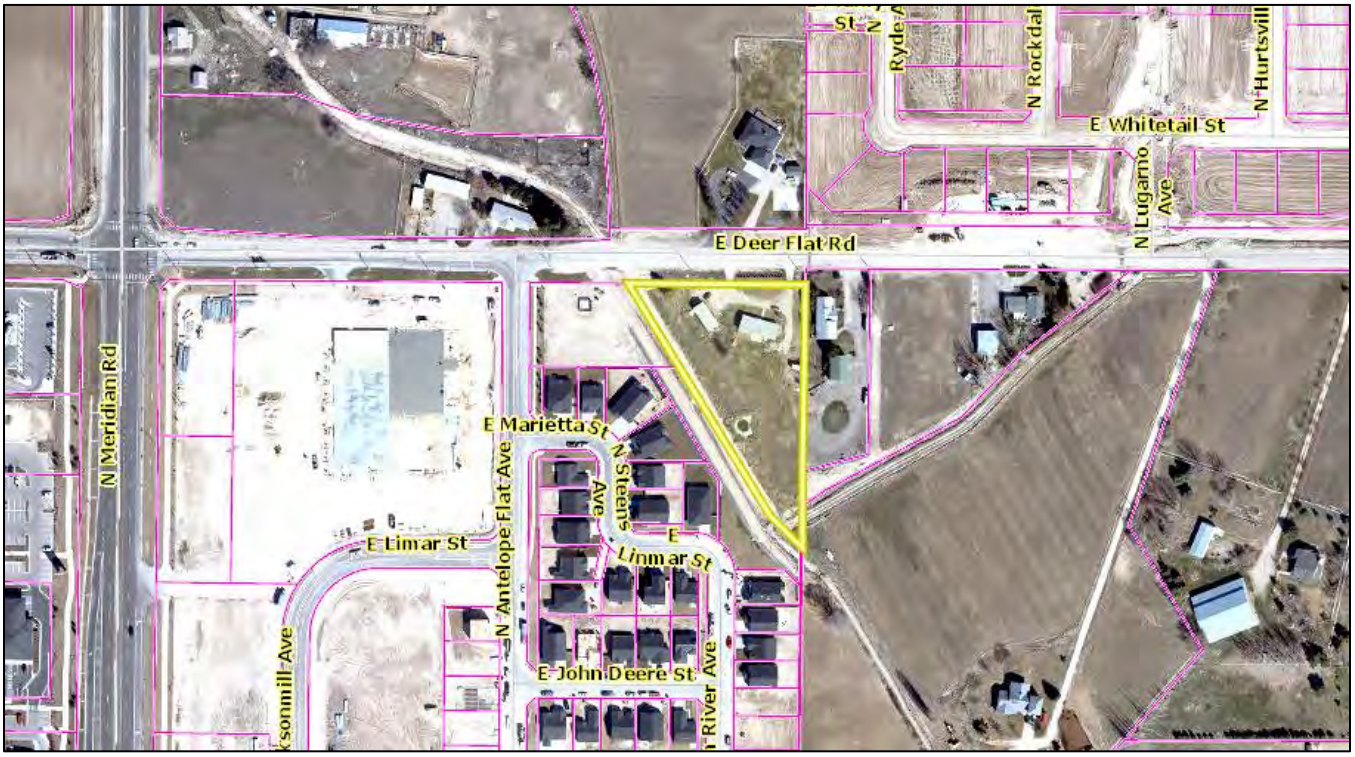
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

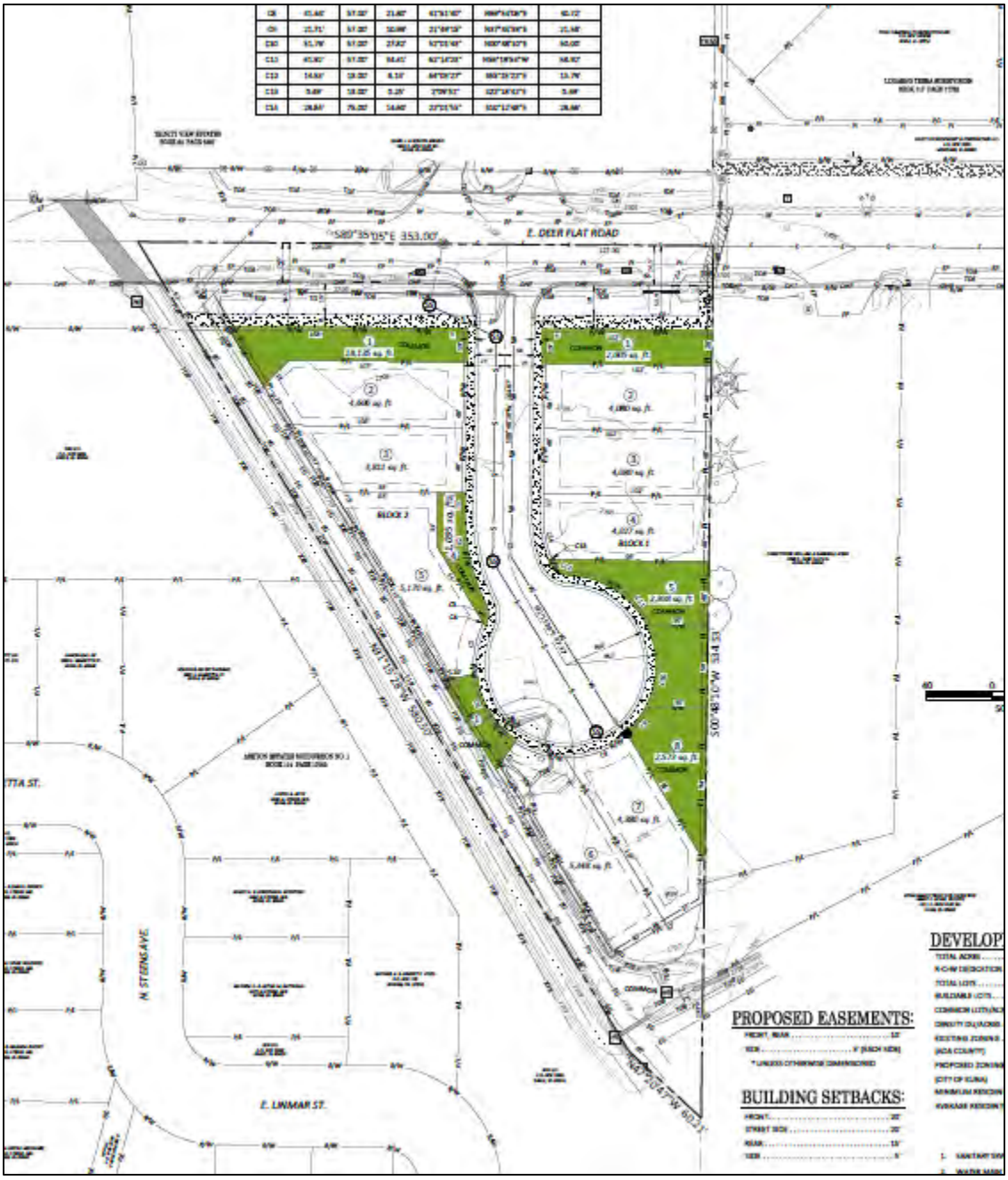
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN


E. DEER FLAT ROAD
N. STEINGAVE.
E. LIMMAR ST.
PROPOSED EASEMENTS:
BUILDING SETBACKS:
DEVELOP

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.

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

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

MEMORANDUM

Date: **6 January 2021**

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

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra South – 20-13-S (Preliminary Plat) & 20-21-DR (Design Review)**

The Lugarno Terra South Subdivision, located at 1919 E Deer Flat Road, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting*.
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra South Subdivision is zoned R-4, and proposes subdividing 1.85 acres into 14 total lots (8 buildable lots and 6 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
b. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 25 people.

c. The preliminary plat shows one (1) access to Lugarno Terra South Subdivision from East Deer Flat Road.
d. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
e. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the Bureau of Recreation access easement.
f. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
g. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h. All positional information shall be from the most recent state plane coordinate system.
i. Provide engineering certification on all final engineering drawings.
j. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with fire hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
k. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. 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.
e. The KRFD Deputy Fire Marshal must approve in writing fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The nearest available sewer mainline connection point is located on the northern frontage of the property, on E. Deer Flat Rd. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no available capacity for Lugarno Terra South Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. 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.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. The nearest available water mainline is located on the northern frontage of the property, on E. Deer Flat Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. 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.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. The nearest available PI mainline is located on the northern frontage of the property, on E. Deer Flat Rd.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. 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.
i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. 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.
d. 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.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review.

Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

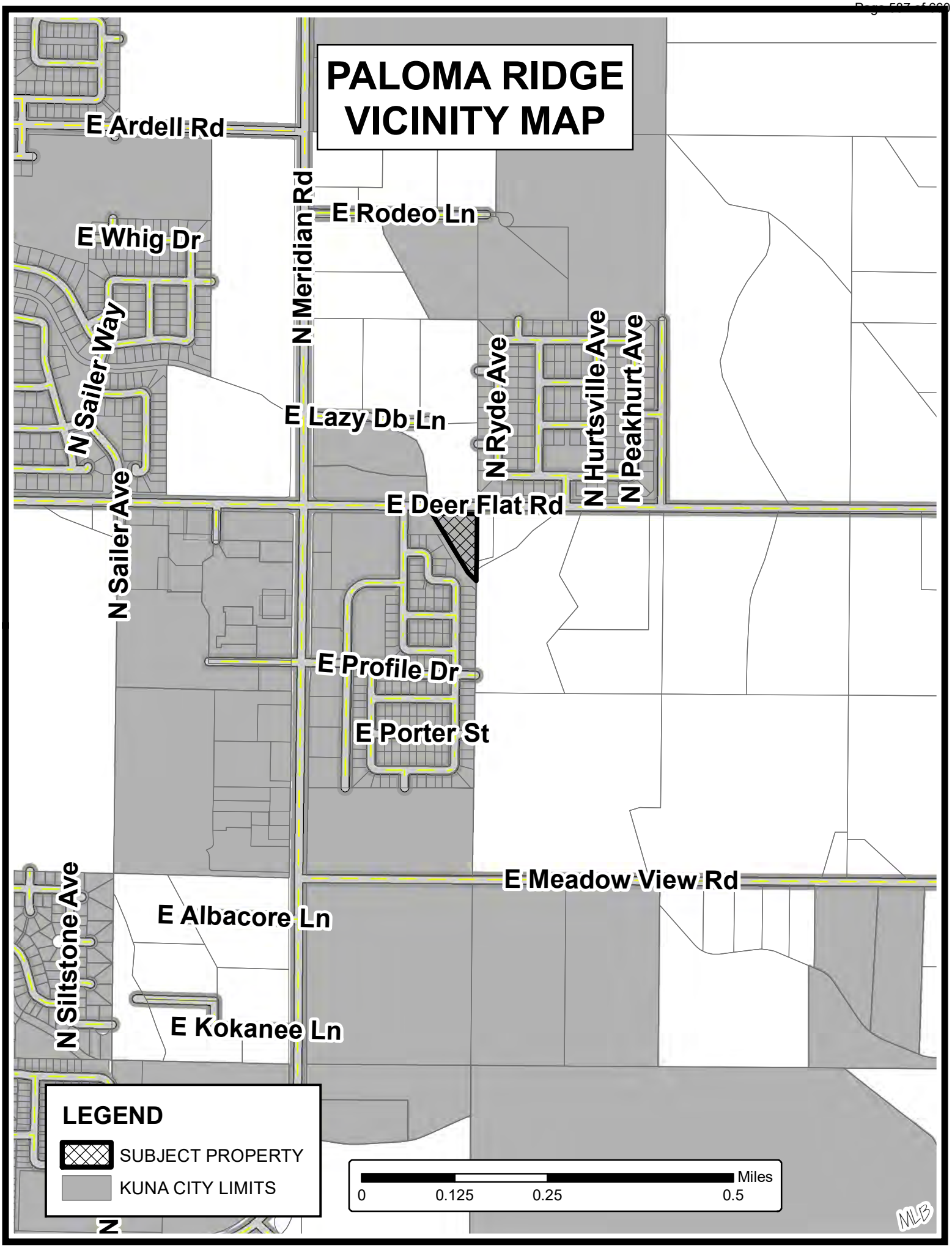
a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat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

9. Property Description

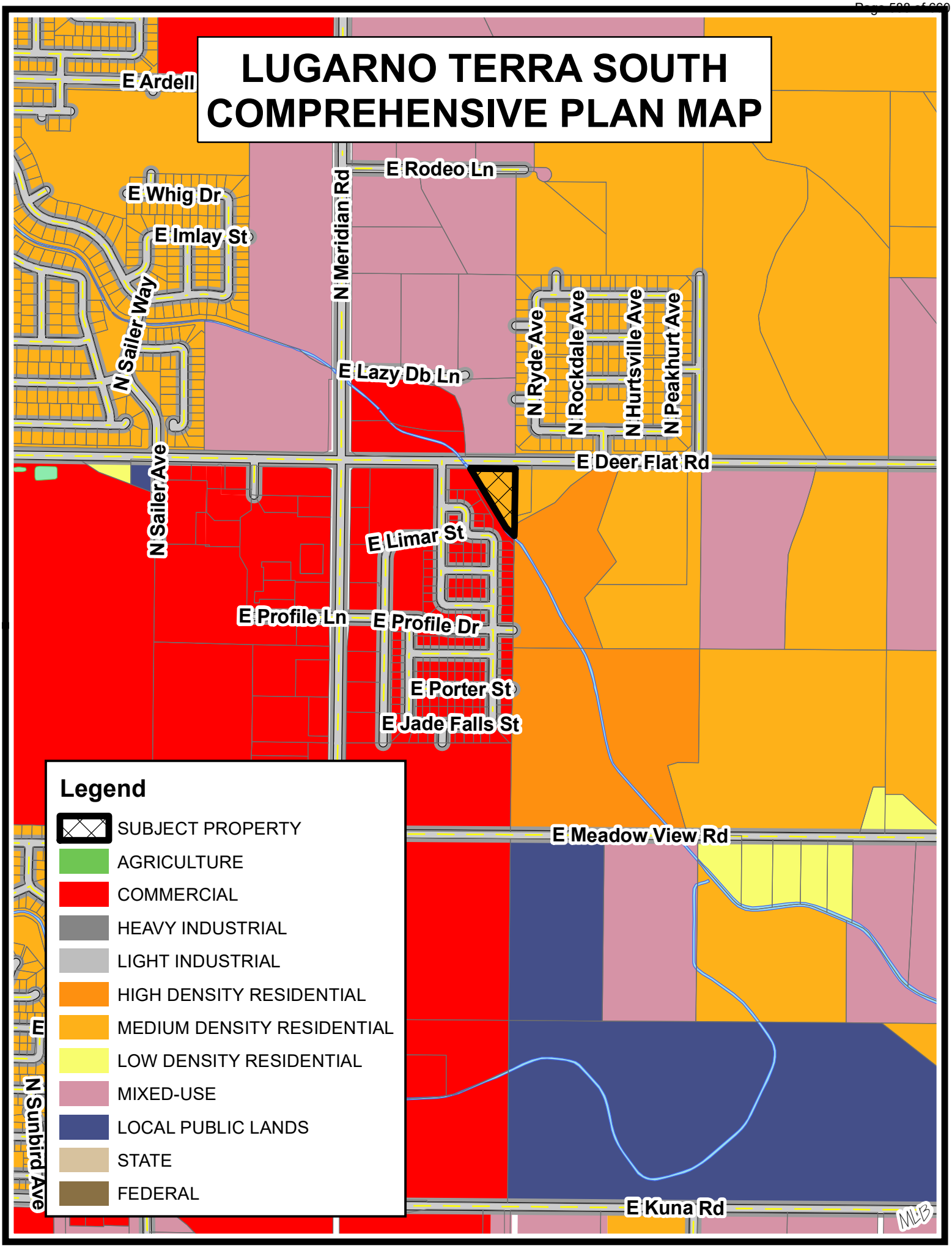
a. The applicant provided a preliminary plat and supporting documents as part of the application.

10. Exhibits

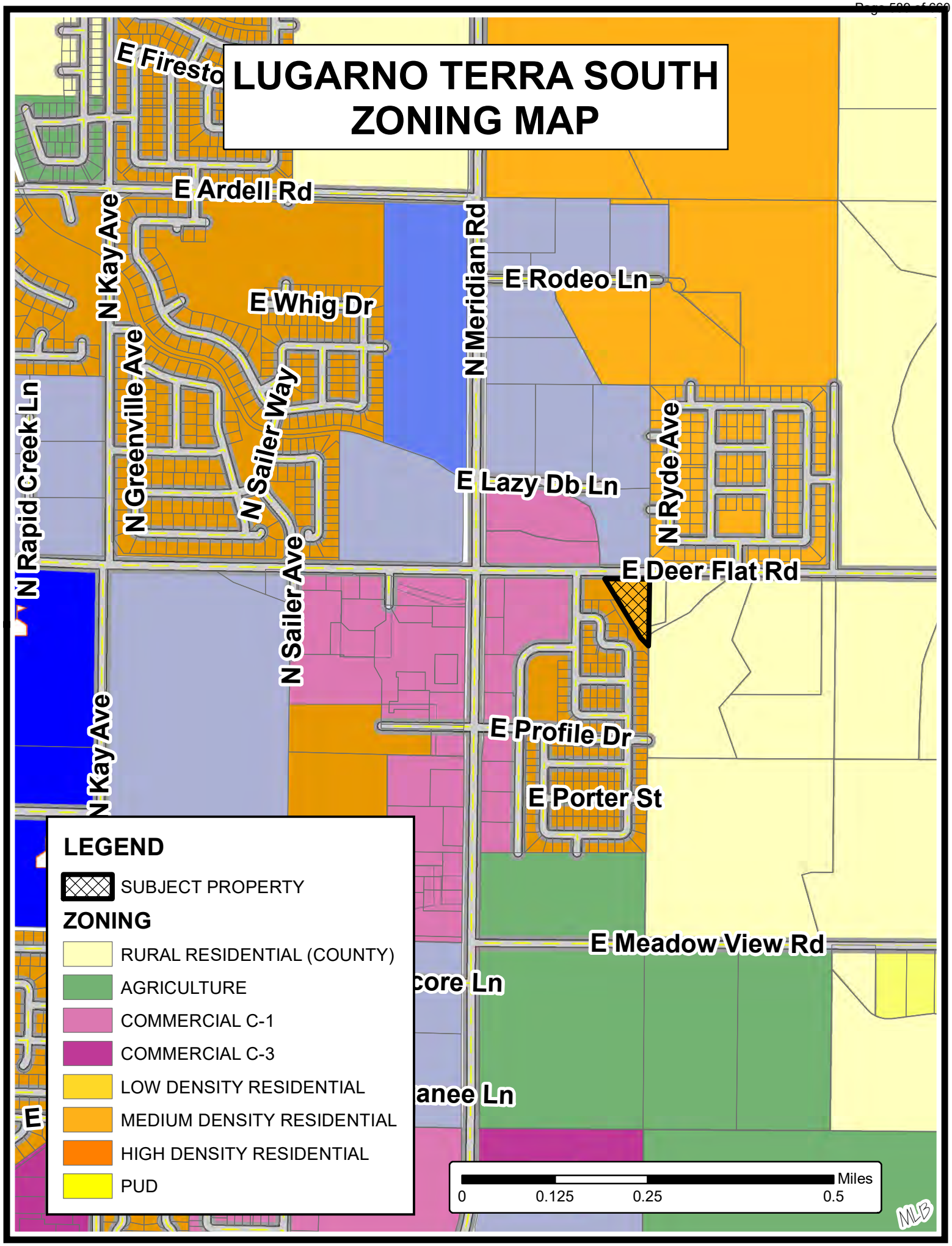
a. The following exhibits are attached:
   a. Vicinity Map
   b. Comprehensive Plan Map
   c. Zoning Map
   d. Topographic Map
   e. Utility Map
   f. Sewer Drainage Basin Map
   g. Local Property Sizes Map
   h. Local Property Values Map
   i. Property Range Map
   j. Irrigation District Map
   k. Pathways Master Plan Map
   l. Prime Farmlands Map
   m. Nitrate Priority Map
   n. Soils Map


PALOMA RIDGE
VICINITY MAP
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
N Sailer Way
E Lazy Db Ln
N Ryde Ave
N Hurtsville Ave
N Peakhurt Ave
N Sailer Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
N Siltstone Ave
E Albacore Ln
E Kokanee Ln
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB

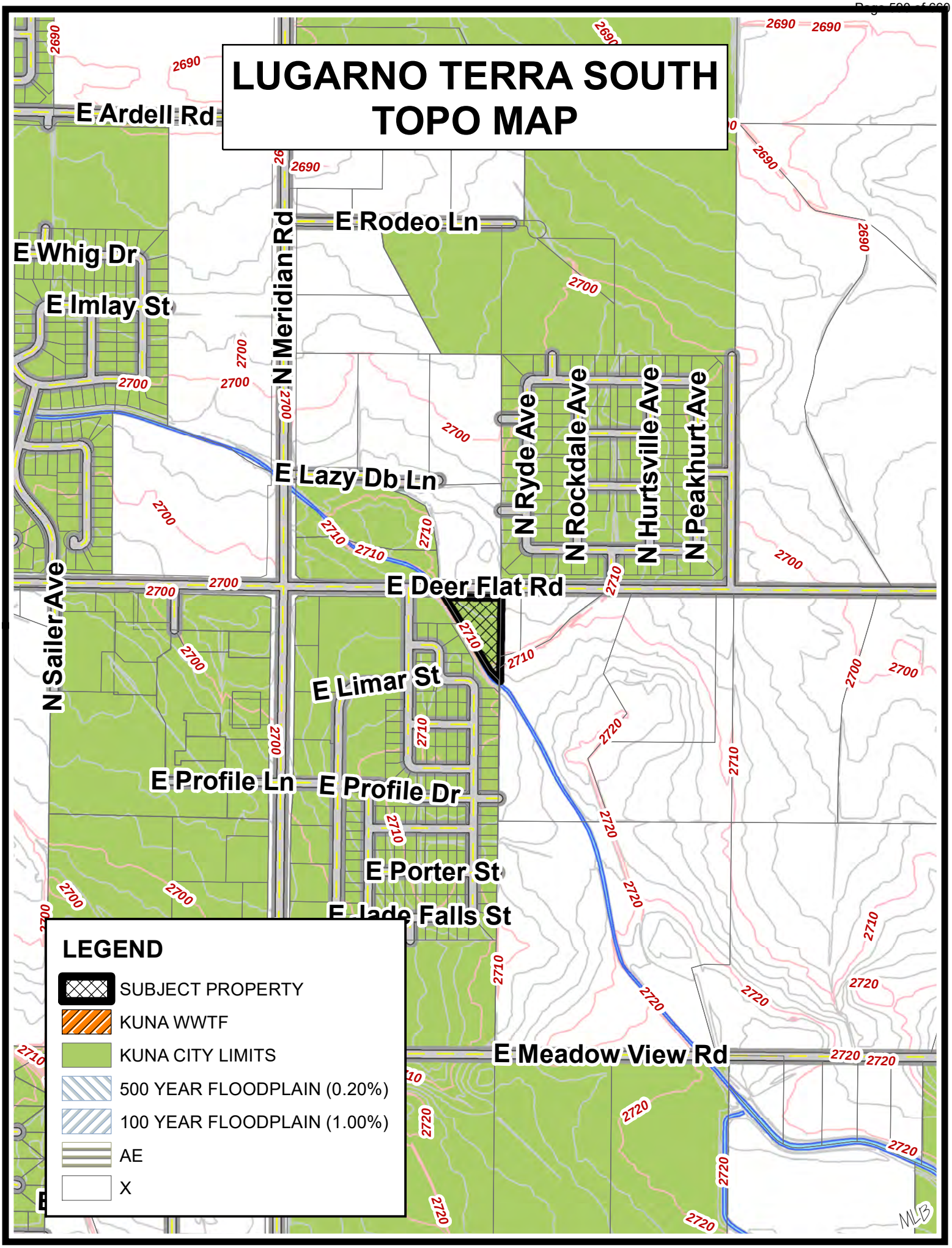
LUGARNO TERRA SOUTH COMPREHENSIVE PLAN MAP

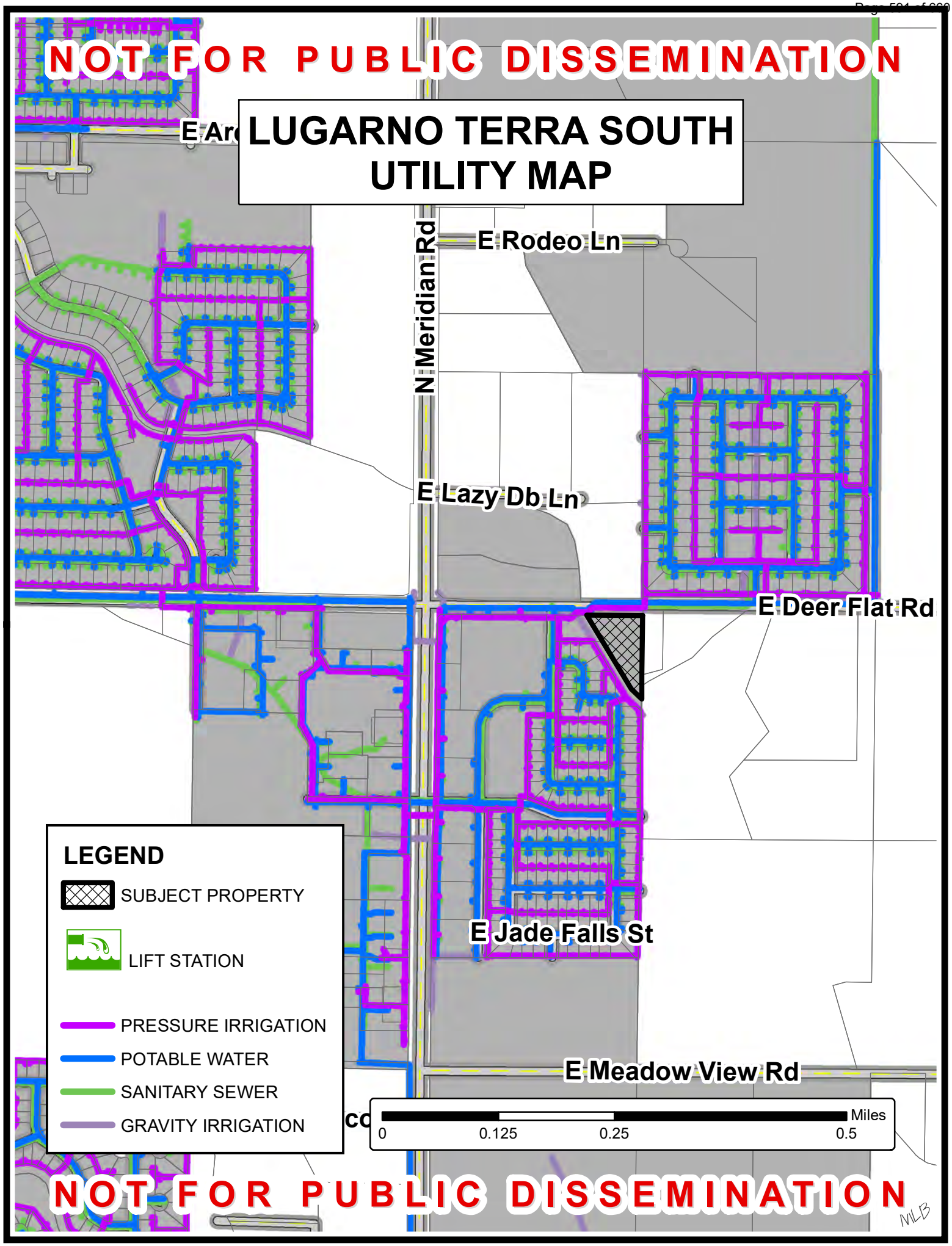


LUGARNO TERRA SOUTH ZONING MAP



LUGARNO TERRA SOUTH TOPO MAP




NOT FOR PUBLIC DISSEMINATION
LUGARNO TERRA SOUTH
UTILITY MAP
E Ar
E Rodeo Ln
N Meridian Rd
E Lazy Db Ln
E Deer Flat Rd
E Jade Falls St
E Meadow View Rd
LEGEND
SUBJECT PROPERTY
LIFT STATION
PRESSURE IRRIGATION
POTABLE WATER
SANITARY SEWER
GRAVITY IRRIGATION
Miles
0
0.125
0.25
0.5
NOT FOR PUBLIC DISSEMINATION
MLB

LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN
LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
E Deer Flat Rd
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
Canyon Ave
E Cave Falls St
N Warm River Ave
E Porter St
ls St

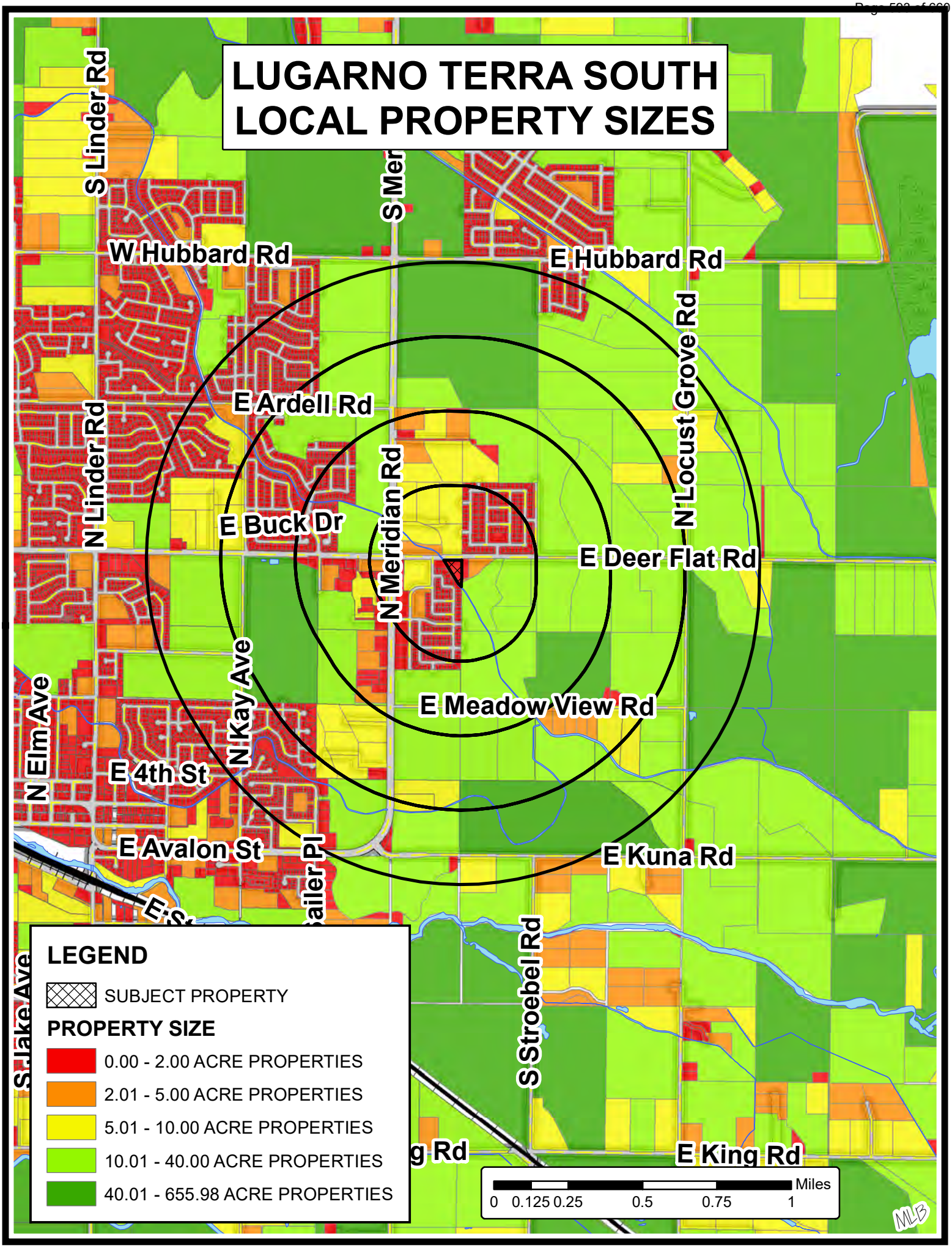
LEGEND

- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

Miles
0 0.0625 0.125 0.25

MLB

LUGARNO TERRA SOUTH LOCAL PROPERTY SIZES



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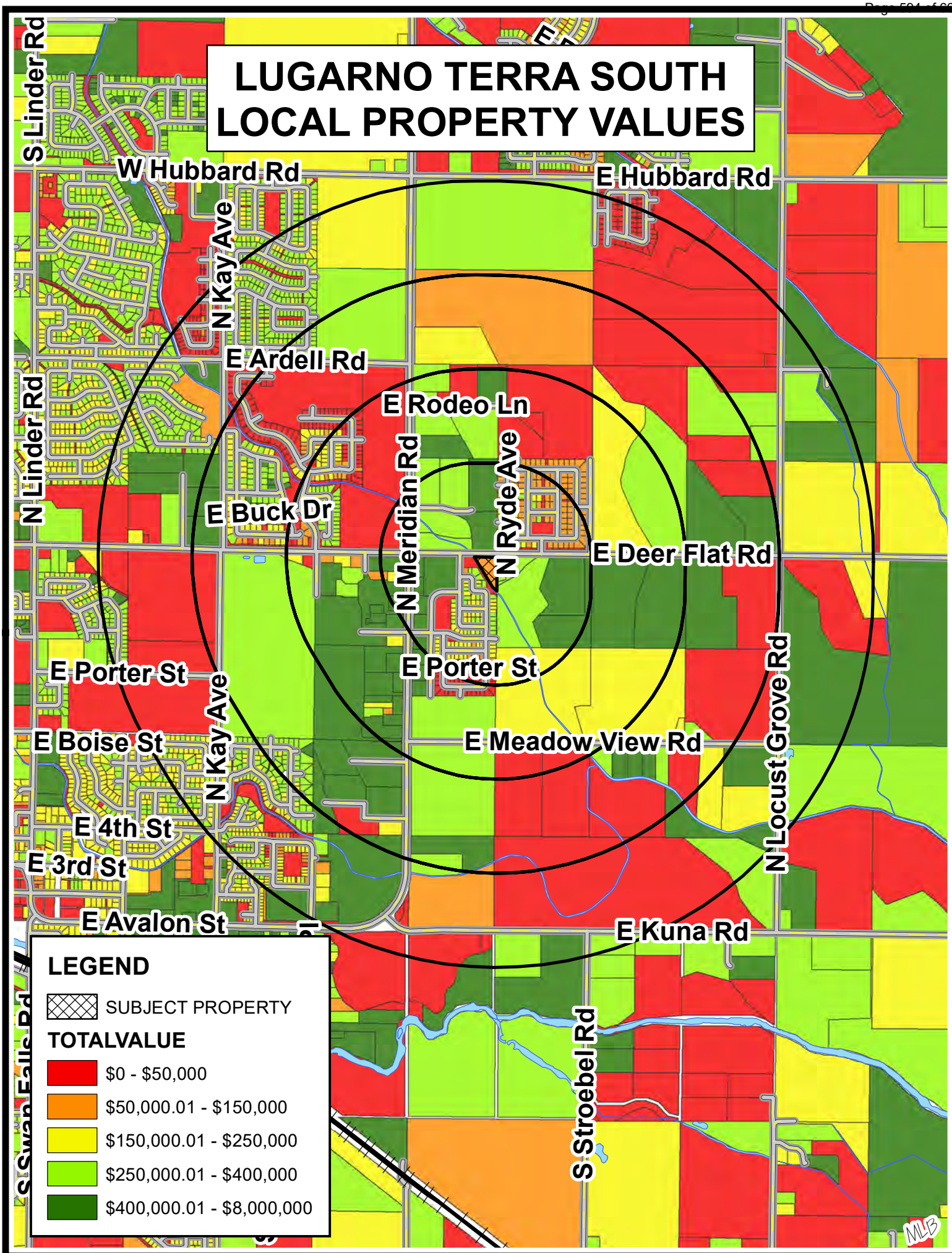
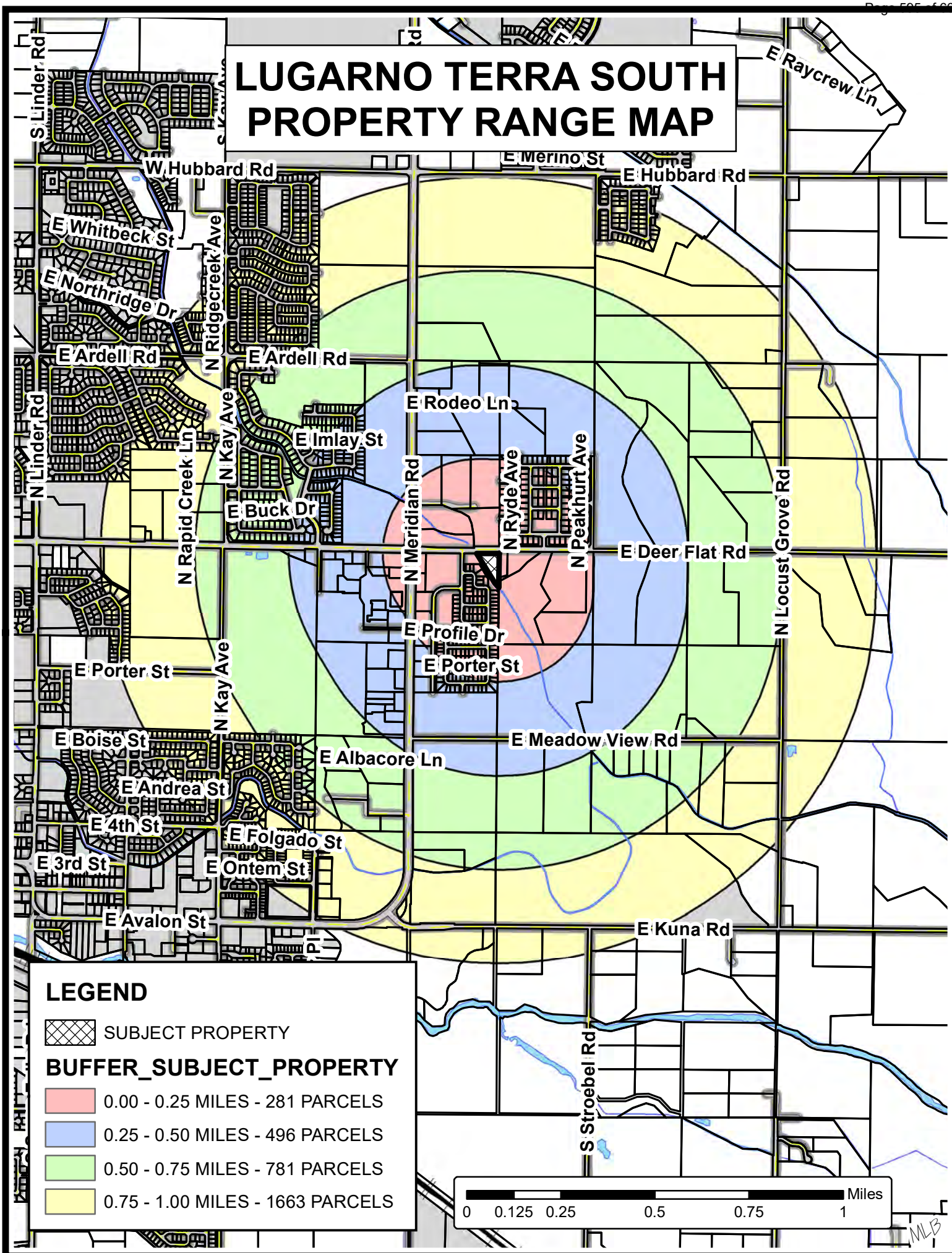
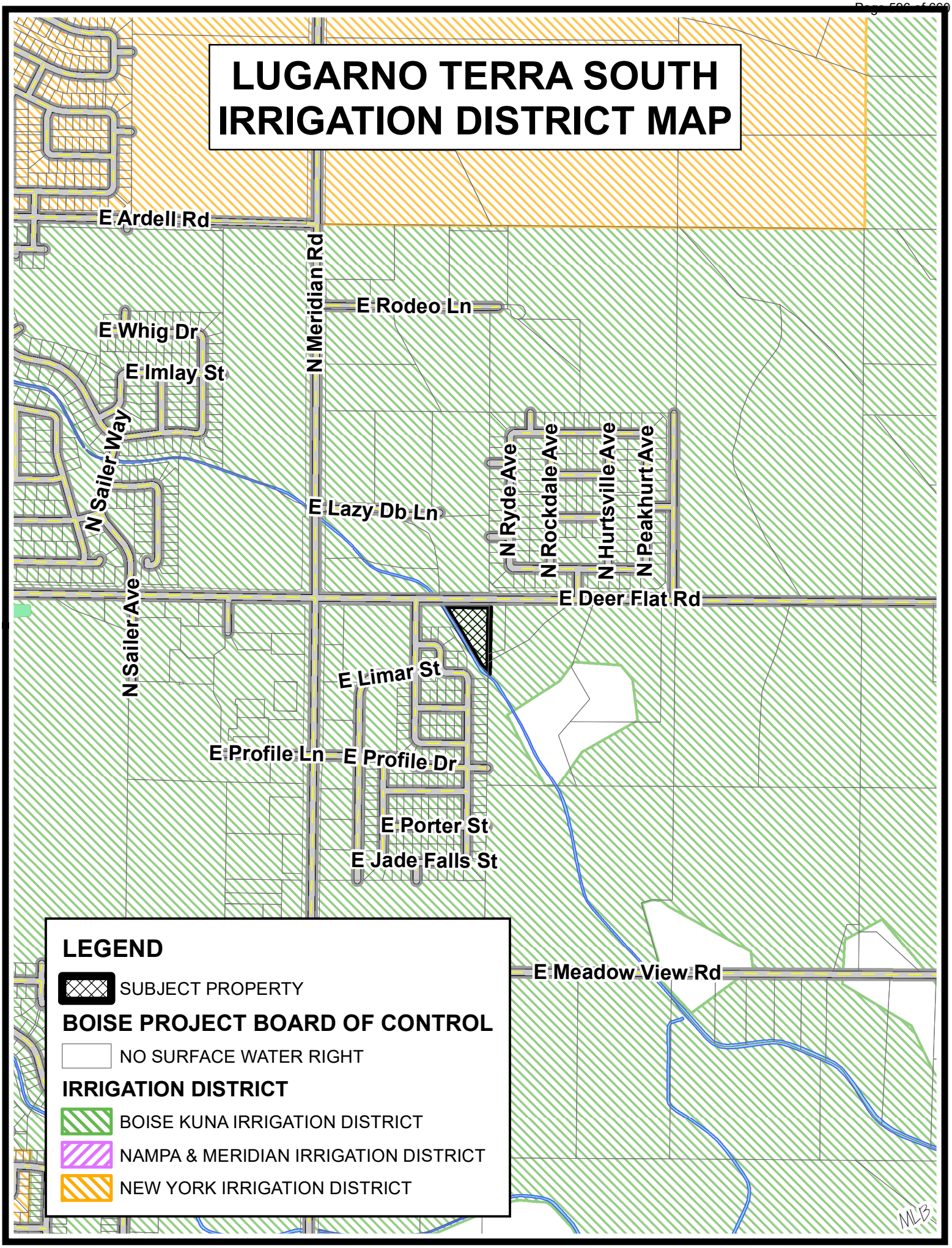


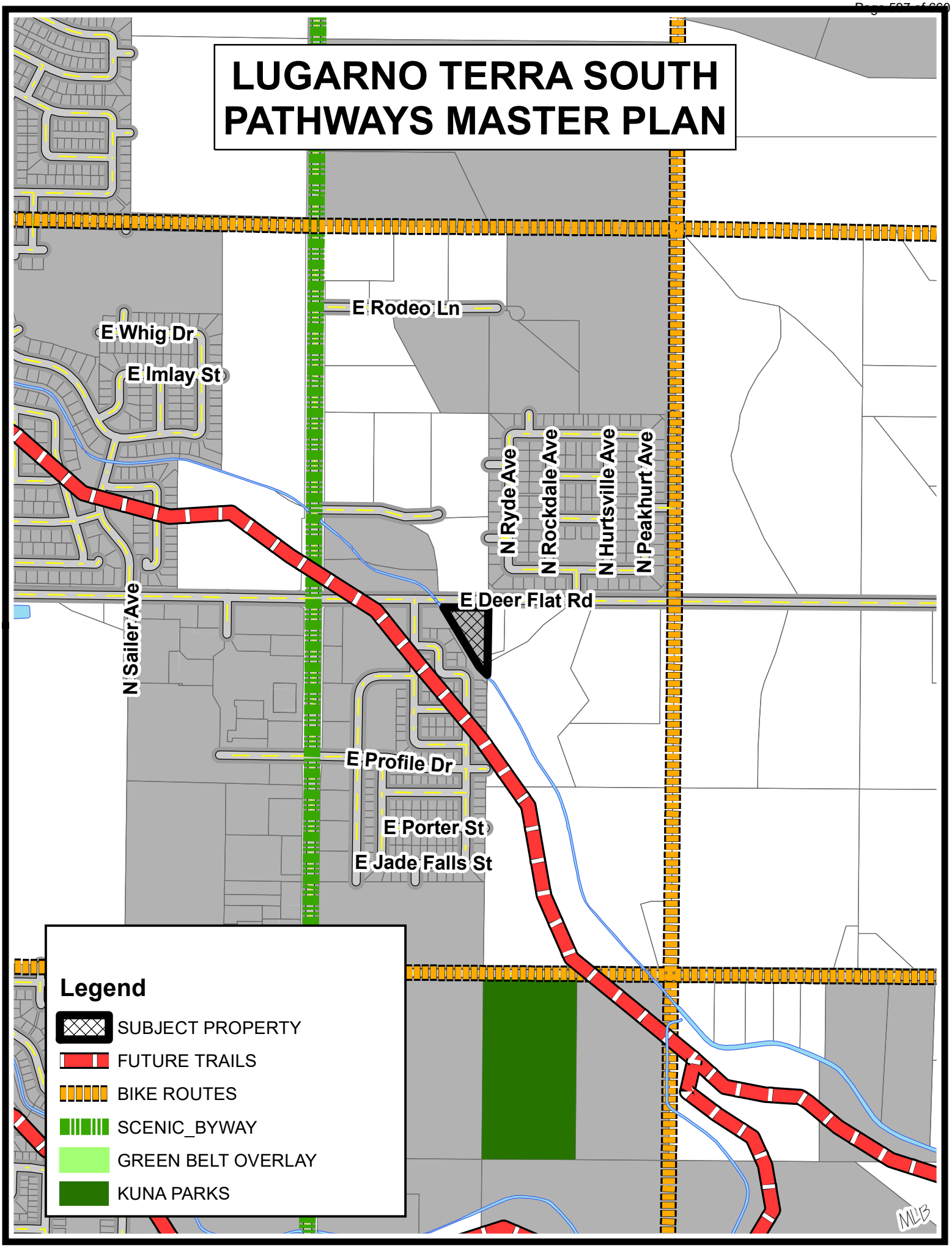
LUGARNO TERRA SOUTH PROPERTY RANGE MAP



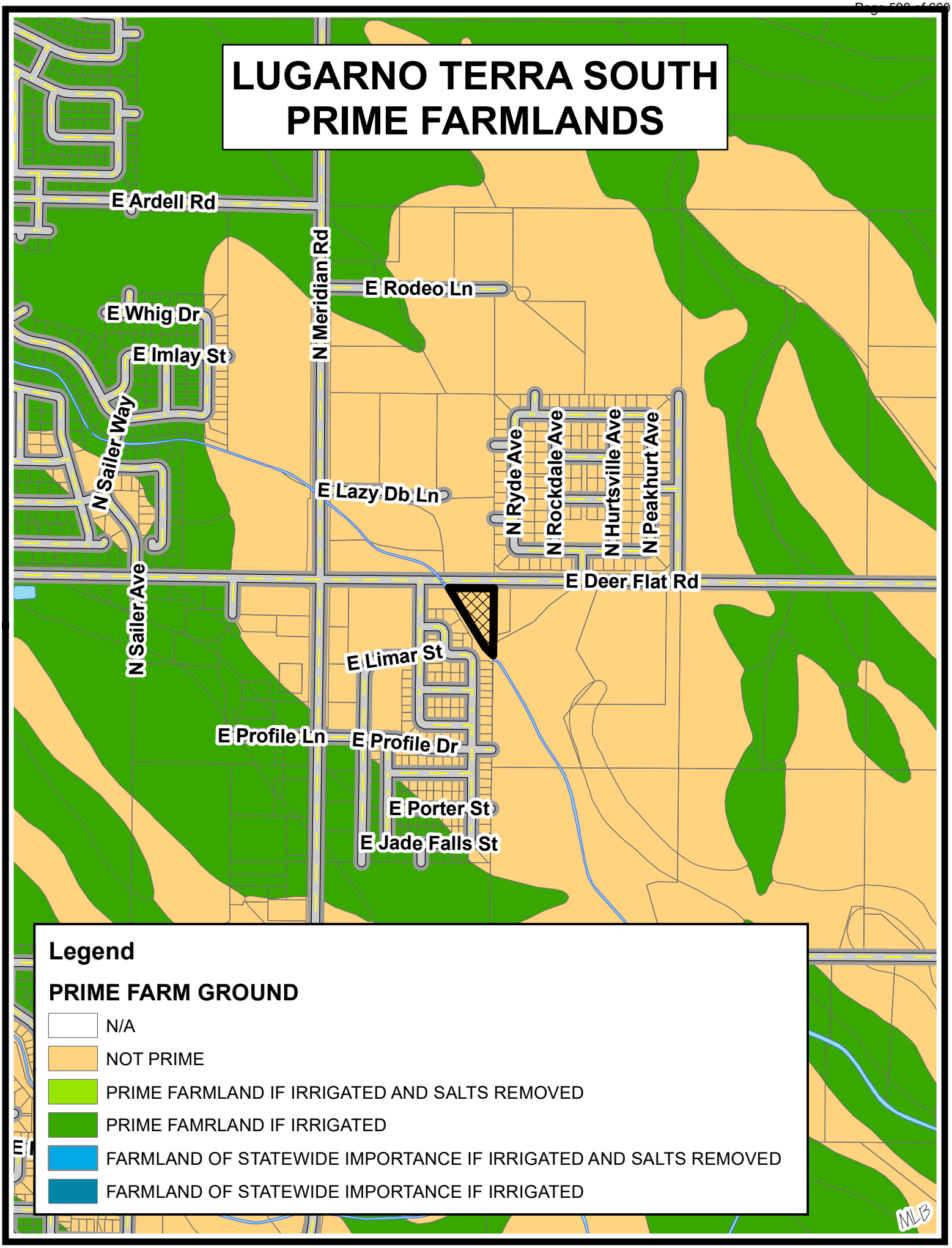
LUGARNO TERRA SOUTH IRRIGATION DISTRICT MAP



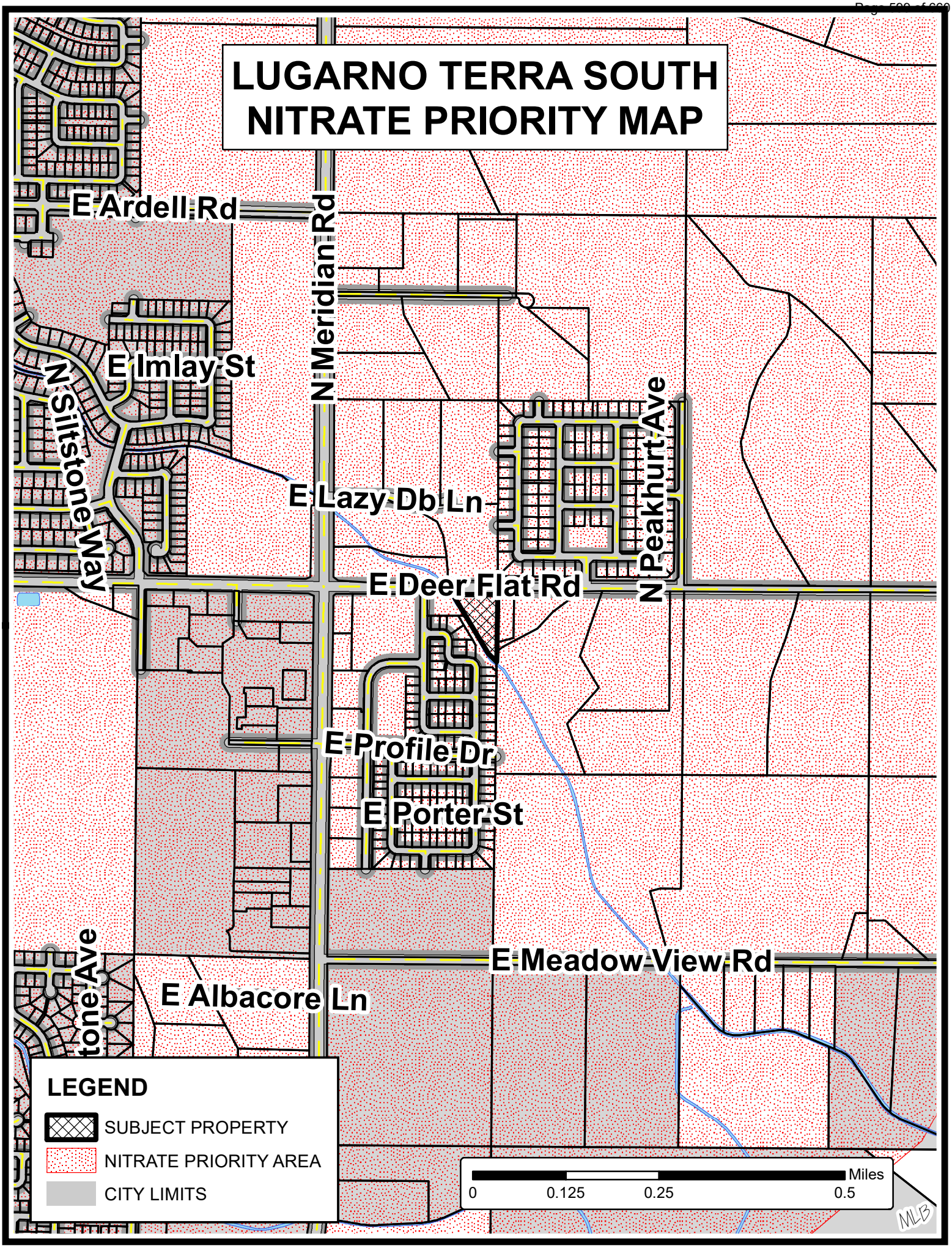
LUGARNO TERRA SOUTH PATHWAYS MASTER PLAN



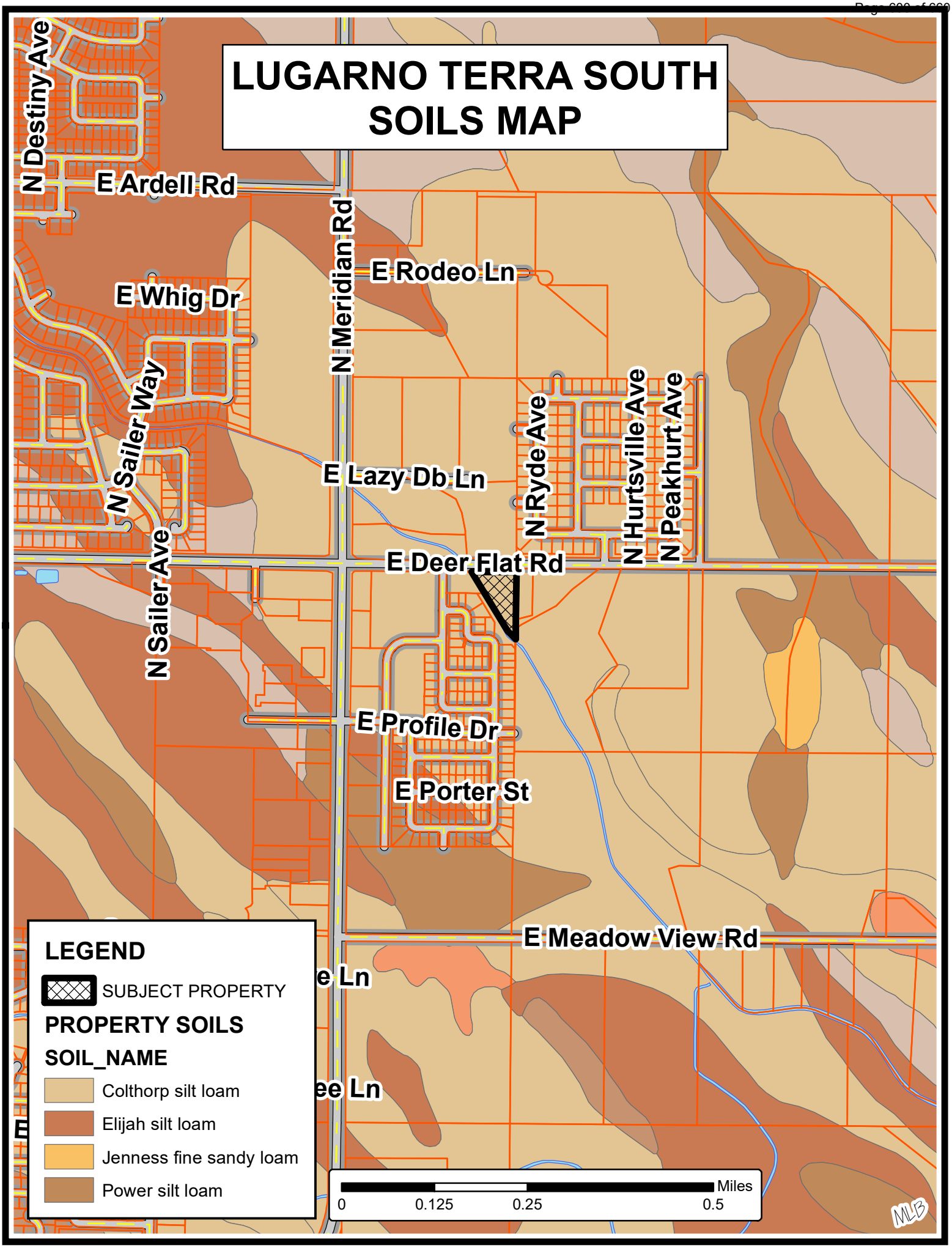
LUGARNO TERRA SOUTH PRIME FARMLANDS



LUGARNO TERRA SOUTH NITRATE PRIORITY MAP



LUGARNO TERRA SOUTH SOILS MAP



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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

Date: **28 October 2021**

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

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra South – 20-13-S (Preliminary Plat) & 20-21-DR (Design Review)**

The Lugarno Terra South Subdivision, located at 1919 E Deer Flat Road, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

Public Works Staff can support this application once sewer capacity becomes available. The Lugarno Terra South developer is leading the Danskin LS Sewer Force Main Capacity Increase project and investing their own money, to be reimbursed at a later date. Once the Danskin LS Sewer Capacity project is completed, this developer has reserved sewer capacity to service the Lugarno Terra South subdivision based on their cooperative work and associated investments.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting*.
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra South Subdivision is zoned R-4, and proposes subdividing 1.85 acres into 14 total lots (8 buildable lots and 6 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
b. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 25 people.
c. The preliminary plat shows one (1) access to Lugarno Terra South Subdivision from East Deer Flat Road.
d. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
e. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the Bureau of Recreation access easement.
f. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
g. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h. All positional information shall be from the most recent state plane coordinate system.
i. Provide engineering certification on all final engineering drawings.
j. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with fire hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
k. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. 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.
e. The KRFD Deputy Fire Marshal must approve in writing fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The nearest available sewer mainline connection point is located on the northern frontage of the property, on E. Deer Flat Rd. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no available capacity for Lugarno Terra South Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.

g. 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.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. The nearest available water mainline is located on the northern frontage of the property, on E. Deer Flat Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. 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.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. The nearest available PI mainline is located on the northern frontage of the property, on E. Deer Flat Rd.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. 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.
i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. 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.

d. 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.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. 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.

9. Property Description

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

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Local Property Sizes Map
    g. Local Property Values Map
    h. Property Range Map
    i. Irrigation District Map
    j. Pathways Master Plan Map
    k. Prime Farmlands Map
    l. Nitrate Priority Map
    m. Soils Map

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/28/21	21880

NATHAN STANLEY
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
70071	PH 2/23/21 - LUGARNO	02/03/21	02/03/21	1	$44.22

LEGAL NOTICE

Case No. 20-13-S: Lugarno Terra South; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, February 23, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra South. Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

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

February 3, 2021 70071

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**	Gross:	**$44.22**
Surcharge:	**$0.00**	Paid Amount:	**$0.00**
Credits:	**$0.00**		

Amount Due: **$44.22**

We Appreciate Your Business!

AD# 70071

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: February 3, 2021

To: ☑ 350' Property Owners Notification ☐ Other _____

Planner: Doug Hanson

Case Name: 20-13-S (Preliminary Plat) Lugarno Terra South

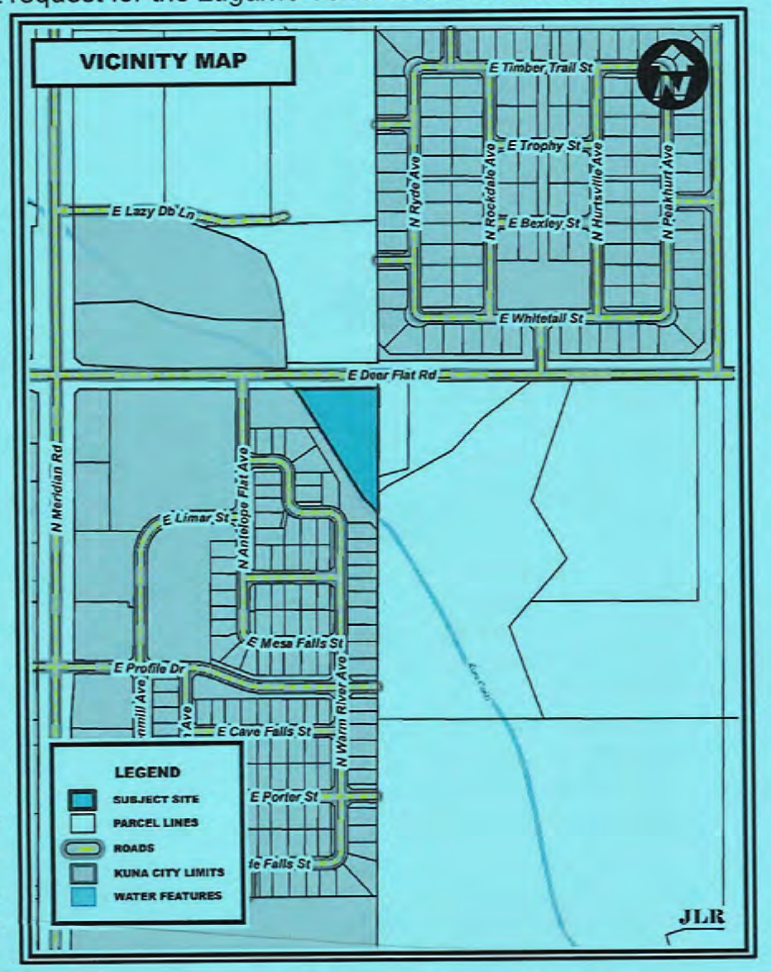
I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Jessica Reid – P&Z Staff

_____
Attest – Doug Hanson, Planner I

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 Planning & Zoning Commission is scheduled to hold a public hearing on **February 23, 2021,** beginning **at 6:00 pm** on the following case:
A Preliminary Plat request for the *Lugarno Terra South Subdivision* from Select Development to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-4 (Medium Density Residential) and is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).



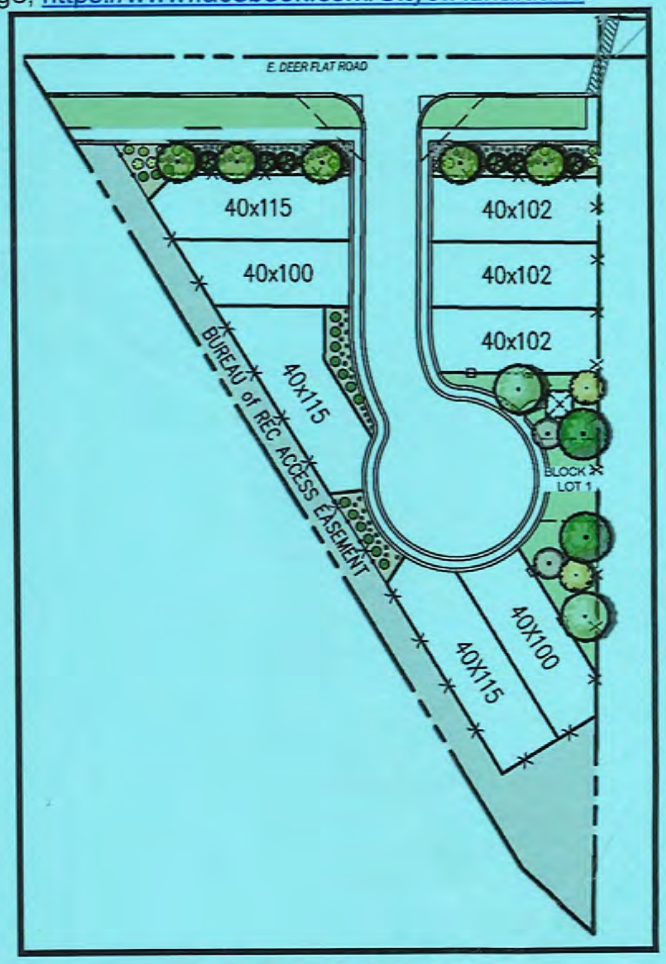
The hearing for this request will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, & due to required social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15**. **Social distancing & masks are required.** The first 15 persons who appear will be allowed in Council Chambers.

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 ***February 17, 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.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page, https://www.facebook.com/CityofKunaIdaho.

If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.



MAILED 02.03.2021

City of Kuna
Planning & Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

City of Kuna

NEOPOST
02/03/2021
FIRST-CLASS MAIL
$000.00[0]
ZIP 83634
041M11460992

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. 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/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**).

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-13-S (Preliminary Plat) for Lugarno Terra South Subdivision. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Instructions and options available for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE Public Testimony Form.* This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit by noon the day of the 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
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov

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 are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

SELECT
DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

09 February 2021

RE: Lugarno Terra South – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at a single location as directed by City of Kuna for parcels (S1419223001) related to our preliminary plat application under review with City of Kuna. Signage was placed on 02.08.2021 in preparation for our Public Hearing on 02.23.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this FEB. 9th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, Idaho

My Commission Expires: 2-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Feb. 23, 2021
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
The public hearing and testimony will be virtual,
contact the City regarding testimony submittal.
PURPOSE: 20-13-S Lugarno Terra South, subdivide 1.85
acres into 8 buildable lots and 6 common lots
PROPERTY LOCATION: 1919 E. Deer Flat Road
APN: S1419223001
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
02/08/2021

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
04/26/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
93967	20-13-S; LUGARNO TER	04/28/21	04/28/21	1	$43.48

LEGAL NOTICE

Case No. 20-13-S: Lugarno Terra South; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, May 18, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a Preliminary Plat (S) request for the Lugarno Terra South Subdivision. Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

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 28, 2021 93967

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**	Gross:	**$43.48**
Surcharge:	**$0.00**	Paid Amount:	**$0.00**
Credits:	**$0.00**		

Amount Due: **$43.48**

We Appreciate Your Business!

AD# 93967

NEOPOST
04/28/2021
US POSTAGE $000.00[0]
ZIP 83634
041M11460992

Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

City of Kuna

Suggestions for Testifying at the Public Hearing:

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.

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 18, 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:

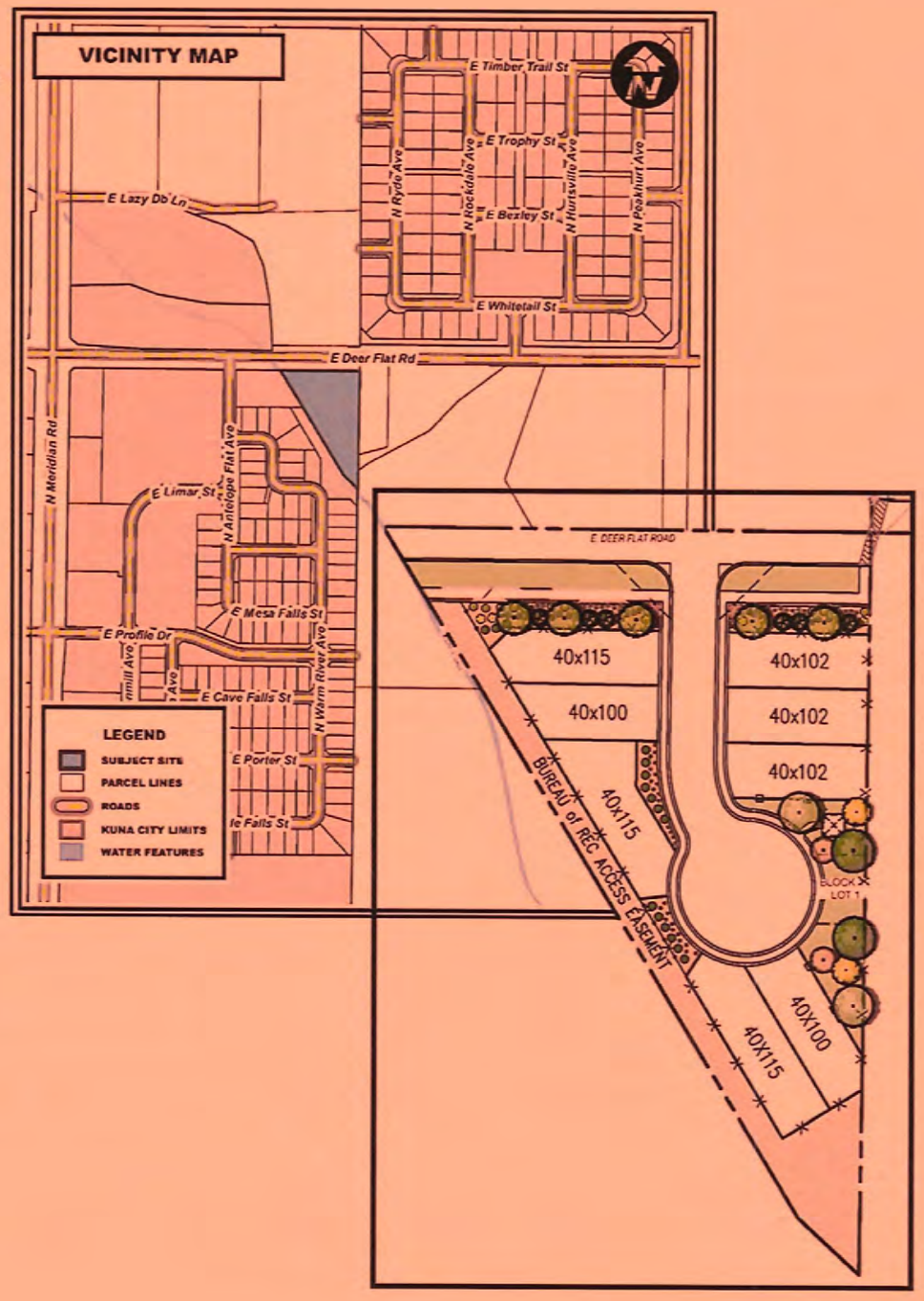
PRELIMINARY PLAT (S)
Lugarno Terra South Subdivision
20-13-S

Select Development to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-4 (Medium Density Residential) and is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

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 ***May 12, 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 04.28.2021



KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-13-S (Preliminary Plat) for the Lugarno Terra South Subdivision. Due to COVID-19 health precautions, alternative methods of submitting testimony have been provided; see below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE Public Testimony Form.* This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit by noon the day of the 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
   Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov

Oral – In Person Testimony during the Public Hearing

1. Sign-up on the testimony sheet provided in the foyer.
2. Approach the podium when your name is called.
3. State your name and address for the record; testimony is limited to three (3) minutes.

SELECT
DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

06 May 2021

RE: Lugarno Terra South – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at a single location as directed by City of Kuna for parcels (S1419223001) related to our preliminary plat application under review with City of Kuna. Signage was placed on 05.05.2021 in preparation for our Public Hearing on 05.18.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this May 6th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, ID

My Commission Expires: 02-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on May 18, 2021
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
The public hearing and testimony will be virtual,
contact the City regarding testimony submittal.
PURPOSE: 20-13-S Lugarno Terra South, subdivide 1.85
acres into 8 buildable lots and 6 common lots
PROPERTY LOCATION: 1919 E. Deer Flat Road
APN: S1419223001
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
05/04/2021

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/22/21	21880

NATHAN STANLEY
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
161297	20-13-S - LUGARNO TE	10/27/21	10/27/21	1	$43.48

LEGAL NOTICE

Case No. 20-13-S: Lugarno Terra South; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing Tuesday, November 16, 2021, at 6:00 PM, or as soon as can be heard; in connection with a Preliminary Plat (S) request for the Lugarno Terra South Subdivision. Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots, 5 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

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

October 26, 2021 161297

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**	Gross:	**$43.48**
Surcharge:	**$0.00**	Paid Amount:	**$0.00**
Credits:	**$0.00**		

Amount Due: **$43.48**

We Appreciate Your Business!

AD# 161297

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

FEOPOST
FIRST-CLASS MAIL
10/27/2021
US POSTAGE $000.00º
ZIP 83634
041M11460992

JR
10.27.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **November 16, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

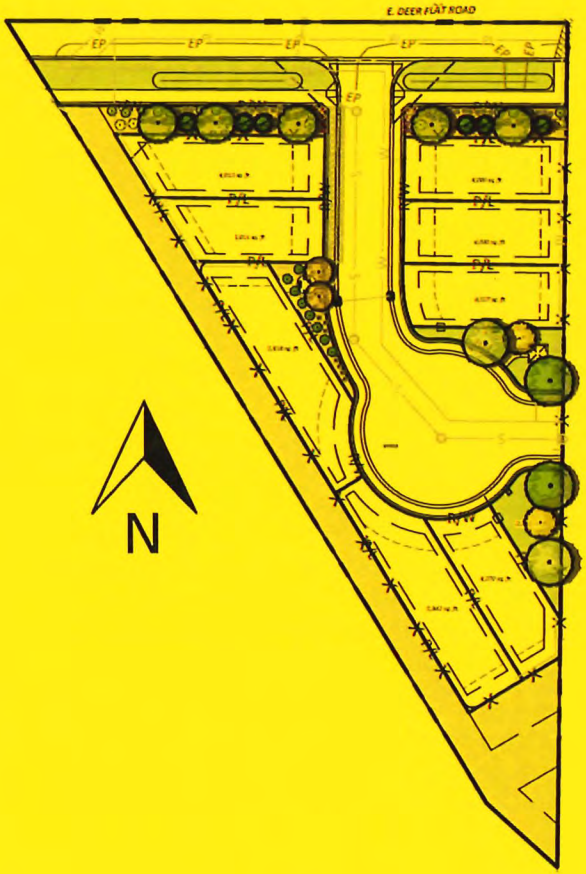
Case No. 20-12-S (Preliminary Plat)
for Lugarno Terra South

Select Development requests to subdivide approx. 1.85 acres into 14 total lots (8 buildable, 6 common). The subject site is zoned R-6 (Medium Density Residential) & is located at 1919 E Deer Flat Road, within Section 19, Township 2 North, Range 1 East (APN: S1419223001).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **October 10, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 10.27.2021



SELECT DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

03 November 2021

RE: Lugarno Terra South – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at a single location as directed by City of Kuna for parcels (S1419223001) related to our preliminary plat application under review with City of Kuna.. Signage was placed on 10.14.2021 in preparation for our Public Hearing on 11.16.2021. Refer to attached Proof of Property Posting affidavit.

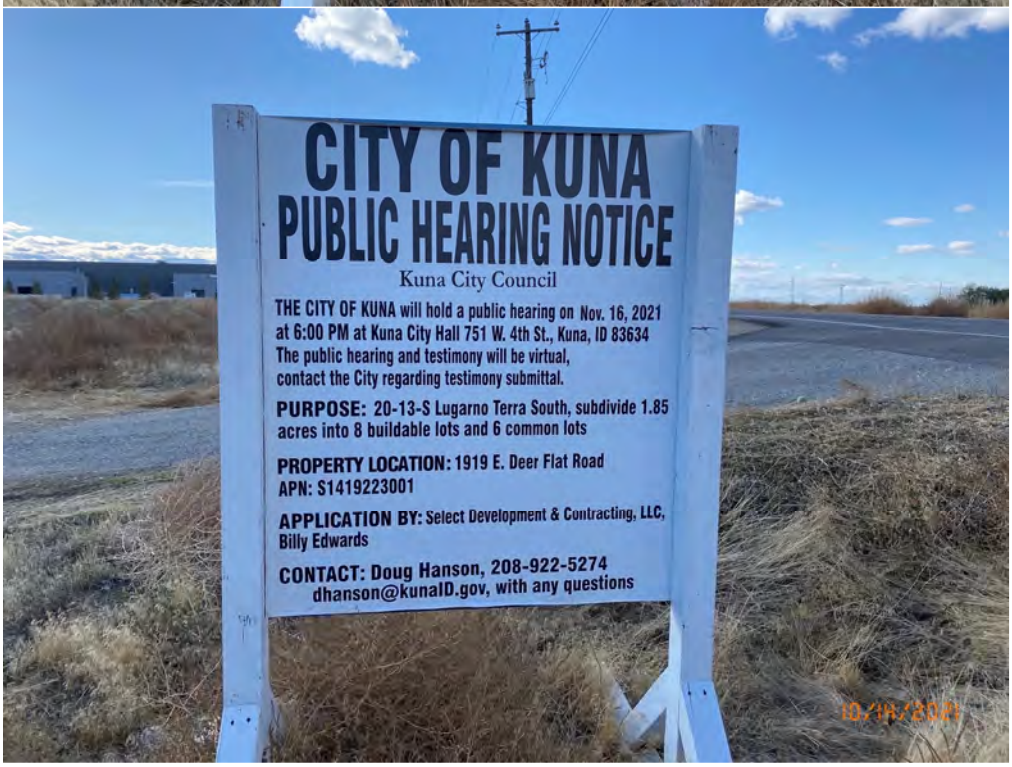
Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna City Council
THE CITY OF KUNA will hold a public hearing on Nov. 16, 2021
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
The public hearing and testimony will be virtual,
contact the City regarding testimony submittal.
PURPOSE: 20-13-S Lugarno Terra South, subdivide 1.85
acres into 8 buildable lots and 6 common lots
PROPERTY LOCATION: 1919 E. Deer Flat Road
APN: S1419223001
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions


CITY OF KUNA
PUBLIC HEARING NOTICE
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THE CITY OF KUNA will hold a public hearing on Nov. 16, 2021
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acres into 8 buildable lots and 6 common lots
PROPERTY LOCATION: 1919 E. Deer Flat Road
APN: S1419223001
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

KUNA Planning & Zoning

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for 20-13-S and 20-21-DR LUGARNO TERRA SOUTH SUBDIVISION was posted, as required per Kuna City Code 5-1A-8, on 10/14/2021. 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 03 day of NOVEMBER, 20 21.

Signature: William T. Edwards

State of Idaho)
) ss
County of Ada)

On this 03 day of NOVEMBER, 20 21, 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.

Deirdre Burns

Residing at: 1384 E Fall Ct
Boise ID 83706

My Commission expires: 5/26/2027

DEIRDRE E BURNS NOTARY PUBLIC Comm. No. 20212547 STATE OF IDAHO

Signature

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 20-13-S: Lugarno Terra South;
Preliminary-Plat.

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, November 16, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a **Preliminary Plat (S)** request for the *Lugarno Terra South Subdivision*. Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

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.

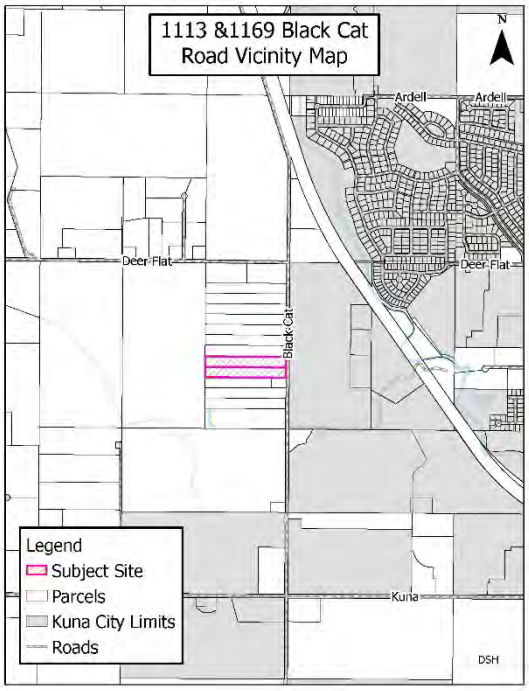
Kuna Planning & Zoning Department

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 21-04-LS (LOT SPLIT) & 21-02-LLA (LOT LINE ADJUSTMENT)**
ROBIN AND DIANA SANDERS	)	
For a Lot Split and Lot Line Adjustment for 1113 and 1169 N Black Cat Road.	)	**STAFF REPORT FOR THE 1113 AND 1169 N BLACK CAT LOT SPLIT AND LOT LINE ADJUSTMENT APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. 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*
1.7	Staff Memo			X
2.10	P&Z Application Coversheet LS & LLA			X
2.11	Lot Line Adjustment Application			X

2.12	Lot Split Application			X
2.13	Narrative LS & LLA			X
2.6	1113 N Black Cat Deed			X
2.7	1169 N Black Cat Deed			X
2.14	Parcel History			X
2.15	Proposed Lot Line Adjustment			X
2.16	Proposed Lot Split			X
2.35	City Engineer's Comments			X

II
PROCESS AND NOTICING

2.1 A Lot Split (LS) and Lot Line Adjustment (LLA) are designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code §65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in Kuna City Code (KCC) 1-14-3 have been adhered to.

2.2 Notifications

2.2.1 Completeness Letter: June 25, 2021

2.2.2 Agency Notifications: October 4, 2021

2.2.3 Agenda: November 16, 2021

III
APPLICANTS REQUEST

3.1 Robin and Diana Sanders are requesting to Lot Split and Lot Line Adjust two (2) parcels consisting of approximately 9.8 acres. The subject properties have applied for Annexation into Kuna City Limits with an R-2 zone. The subject sites are located at 1113 and 1169 N Black Cat Road, Kuna, ID 83634, within Section 21, Township 2 North, Range 1 West; (APNs: S1321141880, S1321141920).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property has historically served as single-family residences on large lots and farmland.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agriculture – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1321141880 (1113 N Black Cat Road)

4.3.1.1 Robin and Diana Sanders

4.3.1.2 Approximately 4.9 acres

4.3.1.3 RR (Rural Residential)

4.3.2 S1321141920 (1169 N Black Cat Road)

4.3.1.1 Robin and Diana Sanders

4.3.1.2 Approximately 4.9 acres

4.3.1.3 RR (Rural Residential)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 1113 N Black Cat Road contains a 1,586 square foot home with a 576 square foot attached garage. 1169 N Black Cat Road contains a 1,792 square foot mobile home with a 2,000 square foot barn. Vegetation in direct proximity to the primary dwelling units includes trees, shrubs and grass. Vegetation on the remainder of the site is consistent with that of pasture-like fields. The sites have an estimated average slope of 3% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the Nitrate Priority Area

4.7 Comprehensive Plan Future Land Use Map

4.7.1 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 9.8-acres as Low Density Residential (R-2).

4.8 Agency Responses

Agency	Exhibit No.
City Engineer	2.35

V
TRANSPORTATION AND CONNECTIVITY

5.1 The proposed project takes frontage on Black Cat Road. Black Cat Road is currently improved with two (2) travel lanes, 25 feet of pavement and no curb, gutter or sidewalk abutting the site. There is 55 feet of right-of-way, 30 feet from Centerline. The City of Kuna Street Circulation Map identifies Black Cat Road as a Minor Arterial. The Applicant will be required to dedicate additional right of way to total 39-feet from centerline, with an eight-foot-wide detached sidewalk within a 20–30-foot landscape buffer in accordance with ACHD policy and KCC standards at time of any future land use application(s).

The subject site currently has three (3) unimproved driveways that provide access to the site from Black Cat Road located 85, 178 and 322 feet south of the site's northernmost property line. ACHD approved a private road application for the site on April 2021 requiring that the driveways located 85 and 322 feet south of the site's northernmost property line be closed. The driveway located 178 feet south of the site's northernmost property line was approved to be improved as a 24-foot-wide private road/driveway and is currently under construction.

VI
STAFF ANALYSIS

6.1 The goal of the Lot Split and Lot Line Adjustment is to facilitate the Sanders to create two (2) 1.5-acre parcels, two (2) 2-acre parcels and one (1) 3-acre parcel to allow their children and themselves to build on the property.

The applicant's property is not connected to City services. Sewer, water and irrigation will be provided to each lot through a private system. Septic must receive approval by the Central District Health Department (CDHD) and Department of Environmental Quality (DEQ) if applicable. Water must receive approval from the Idaho Department of Water Resources (IDWR), CDHD and DEQ if applicable.

Staff has determined that this Lot Split and Lot Line Adjustment request is consistent with Kuna City Code, Staff recommends that if the City Council approves Case No. 21-02-LS and 21-04-LLA that the applicant be subject to the Conditions of Approval listed in section "VIII" of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

VII
COUNCIL'S ORDER OF DECISION

Note: The motion is for the Approval, Conditional Approval, or Denial of the Lot Split and Lot Line Adjustment applications. However, if the City Council wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the City Council of Kuna, Idaho, hereby ***Approves/Conditionally Approves/Denies*** of Case Nos. 21-02-LS and 21-04-LLA a request from Robin and Diana Sanders, to Lot Split and Lot Line Adjust two (2) parcels consisting of approximately 9.8 acres, subject to the following Conditions of Approval:

8.1 Upon approval of the application by the City Council and subject to the Conditions of Approval and applicable City Ordinances, the owner shall have one (1) year to complete the following tasks:

- **8.1.1** Cause the property to be surveyed and provide a copy the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;
- **8.1.2** Record the record of survey with Ada County;
- **8.1.3** Execute and record the necessary deeds to accomplish the property split and adjustment as approved;
- **8.1.4** Obtain new tax parcel numbers from the Ada County Assessor's Office; and
- **8.1.5** Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.

8.2 Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City Engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.

8.3 No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.

8.4 Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.

8.5 When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.

8.6 Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.

8.7 Applicant shall adhere to all agencies and staff requirements and recommendations.

8.8 Applicant shall comply with all federal, state and local laws.

DATED this 16th day of November, 2021.

Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

File No.(s): 21-04-LLA & 21-02-LS

Project Name: 1113 & 1169 N Black Cat

Date Received: 06.01.2021

Date Accepted as Complete: 06.25.2021

Type of review requested (check all that apply); please submit all associated applications:

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
✔	Lot Line Adjustment	✔	Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Robin & Diana Sanders

Address: 1113 N. Black Cat Rd., 1169 N. Black Cat Rd.
Kuna, ID 83634

Phone: 208-869-6723 Email: rd.sanders@hotmail.com

Applicant (Developer) Information

Name: Robin & Diana Sanders

Address: 1113 N. Black Cat Rd.
Kuna, ID 83634

Phone: 208-869-6723 Email: rd.sanders@hotmail.com

Engineer/Representative Information

Name:

Address:

Phone: _____ Email: _____

Subject Property Information

Site Address: 1113 N. Black Cat Rd., 1169 N. Black Cat Rd.

Nearest Major Cross Streets: Deer Flat Rd. and Kuna Rd.

Parcel No.(s): S1321141880 & S1321141920

Section, Township, Range: 21, 2N, 1W

Property Size: 9.8 acres

Current Land Use: residential/farm Proposed Land Use: residential/farm

Current Zoning: RR Proposed Zoning: R-2

Project Description

Project Name: Lot Line Adjustment / Lot Split

General Description of Project: Adjust the property line on the western portion of both properties. Split 1113 N. Black Cat into 2-2 acre parcels and split 1169 N. Black Cat into 2-1.5 acre parcels with the remainder of the property approx. 3 acres into a parcel.

Type of proposed use (check all that apply and provide specific density/zoning):

■ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO
If YES, please describe: There is an existing residence at 1113 N. Black Cat Rd. There is an existing residence at 1169 Black Cat Rd. and a barn that will be removed.

Will any existing buildings remain? YES NO

No. of Residential Units: 1 No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): 1.96 DU per acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): same

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

_____

_____

_____ _____

Applicant Signature: Robin + Diana Sanders Date: May 26, 2021

Lot Line Adjustment Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

A Lot Line Adjustment request does not require a public hearing & will be scheduled for a regular City Council meeting as a regular agenda item.

****Office Use Only****

Case No(s).: _____, 21-04-LLA, 21-02-LS

Project Name: 1113 & 1169 N Black Cat

Date of Pre-Application Meeting: Valid for three (3) months

Date Received: 06.01.2021

Date Accepted as Complete: _____

All applications are required to contain one (1) copy of the following:

- Completed & signed Commission & Council Review application
- Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or the reason for the Lot Line Adjustment
- Legal description of the property: 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
- Vicinity Map: 8.5" x 11" showing streets, driveways, property lines, etc.
- Sketch showing the proposed Lot Line Adjustment, include: Current lot size dimensions, square footage & street frontage; proposed new location of the Lot Line & new dimensions, square footages & street frontages; streets, surrounding land uses, etc.; and existing and proposed public improvements including sidewalks, streets, lighting, landscaping, natural features, etc. (if applicable)

This application shall not be considered complete nor will a meeting date be set, until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled meeting date, fees due & any other necessary information via a Letter of Completeness.

Lot Split Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

****Office Use Only****

Case No(s).: 21-04-LLA & 21-02-LS

Project Name: 1113 & 1169 N Black Cat

Date of Pre-Application Meeting: Valid for three (3) months

Date Received: 06.01.2021

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Lot Split Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, how the project enhances and beautifies the community, and how the project complies with the requirements found within Kuna City Code 5-16-3.
- Vicinity Map 8.5" x 11": Drown to scale of 1" = 300' (or similar), showing surrounding streets, driveways property lines, etc.
- Legal description of property: 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 and legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Documentation demonstrating an original lot, tract or parcel of land has been split no more than two times as of the City of Kuna's date of origination (December 7, 1977). *(KCC 5-16-3:A states a Lot Split shall create no more than three (3) parcels from an original tract of land.)*
- Sketch of proposed Lot Split, including: Current lot size dimensions, square footage and street frontage; proposed Lot Split with new lot lines, dimensions, square footage and street frontages; streets, surrounding land uses, etc.; and existing & proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.

This application shall not be considered complete nor will a hearing date be set, until staff has received all required information. Once application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due & any other necessary information via a Letter of Completeness.

June 1, 2021

To whom it may concern:

We are requesting a property boundary adjustment and a lot split on our parcels, S1321141880 and S1321141920 located at 1113 and 1169 N. Black Cat Rd. We have requested annexation with an R-2 District to allow us to split our property to allow 3 additional dwellings, two 1.5 acre parcels, two 2 acre parcels and one 3 acre parcel to allow ourselves and our two children to build on the property we own as we grow older and would like to remain on the property. This would create a buffer from the higher density from the east to the agricultural use to the west. We understand if we are within 300' of city services and our services fail, we are required to connect to city services.

We are providing irrigation to each lot. We are a part of a rotation and have discussed our proposal with Boise/Kuna Irrigation District, Kuna Irrigation Manager and the rotation manager.

All utilities will be underground with the exception of the existing dwellings.

The City of Kuna Future Land Use Map (FLUM) is used as a guide for determining the future land use designation of parcels upon annexation into Kuna city limits. The FLUM shows APNs: S1321141880 and S1321141920 with a future land use designation of Low Density Residential. The low-density residential land use designation is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agricultural in character; which may include: accessory dwelling units [ADU], senior housing, bed and breakfast operations, single-family dwellings, duplexes, home occupations, manufactured homes and a limited number of agricultural uses.

We have constructed a private road (Grace May Lane) through the county due to the length of the parcels and have contacted the Kuna Fire District, ACHD, Boise/Kuna Irrigation District, Kuna Engineer and Kuna Irrigation Manager, Central District Health and Kuna Staff concerning our lot line adjustment and lot split and have not received any concerns with the project.

We appreciate your consideration for our request of a lot line adjustment and lot split on our two properties.

Sincerely,

Robin & Diana Sanders

Robin & Diana Sanders

93 09749
PIONEER TITLE CO.

ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY

PART OF ORIGINAL
TOO POOR TO COPY

'93 FEB 8 PM 4 16 1509001841

D118430" J' Stu

DEED OF TRUST

STATE OF IDAHO

FHA CASE NO.
121:1287591-703

THIS DEED OF TRUST ("Security Instrument") is made on FEBRUARY 2, 1993
The grantor is ROBIN L. SANDERS AND DIANA J. SANDERS, HUSBAND AND WIFE
("Borrower").

The trustee is PIONEER TITLE COMPANY OF ADA COUNTY
("Trustee").

The beneficiary is ROCKY MOUNTAIN MORTGAGE, INC.

which is organized and existing under the laws of THE STATE OF IDAHO
and whose address is 410 S. ORCHARD, SUITE 184, BOISE, IDAHO 83705

("Lender"). Borrower owes Lender the principal sum of

SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100
Dollars (U.S.$ 77,250.00).
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on MARCH 1, 2023.
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in ADA County, Idaho:

SEE ATTACHED EXHIBIT "A"

which has the address of 1113 S. BLACK CAT ROAD [Street] KUNA [City]
Idaho 83634 [Zip Code] ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. Monthly payments of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, an installment of any (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required by Paragraph 4.

Each monthly installment for items (a), (b) and (c) shall equal one-twelfth of the annual amounts, as reasonably estimated by Lender, plus an amount sufficient to maintain an additional balance of not more than one-sixth of the estimated amounts. The full annual amount for each item shall be accumulated by Lender within a period ending one month before an item would become delinquent. Lender shall hold the amounts collected in trust to pay items (a), (b) and (c) before they become delinquent.

If at any time the total of the payments held by Lender for items (a), (b) and (c), together with the future monthly payments for such items payable to Lender prior to the due dates of such items, exceeds by more than one-sixth the estimated amount of payments required to pay such items when due, and if payments on the Note are current, then Lender shall either refund the excess over one-sixth of the estimated payments or credit the excess over one-sixth of the estimated payments to subsequent payments by Borrower, at the option of Borrower. If the total of the payments made by Borrower for item (a), (b), or (c) is insufficient to pay the item when due, then Borrower shall pay to Lender any amount necessary to make up the deficiency on or before the date the item becomes due.

As used in this Security Instrument, "Secretary" means the Secretary of Housing and Urban Development or his or her designee. In any year in which the Lender must pay a mortgage insurance premium to the Secretary, each monthly payment shall also include either: (i) an installment of the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary. Each monthly installment of the mortgage insurance premium shall be in an amount sufficient to accumulate the full annual mortgage insurance premium with Lender one month prior to the date the full annual mortgage insurance premium is due to the Secretary; or if this Security Instrument is held by the Secretary, each monthly charge shall be in an amount equal to one-twelfth of one-half percent of the outstanding principal balance due on the Note.

If Borrower tenders to Lender the full payment of all sums secured by this Security Instrument, Borrower's account shall be credited with the balance remaining for all installments for items (a), (b) and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b) and (c).

3. Application of Payments. All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

FIRST, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

SECOND, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

THIRD, to interest due under the Note;

FOURTH, to amortization of the principal of the Note;

FIFTH, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless the Secretary determines this requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lenders of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly

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NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

18. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

19. Substitute Trustee. Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon Trustee herein and by applicable law.

20. Area and Location of Property. Either the Property is not more than twenty acres in area or the Property is located within an incorporated city or village.

Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. [Check applicable box(es)].

☐ Condominium Rider ☐ Graduated Payment Rider ☐ Growing Equity Rider

☐ Planned Unit Development Rider ☐ Other [Specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 4 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

_____ Robin L. Sanders (Seal) Borrower
ROBIN L. SANDERS

_____ Diana J. Sanders (Seal) Borrower
DIANA J. SANDERS

_____ (Seal) Borrower

_____ (Seal) Borrower

STATE OF IDAHO, CANYON County ss:

On this 2nd day of February, 1993, before me, THE UNDERSIGNED, a Notary Public in and for the said county and state, personally appeared ROBIN L. SANDERS and DIANA J. SANDERS

known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Blanca E Acosta
Notary Public residing at: Greenleaf, ID
My Commission Expires: 8-11-93

NOTARY PUBLIC

REQUEST FOR RECONVEYANCE

TO TRUSTEE:

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrower, and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) Mortgage Not Insured. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within 120 DAYS from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 120 DAYS from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 9.b. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of this Security Instrument.

16. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 21, SAID POINT BEING LOCATED 815 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 21, THE REAL POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE SAME LINE, A DISTANCE OF 165 FEET; THENCE
WEST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE
SOUTH ALONG THE SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 165 FEET, THENCE
EAST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE REAL POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY FOR BLACK CAT ROAD.

END OF LEGAL DESCRIPTION

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3
BOISE IDAHO 09/02/2011 11:22 AM
DEPUTY Vicki Allen
Simplifile Electronic Recording
RECORDED-REQUEST OF
FIRST AMERICAN TITLE AND ESCRO 111071366

Recording Requested by:
First American Title and Escrow Company

When recorded mail to:
Robin L. Sanders and Diana J. Sanders
1113 Black Cat Road
Kuna, ID 83634

1752017-JB

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

File No. **4101-1752017 (PC)**

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, Made by **State of Idaho, Department of Health and Welfare,, Personal Representative of the Estate of Alice L. Sullivan** deceased, as Grantor, to **Robin L. Sanders and Diana J. Sanders, husband and wife**, as Grantee(s), whose address is **1113 Black Cat Road, Kuna, ID 83634.**

WHEREAS, Grantor(s) is the qualified Personal Representative of the said estate of said deceased as filed under Probate Number **CVFE1103088** in **Ada** County, **Idaho**:

THEREFORE, For a valuable consideration received, Grantor(s) sells and conveys to Grantee(s) the following described real property in **Ada** County, **ID**:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREIN

Tax ID Number: **S1321141920**

With all appurtenances.

Executed this 1st day of September, 2011.

Lisa Hettinger, Bureau Chief for State of Idaho, Department of Health and Welfare
Personal Representative of the Estate of
Alice L. Sullivan

STATE OF Idaho)
ss.
COUNTY OF Ada)

On this 1st day of September, **2011**, before me, a Notary Public in and for said State, personally appeared **Lisa Hettinger known or identified to me to be the Bureau Chief for State of Idaho, Department of Health and Welfare**, whose name is subscribed to the within instrument as Personal Representative of the Estate of **Alice L. Sullivan**, and acknowledged to me that he/she/they executed the same as such Personal Representative

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patty I. Chupp

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 5/8/2016

PATTY I. CHUPP
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 21, SAID POINT BEING A DISTANCE OF 980 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, BEING THE REAL POINT OF BEGINNING; CONTINUING THENCE

NORTH ALONG THE SAME LINE, A DISTANCE OF 165 FEET; THENCE WEST AND PARALLEL TO THE NORTH SIDE OF THE SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1320 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF THE EAST ONE-HALF OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE

SOUTH ALONG THE SAID WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 165 FEET; THENCE

EAST AND PARALLEL TO THE NORTH SIDE OF SAID NORTHEAST QUARTER OF SECTION 21, A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE INITIAL POINT.

EXCEPT DITCH AND ROAD RIGHTS-OF-WAY.

910159

WARRANTY DEED

For Value Received DENNIS L. NEWBOLD, a married man dealing with his sole and separate property, and Karen J. NEWBOLD, his wife during all the time he has held any interest in the real property herein described,
the grantor s, do hereby grant, bargain, sell and convey unto

NORBERT N. NOVAK and MARY J. NOVAK, husband and wife,
Address: Route 1, Kuna, Idaho,

the grantee s, the following described premises, to-wit:

The real property described in Exhibit "A" attached hereto and made a part hereof.

Subject to that certain mortgage recorded as Instrument No. 774019, records of Ada County, Idaho, the mortgagees' interest therein having been assigned to Insurance Investment Corporation, an Idaho corporation, by Instrument No. 777012, records of Ada County, Idaho, which mortgage and the said promissory note which it does secure is now held by the said Insurance Investment Corporation, which mortgage the Grantees do hereby assume and agree to pay in full.

Subject to a purchase money mortgage with the Grantors as mortgagees thereunder.

Subject to any U.S. patent restrictions and any easements or rights of way of record or of usage.

Subject to all taxes and assessments for the year 1974 and all subsequent years.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee s, that the y are the owner s in fee simple of said premises; that said premises are free from all incumbrances

and that the y will warrant and defend the same from all lawful claims whatsoever.
Dated: September 18, 1974

x Dennis L. Newbold

x Karen J. Newbold

STATE OF IDAHO, COUNTY OF Ada
On this 4TH day of ~~Sept.~~ Oct., 19 74 before me, a notary public in and for said State, personally appeared DENNIS L. NEWBOLD, a married man dealing with his sole and separate property, and Karen J. NEWBOLD, his wife during all the time he has held any interest in the real property above, known to me to be the person s who se name s are subscribed to the within instrument, and acknowledged to me that they executed the same.

R. F. Hershaw
Notary Public
Residing at Nampa, Idaho
Comm. Expires 6-23-76

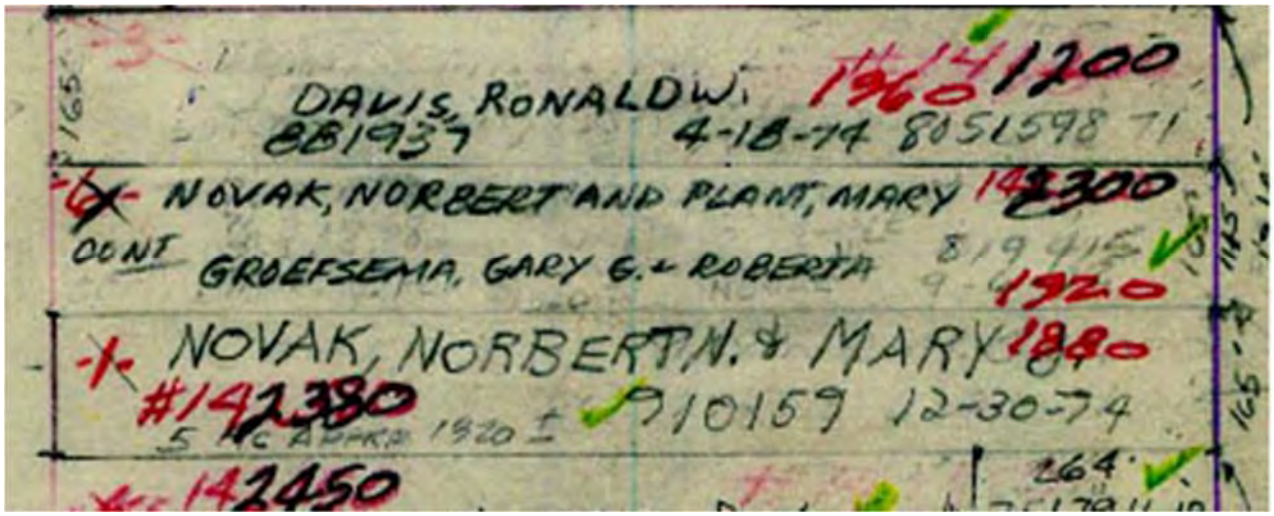
STATE OF IDAHO, COUNTY OF Ada
I hereby certify that this instrument was filed for record at the request of Idaho Title Co.
at 20 minutes past 2:00 o'clock A m., this 30th day of December 19 74, in my office, and duly recorded in Book of Deeds at page

CLARENCE A. PLANTING
Ex-Officio Recorder

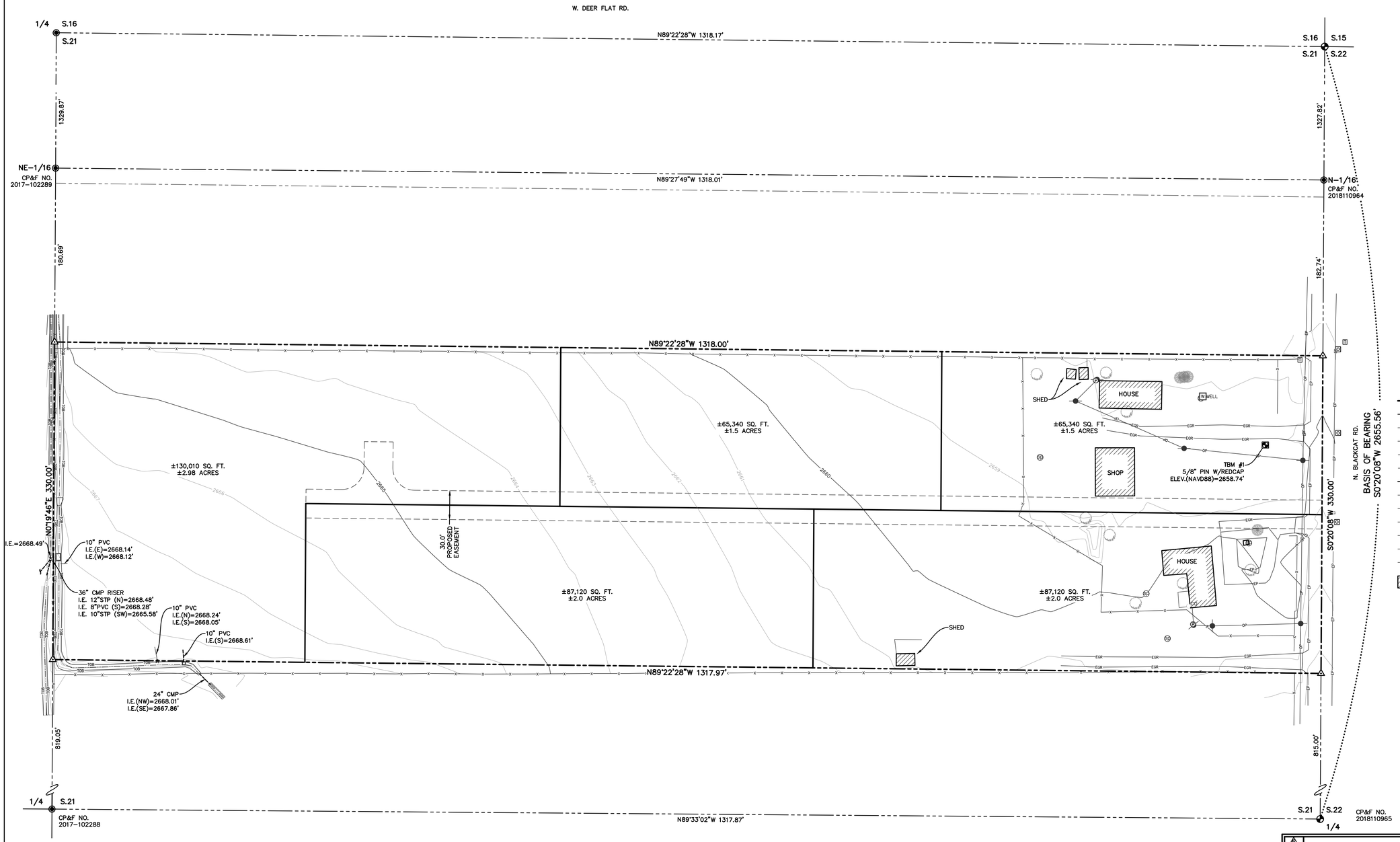
By D. Martin
Deputy.
Fees $2.00
Mail to:

INSTRUMENT No.

Printed and For Sale By Syms-York Company, Boise


DAVIS, RONALD W.
881937
4-18-74 8051598
#141200
NOVAK, NORBERT AND PLANT, MARY
142300
CONT
GROEFSEMA, GARY G. & ROBERTA
1920
NOVAK, NORBERT N. & MARY
1880
#142380
910159 12-30-74
142450
264

Property Boundary Adjustment. Move the boundary of Parcel #S1321141920 to the location on Parcel #S1321141880.



N

SCALE: 1" = 80'

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT
- WATER SPIGOT
- WATER WELL
- POWER POLE
- POWER METER
- CLEAN OUT
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY BOUNDARY LINE
- SECTION LINE
- CURRENT PARCEL LINE
- PROPOSED PARCEL LINE
- EASEMENT
- FENCE
- SUBSURFACE PIPE
- IRRIGATION LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- TOP OF BANK
- BOTTOM OF DITCH
- OVERHEAD POWER LINE
- BUILDING

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399

1113 N. BLACKCAT RD.

TOPOGRAPHIC SURVEY

LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 21, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

DRAWN: CMCCAMMON	CHECKED: XXX	JOB NO.	SHEET NO.
DATE: 5/4/2021	DATE: 5/4/2021	21-189	1

UTILITY WARNING

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

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

I:\1113 Blackcat Rd 21-189\dwg\21189 TOPO.dwg 5/4/2021 2:57 PM

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

LOT LINE ADJUSTMENT AND LOT SPLIT MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**26 October 2021**	
RE:	**Public Works Comments**	
	1113 AND 11169 N Black Cat Rd – 21-04-LLA (Lot Line Adjustment) & 21-02-LS (Lot Split)	

The properties located at 1113 and 1169 N Black Cat Rd, 21-04-LLA and 21-02-LS, lot line adjustment and lot split request dated 4 October 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff supports this lot line adjustment and lot split application.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

a) If applicable, an inspection fee will apply to inspect the final construction of public water, sewer, and irrigation facilities associated with this development.

b) If applicable, the developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) If applicable, the developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*

d) If applicable, the Kuna Rural Fire District's (KRFD) current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 16.

b) A plan approval letter will be required if this project affects any local irrigation districts.
c) A plan approval letter will be required if this project affects any local irrigation districts.
d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
e) All positional information shall be from the most recent state plane coordinate system.
f) Provide engineering certification on all final engineering drawings.
g) If the applicant proposes private streets, streetlights will not be owned and maintained by the City. City Code 5-18-1 states that private, dead-end roads may not exceed 450-ft in length.
h) Fire suppression shall be available and approved by KRFD.
i) No building construction can begin without adequate fire protection.

3) Right-of-Way

a) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the development.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. It is not clear how the applicant plans to service this property.
b) If applicable, the subdivision's septic system must receive approval from Central District Health and IDEQ.
c) If applicable, the applicant must show the septic system(s) on the construction drawings. If the applicant chooses a single septic system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show Idaho Department of Environmental Quality (DEQ) and CDH approval.
d) Connecting to City sewer services will be challenging. The closest connection point is located on the opposite side of the creek and railroad with a minimum distance of 0.5 miles.
e) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. At this time, the applicant will decommission the septic system and connect to City Sewer services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

5) Potable Water Connection

a) The applicant's property is not connected to City services. It is not clear how the applicant plans to service this property.
b) If applicable the subdivision's well system must receive approval from Central District Health, IDWR, and IDEQ.
c) If applicable the applicant must show the well system(s) on the construction drawings. If the applicant chooses a single well system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show Idaho Department of Environmental Quality (DEQ) and CDH approval.
d) Connecting to City water services will be challenging. The closest connection point is located on the opposite side of the creek and railroad with a minimum distance of 0.5 miles.
e) City Code 6-4-2 requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. It is not clear how the applicant plans to provide irrigation to service this property.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) If the applicant plans to use an existing well for irrigation purposes, water rights shall be adjusted to match usage.
d) If applicable, a communal well shall be recorded on the final plat.
e) If applicable, a gravity irrigation system must be approved through the City and the appropriate irrigation district.
f) This project does not require connection to the City's Pressurized Irrigation system at this time. When pressurized irrigation becomes available, it is expected the applicant will connect to City PI services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
g) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8) As-Built Drawings

a) As-built drawings will be required of any and all public facilities.

9) Exhibits

a) No maps are included to support Public Works comments.

(Space above reserved for recording)

ORDINANCE NO. 2021-32
CITY OF KUNA, IDAHO

MONTIERTH AND PLEASANT VALLEY AGRICULTURE 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. S1531233600, S1531300000, S2006121115, S2006417205, S2006417265, S2007111100, S2006417500 AND S2007111200 OWNED BY RAY AND SUSAN MONTIERTH, AND S2006121150 OWNED BY PLEASANT VALLEY AGRICULTURE 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, Ray and Susan Montierth and Pleasant Valley Agriculture LLC, (The "Owners") of Ada County Assessor's Parcel Nos. S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265 and S2006417500 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, Ray and Susan Montierth, (The "Owners") of Ada County Assessor's Parcel Nos. S2007111100 and S2007111200 [legally described in Exhibit A-2 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 Parcel Nos. S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265 and S2006417500 with a M-1 zoning district classification.
- Annexation of Parcel Nos. S2007111100 and S2007111200 with a M-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 September 14, 2021, which was tabled until September 28, 2021, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on October 12, 2021) where it was recommended to the Mayor and Council that the annexation for of parcel nos. S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265 and S2006417500 with M-1 Zoning District Classifications [legally described in Exhibit A-1] and parcel nos. S2007111100 and S2007111200 with M-2 Zoning District Classification [legally described in Exhibit A-2], be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on October 19, 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 November 3, 2021) wherein the City Council determined that the Owner's written request and application for annexation of parcel nos. S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265 and S2006417500 should be granted with M-1 zoning district classifications and parcel nos. S2007111100 and S2007111200 should be granted with an M-2 zoning district classification.

WHEREAS, the zoning classifications of M-1 and M-2 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. S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265, S2006417500, S2007111100 and S2007111200 and more particularly and legally described in "Exhibit A-1" and "Exhibit A-2"– 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 M-1 and M-2, 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 M-1 and M-2 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 16th day of November, 2021.

CITY OF KUNA

_____
Joe Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

RAY AND SUSAN MONTIERTH AND PLEASANT VALLEY AGRICULTURE LLC MUNICIPAL ANNEXATION WITH A M-1 ZONE

A parcel of land situated in a portion of Sections 6, Township 1 North, Range 2 East, and a portion of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North 0°27'07" East a distance of 1,320.12 feet to the Northwest Corner of Government Lot 2 of said Section 31;

Thence leaving said westerly line and following the northerly line of said Government Lot 2, South 89°06'19" East a distance of 1,397.80 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line and following the easterly line of said Government Lot 2, South 0°35'38" West a distance of 1,323.61 feet to the Southeast Corner of said Government Lot 2;

Thence leaving said easterly line and following the northerly line of the Southwest One Quarter of said Section 31, South 88°57'43" East a distance of 1,307.04 feet to the Center One Quarter Corner of said Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of Section 31, South 0°24'46" West a distance of 1,325.87 feet to the Northwest Corner of the Southwest One Quarter of the Southeast One Quarter of said Section 31;

Thence leaving said easterly line and following the northerly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 88°47'54" East a distance of 1,318.72 feet to the Northeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 0°07'25" West a distance of 1,329.94 feet to the Southeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said easterly line and following the southerly line of said Section 31, South 88°38'42" East a distance of 925.37 feet;

Thence leaving said southerly line, South 0°27'32" West a distance of 545.00 feet;

Thence South 88°38'42" East a distance of 400.00 feet to a point on the easterly line of said Section 6;

Thence following said easterly line, South 0°27'32" West a distance of 2,107.72 feet to the East One Quarter Corner of said Section 6;

Thence following said easterly line, South 0°26'06" West a distance of 1,866.42 feet;

Thence leaving said easterly line, North 88°56'56" West a distance of 330.00 feet;

Thence South 0°26'06" West a distance of 792.00 feet to a point on the southerly line of said Section 6;

Thence following said southerly line, North 88°56'56" West a distance of 843.33 feet;

Thence leaving said southerly line, North 0°23'21" East a distance of 295.00 feet;

Thence North 88°56'56" West a distance of 295.00 feet;

Thence South 0°23'21" West a distance of 295.00 feet to a point on the said southerly line of section 6;

Thence following said southerly line, North 88°56'56" West a distance of 200.06 feet;

Thence leaving said northerly line, North 0°23'35" East a distance of 495.01 feet;

Thence South 88°56'56" East a distance of 147.50 feet;

Thence North 0°23'35" East a distance of 2,163.90 feet to a point on the southerly line of the South One Half of said Section 6;

Thence following said southerly line, North 88°55'52" West a distance of 2,441.18 feet to the Southeast Corner of Government Lot 5 of said Section 6;

Thence leaving said southerly line and following the easterly line if said Government Lot 5 & Government Lot 4 of said Section 6, North 0°24'23" East a distance of 2,663.17 feet to the Northeast Corner of Government Lot 4 of said Section 6;

Thence leaving said easterly line and following the northerly line of said Section 6, North 89°03'15" West a distance of 1,388.14 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 571.13 acres, more or less. This description is for annexation purposes only and is not intended for use to transfer title ownership or legally define parcel boundaries.

EXHIBIT A-2
LEGAL DESCRIPTION

RAY AND SUSAN MONTIERTH
MUNICIPAL ANNEXATION WITH A M-2 ZONE

A parcel of land situated in portions of Sections 7 & 18, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 7, thence following the easterly line of said Section 7, South 0°07'01" West a distance of 2,674.00 feet to the East One Quarter Corner of said Section 7;

Thence following the easterly line of said Section 7, South 0°06'03" West a distance of 2,632.33 feet to the Southeast Corner of said Section 7;

Thence leaving said easterly line and following the easterly line of said Section 18, South 1°12'17" West a distance of 364.70 feet to a point on the northerly right-of-way line of the Union Pacific Railroad;

Thence leaving said easterly line and following said northerly right-of-way line, North 68°05'51" West a distance of 5,752.78 feet to a point on the westerly line of said Section 7;

Thence leaving said northerly line and following the westerly line of said Section 7, North 0°20'08" East a distance of 963.47 feet to the West One Quarter Corner of said Section 7;

Thence following the westerly line of said Section 7, North 0°20'06" East a distance of 2,659.42 feet to the Northwest Corner of said Section 7;

Thence leaving said westerly line and following the northerly line of said Section 7, South 88°56'59" East a distance of 2,693.27 feet to the North One Quarter Corner of said Section 7;

Thence following said northerly line, South 88°56'56" East a distance of 50.00 feet;

Thence leaving said northerly line, South 0°14'12" West a distance of 280.06 feet;

Thence South 44°37'38" East a distance of 575.09 feet;

Thence South 88°56'05" East a distance of 352.75 feet;

Thence North 0°14'10" East a distance of 681.99 feet to a point on the said northerly line of Section 7;

Thence following said northerly line, South 88°56'56" East a distance of 1,833.28 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM:

A parcel of land situated in a portion of Sections 7, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the West One Quarter Corner of said Section 7, thence following the southerly line of Northwest One Quarter of said Section 7, North 88°47'38" West a distance of 1,376.34 feet to the **POINT OF BEGINNING.**

Thence following said southerly line, South 88°47'43" East a distance of 1,321.51 feet to the Center One Quarter Corner of said Section 7;

Thence leaving said southerly line and following the easterly line of said Northwest One Quarter of Section 7, North 0°14'15" East a distance of 1,333.35 feet to the Northeast Corner of the Southeast One Quarter of the said Northwest One Quarter of Section 7;

Thence leaving said easterly line and following the northerly line of said Southeast One Quarter of the Northwest One Quarter of Section 7, North 88°52'16" West a distance of 1,321.15 feet to the Northwest Corner of the said Southeast One Quarter of the Northwest One Quarter of Section 7;

Thence leaving said northerly line and following the westerly line of said Southeast One Quarter of the Northwest One Quarter of Section 7, South 0°15'06" West a distance of 1,331.60 feet to the **POINT OF BEGINNING.**

The above-described parcel of land contains 519.71 acres, more or less. This description is for annexation purposes only and is not intended for use to transfer title ownership or legally define parcel boundaries.

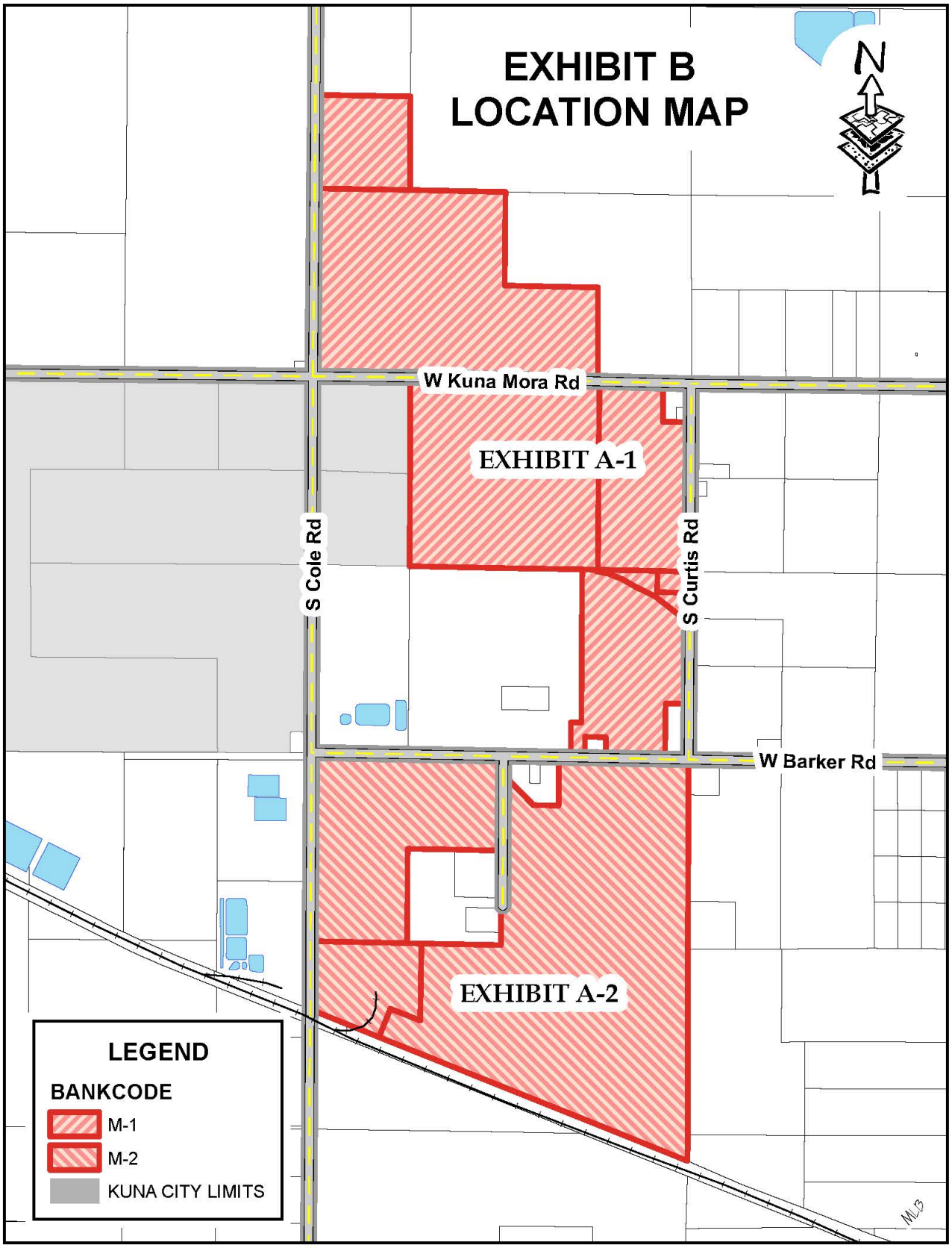


EXHIBIT B
LOCATION MAP
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W Kuna Mora Rd
EXHIBIT A-1
S Cole Rd
S Curtis Rd
W Barker Rd
EXHIBIT A-2
LEGEND
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M-1
M-2
KUNA CITY LIMITS