

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Chris Bruce, 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, January 4, 2022

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: 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 December 21, 2021

B. Accounts Payable Dated December 28, 2021, in the amount of \$395,120.07

C. Resolutions

1. Resolution R01-2022 Authorizing Scope of Work and Contract with Galena Consulting.

D. Final Plat

1. Case No. 21-20-FP (Final Plat) Rising Sun No. 2
2. Case No. 21-21-FP (Final Plat) Falcon Crest No. 3

5. Swearing in of Newly Elected Officials

A. Warren Christensen, John Laraway, and Chris Bruce. – Chris Engels, City Clerk.

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

6. Recess for Change of Council

- A. Reconvene Council Meeting.
- B. Call to Order and Roll Call.

7. External Reports or Requests:

8. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

7. Business Items:

- A. Selection of new Council President - Chris Engels, City Clerk ACTION ITEM
- B. Case No. 21-05-LS (Lot Split) Blackrock Marketplace – Jessica Reid, Planning Services Specialist ACTION ITEM

SH69 Holdings, LLC, requests approval to split an approximately 41-acre parcel into two (2), with Kuna Canal as the centerline; the North Parcel is proposed to be approximately 24.67-acres while the South Parcel is proposed to be approximately 16.25-acres. The Applicant's request is intended to facilitate future development of the South Parcel as a shopping center while simultaneously developing smaller parcels within the North Parcel (after subdividing). There are no requested changes to the previously approved R-20 (High Density Residential) and C-2 (Area Commercial) zoning designations.

- C. Consideration to support Avalon St and Kay St as a signalized intersection with potential city contribution toward funding - Chris Engels, City Clerk ACTION ITEM
- D. Consideration to approve up to \$30,000 for a community 4th of July fireworks display - Chris Engels, City Clerk ACTION ITEM

8. Ordinances:

- A. Consideration to approve Ordinance 2022-01 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S M3 ID RISING SUNLLC.; AND

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

Consideration to waive three readings

Consideration to approve Ordinance

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**

Tuesday, December 21, 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

(Timestamp 00:00:10)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear – In Person
 Council President Greg McPherson – Absent
 Council Member Richard Cardoza – In Person
 Council Member Warren Christensen – In Person
 Council Member John Laraway – In Person

CITY STAFF PRESENT:

Marc Bybee, City Attorney – In Person
 Chris Engels, City Clerk – In Person
 Jared Empey, City Treasurer – In Person
 Mike Fratusco, Kuna Police Chief – In Person
 Jace Hellman, P & Z Director – In Person
 Doug Hanson, P & Z – In Person
 Morgan Treasure, Economic Development Director – In Person
 Nancy Stauffer, HR Director – In Person

2. Invocation:**3. Pledge of Allegiance:** Mayor Stear

(Timestamp 00:00:24)

4. Consent Agenda:

ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:00:46)

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 December 7, 2021
- B. Accounts Payable Dated December 16, 2021, in the amount of \$779,871.40
- C. Findings of Fact and Conclusions of law.
 - 1. Case No. 21-03-CPF (Combination Preliminary and Final Plat) Arbor Ridge Villas.
 - 2. Case No. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) – Ewing Meadows Subdivision.

D. Resolutions

- 1. Resolution R68-2021 Fitz Roy Park Closing Authorization

Motion To: Approve the Consent Agenda as Published

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson

Voting No: None

Absent: McPherson

Motion Passed: 4-0-0

5. External Reports or Requests:

6. Public Hearings:

(Timestamp 00:01:18)

- A. Kuna Parking Lot Resolution R60-2021 and Ordinance 2021-36 Bobby Withrow, Parks/Facilities Director **ACTION ITEM**

1. Resolution R60-2021

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

- Setting Forth Findings; and
- Establishing City Parks Department Parking Lot Regulations; and
- Establishing City Parks Department Parking Lot Permit Fees; and
- Directing the City Clerk; and
- Setting an Effective Date.

Chris Engels, City Clerk, reviewed Resolution R60-2021 and Ordinance 2021-36 and stood for questions.

Council Member Cardoza asked about the authority the city has to enforce.

Marc Bybee, City Attorney, responded to Council Member Cardoza.

Chief Fratusco, Kuna Police Chief also responded to Council Member Cardoza.

2. Ordinance 2021-36

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 3 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “PURPOSE” TO INCLUDE REGULATION OF CITY PARKING LOTS; AND
- AMENDING SECTION 4 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “SCOPE” TO INCLUDE CITY PARKING LOTS; AND
- AMENDING SECTION 5 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW DEFINITION “CITY PARKING LOT”; AND
- AMENDING CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR CITY PARKING LOT REGULATIONS AND FEES; AND
- AMENDING AND RECODIFYING EXISTING SECTION 11 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE AMENDING BY THE ADDITION THERETO OF A NEW SUBSECTION (F) PROVIDING FOR IMPOUNDING OF UNLAWFULLY PARKED VEHICLES AND RECODIFYING TO SECTION 12 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Motion Passed: 4-0-0

Motion To: Approve Resolution R60-2021 and

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

Motion To: Waive three readings of Ordinance 2021-36
Motion By: Council Member Christensen
Motion Seconded: Council Member Laraway
Further Discussion: None
Recused: None
Absent: McPherson
Motion Passed: 4-0-0

Motion To: Approve Ordinance 2021-36
Motion By: Council Member Christensen
Motion Seconded: Council Member Laraway
Further Discussion: None
Recused: None
Absent: McPherson
Motion Passed: 4-0-0

Motion To: Summary Publication of Ordinance 2021-36
Motion By: Council Member Christensen
Motion Seconded: Council Member Laraway
Further Discussion: None
Recused: None
Absent: McPherson
Motion Passed: 4-0-0

B. Resolution R69-2021 Kuna Irrigation System Policies, Jared Empey, City Treasurer

ACTION ITEM

(Timestamp 00:21:06)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM POLICIES WHICH INCLUDE:
- ESTABLISHING THE CITY'S IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES

- POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND
 - ESTABLISHING THE CITY IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND
 - REPEALING PRIOR CITY IRRIGATION SYSTEM POLICIES; AND
 - PROVIDING A SEVERABILITY CLAUSE; AND
 - PROVIDING AN EFFECTIVE DATE.

Jared Empey, City Treasurer, reviewed Resolution R69-2021 and stood for questions.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Motion Passed: 4-0-0

Motion To: Approve Resolution R69-2021

Motion By: Council Member Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Recused: None

Absent: McPherson

Motion Passed: 4-0-0

C. CBH Grand Prado Fire Impact Fee Appeal ACTION ITEM

(Timestamp 00:26:57)

City Council of the City of Kuna, Idaho will conduct a hearing on the appeal by Cory Barton Homes – CBH Homes of the Kuna Rural Fire District's (KRFD) Board of Commissioners Decision regarding the refund of fire district impact fees paid as provided in Kuna City Code Section 12-2-13. This appeal is related to a requested refund of fire district impact fees that were paid for homes located within Gran Prado Subdivision No. 1.

Mayor Stear reviewed the case before council.

Case requested to be tabled to a date certain of January 18, 2022.

Motion To: Table CBH Grand Prado Fire Impact Fee Appeal to a date certain of January 18, 2021.

Motion By: Council Member Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Recused: None

Absent: McPherson

Motion Passed: 4-0-0

7. **Business Items:**

(Timestamp 00:32:46)

- A. Case No. 21-04-LS (Lot Split) – Anderson Lot Split: CS PROPERTY DEVELOPMENT, LLC is requesting to lot split a 115-acre parcel zoned agriculture. The parcel will be split into an approximately 7.25 – acre parcel and an approximately 107.75 – acre parcel. The subject site is located near the NEC of S Cloverdale Road and W Barker Street, Kuna, ID 83634, within section 3, Township 1 North, Range 1 East; (APN: S2103336400). Doug Hansen, Planner II **ACTION ITEM**

Doug Hansen, Planner II, reviewed the application and stood for questions.

Motion To: Approve Case No. 21-04-LS (Lot Split) – Anderson Lot Split

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Motion Passed: 4-0-0

- B. Consideration to approve contingency request for \$8,500 to replace hand rail at the Kuna Senior Center. Bobby Withrow, Parks/Facilities Director **ACTION ITEM**
(Timestamp 00:35:04)

Mayor Stear reviewed the request in Bobby Withrow's absence and stood for questions.

Motion To: Approve contingency request for \$8,500 to replace the hand rail at the Kuna Senior Center.

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Motion Passed: 4-0-0

8. **Ordinances:**

(Timestamp 00:37:14)

- A. Consideration to approve Ordinance 2021-34 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R5070500080 OWNED BY INHIRA LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND

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

Consideration to waive three readings

Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2021-34

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Recused: None

Absent: McPherson

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2021-34

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway,

Voting No: None

Absent: McPherson

Motion Passed: 4-0-0

- B.** Consideration to approve Ordinance 2021-35 **ACTION ITEM**
(Timestamp 00:38:52)

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. S1321141880 AND S1321141920 OWNED BY ROBIN L SANDERS AND DIANA J SANDERS WITHIN UNINCORPORATED 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

Motion To: Waive three readings of Ordinance 2021-35

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Further Discussion: None

Recused: None

Absent: McPherson

Motion Passed: 4-0-0

Motion To: Approve Ordinance 2021-35

Motion By: Council President Christensen

Motion Seconded: Council Member Laraway

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway

Voting No: None

Absent: McPherson

Motion Passed: 4-0-0

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:42:00)

Warren Christensen acknowledges Council Member Cardoza for his years of service to the City of Kuna.

Mayor Stear acknowledges Council Member Cardoza for his years of service to the City of Kuna.

John Laraway acknowledges Council Member Cardoza for his years of service to the City of Kuna.

11. Adjournment:

6:46

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 01.04.2022

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 12/17/2021-12/28/2021

Dec 28, 2021 03:38PM

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
A.M.E. ELECTRIC, INC.												
1210	A.M.E. ELECTRIC, INC.	212054		INSTALL POWER FOR 2 MICROWAVES AND A STOVE, M. BORZICK, DEC. '21	12/17/2021	1,159.24	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/21		
Total 212054:						1,159.24	.00					
Total A.M.E. ELECTRIC, INC.:						1,159.24	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16902		SHOP RENT FOR JANUARY 2022-WATER	12/15/2021	126.00	126.00	20-6211 RENT- BUILDINGS & LAND	0	12/21	12/23/2021	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16902		SHOP RENT FOR JANUARY 2022-SEWER	12/15/2021	121.50	121.50	21-6211 RENT - BUILDINGS & LAND	0	12/21	12/23/2021	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16902		SHOP RENT FOR JANUARY 2022-PI	12/15/2021	54.00	54.00	25-6211 RENT - BUILDINGS & LAND	0	12/21	12/23/2021	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16902		SHOP RENT FOR JANUARY 2022-PARKS	12/15/2021	148.50	148.50	01-6211 RENT- BUILDINGS & LAND	1004	12/21	12/23/2021	
Total 16902:						450.00	450.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	450.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	12212021ACP		PROSECUTORIAL SERVICES FOR JANUARY 2022	12/21/2021	4,500.00	4,500.00	01-6203 PROSECUTORIAL SERVICES	0	12/21	12/23/2021	
Total 12212021ACPA:						4,500.00	4,500.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	4,500.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 12/17/2021-12/28/2021

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	31263		QUARTERLY MAINTENANCE CHARGES, 10/01-12/31/2021-ADMIN	12/01/2021	94.08	.00	01-6255 TELEPHONE	0	12/21		
1566	ADVANCED COMMUNICATIONS, INC.	31263		QUARTERLY MAINTENANCE CHARGES, 10/01-12/31/2021-P&Z	12/01/2021	33.60	.00	01-6255 TELEPHONE	1003	12/21		
1566	ADVANCED COMMUNICATIONS, INC.	31263		QUARTERLY MAINTENANCE CHARGES, 10/01-12/31/2021-WATER	12/01/2021	87.36	.00	20-6255 TELEPHONE EXPENSE	0	12/21		
1566	ADVANCED COMMUNICATIONS, INC.	31263		QUARTERLY MAINTENANCE CHARGES, 10/01-12/31/2021-SEWER	12/01/2021	87.36	.00	21-6255 TELEPHONE EXPENSE	0	12/21		
1566	ADVANCED COMMUNICATIONS, INC.	31263		QUARTERLY MAINTENANCE CHARGES, 10/01-12/31/2021-PI	12/01/2021	33.60	.00	25-6255 TELEPHONE EXPENSE	0	12/21		
Total 31263:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	231	12845	2022 EDDM ANNUAL MAILER, PRINT & POSTAGE, J.EDINGER, DEC'21	12/28/2021	5,961.90	.00	01-6160 MISCELLANEOUS EXPENSES	0	12/21		
Total 231:						5,961.90	.00					
Total AKK INVESTMENTS LLC:						5,961.90	.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	B114395	12846	TOW STRAP, CABLE & LABOR, R.DAVILA, DEC.'21	12/22/2021	128.96	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/21		
Total B114395:						128.96	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/17/2021-12/28/2021

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Dec 28, 2021 03:38PM

Vendor #	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 BOISE RIGGING SUPPLY:						128.96	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	174890	12806	1 EA TAPE DISPENSER, 1 EA STAPLE REMOVER, 1 EA MONTHLY PLANNER, 7 EA 12-MONTH DESK PAD, 4 EA PERFORATED DESK PAD CALENDAR, 3 BOXES OF HANGING FOLDERS, 1 BOX TAB FILE FOLDERS, 1 EA WEEKLY/MONTHLY CALENDAR, DEC'21 - PARKS	12/17/2021	280.11	.00	01-6165 OFFICE SUPPLIES	1004	12/21		
1795	BUYWYZ LLC	174890	12806	1 PACK FACIAL TISSUE, FOR CITY HALL, DEC'21 - ADMIN	12/17/2021	5.56	.00	01-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890	12806	1 PACK FACIAL TISSUE, FOR CITY HALL, DEC'21 - WATER	12/17/2021	3.80	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890	12806	1 PACK FACIAL TISSUE, FOR CITY HALL, DEC'21 - SEWER	12/17/2021	3.80	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890	12806	1 PACK FACIAL TISSUE, FOR CITY HALL, DEC'21 - PI	12/17/2021	1.46	.00	25-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890	12806	2 CARTONS COPY PAPER, FOR TREATMENT PLANT, DEC'21 - WATER	12/17/2021	41.91	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890	12806	2 CARTONS COPY PAPER, FOR TREATMENT PLANT, DEC'21 - SEWER	12/17/2021	41.91	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	174890		2 CARTONS COPY PAPER, FOR TREATMENT PLANT, DEC'21 - PI	12/17/2021	15.96	.00	25-6165 OFFICE SUPPLIES	0	12/21		
Total 174890:						394.51	.00					
1795	BUYWYZ LLC	175060	12833	1 BOX AA BATTERIES, 1 PACK SHIPPING TAPE, 1 DOZEN GREEN GEL PENS, 1 DOZEN BLACK GEL PENS, 1 CARTON BANKER BOXES, FOR CITY HALL, DEC'21 - ADMIN	12/22/2021	92.93	.00	01-6165 OFFICE SUPPLIES	0	12/21		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	175060	12833	1 BOX AA BATTERIES, 1 PACK SHIPPING TAPE, 1 DOZEN GREEN GEL PENS, 1 DOZEN BLACK GEL PENS, 1 CARTON BANKER BOXES, FOR CITY HALL, DEC'21 - WATER	12/22/2021	63.58	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	175060		1 BOX AA BATTERIES, 1 PACK SHIPPING TAPE, 1 DOZEN GREEN GEL PENS, 1 DOZEN BLACK GEL PENS, 1 CARTON BANKER BOXES, FOR CITY HALL, DEC'21 - SEWER	12/22/2021	63.58	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	175060		1 BOX AA BATTERIES, 1 PACK SHIPPING TAPE, 1 DOZEN GREEN GEL PENS, 1 DOZEN BLACK GEL PENS, 1 CARTON BANKER BOXES, FOR CITY HALL, DEC'21 - PI	12/22/2021	24.45	.00	25-6165 OFFICE SUPPLIES	0	12/21		
1795	BUYWYZ LLC	175060		1 EA STAPLE REMOVER, 1 EA TAPE DISPENSER, DEC'21 - PARKS	12/22/2021	7.94	.00	01-6165 OFFICE SUPPLIES	1004	12/21		
Total 175060:						252.48	.00					
1795	BUYWYZ LLC	175083	12833	1 EA TONER CARTRIDGE, DEC'21 - BUILDING INSPECTION	12/22/2021	157.91	.00	01-6165 OFFICE SUPPLIES	1005	12/21		
Total 175083:						157.91	.00					
Total BUYWYZ LLC:						804.90	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N01341	12802	REPAIR PARTS FOR SNOWPLOW ON GATOR, S. HOWELL, DEC.'21	12/14/2021	362.71	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/21		
Total N01341:						362.71	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						362.71	.00					

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CENTURYLINK												
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07/2021-01/06/2022-ADMIN	12/07/2021	14.86	14.86	01-6255 TELEPHONE	0	12/21	12/17/2021	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07/2021-01/06/2022-WATER	12/07/2021	13.80	13.80	20-6255 TELEPHONE EXPENSE	0	12/21	12/17/2021	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07/2021-01/06/2022-SEWER	12/07/2021	13.80	13.80	21-6255 TELEPHONE EXPENSE	0	12/21	12/17/2021	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07/2021-01/06/2022-PI	12/07/2021	5.30	5.30	25-6255 TELEPHONE EXPENSE	0	12/21	12/17/2021	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/07/2021-01/06/2022-P&Z	12/07/2021	5.30	5.30	01-6255 TELEPHONE	1003	12/21	12/17/2021	
Total 208922917954B12072021:						53.06	53.06					
Total CENTURYLINK:						53.06	53.06					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8818	12829	TROUBLESHOOT AT HUBBARD LIFT STATION, T. FLEMING, DEC. '21	12/20/2021	170.00	.00	21-6150 M & R - SYSTEM	0	12/21		
Total 8818:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8819	12830	PROGAMMING AT 10 MILE LIFT STATION, T. FLEMING, DEC. '21	12/20/2021	170.00	.00	21-6150 M & R - SYSTEM	0	12/21		
Total 8819:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						340.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	14431	12804	FEMALE ADAPTER FOR HOSES AT THE PLANT FOR SPRAY BAR IN HEADWORKS BUILDING, M.								

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				<u>NADEAU, DEC.'21</u>	12/15/2021	11.97	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/21		
Total 14431:						11.97	.00					
Total D & B SUPPLY:						11.97	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10545281695	12708	<u>1 EACH 55 INCH TOUCH SCREEN MONITOR, M. BORZICK, DEC. '21-PARKS</u>	12/17/2021	2,164.15	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	1004	12/21		
1466	DELL MARKETING L.P.	10545281695	12708	<u>1 EACH 55 INCH TOUCH SCREEN MONITOR, M. BORZICK, DEC. '21-SEWER</u>	12/17/2021	2,164.15	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/21		
1466	DELL MARKETING L.P.	10545281695	12708	<u>1 EACH 55 INCH TOUCH SCREEN MONITOR, M. BORZICK, DEC. '21-WATER</u>	12/17/2021	1,731.32	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/21		
1466	DELL MARKETING L.P.	10545281695	12708	<u>1 EACH 55 INCH TOUCH SCREEN MONITOR, M. BORZICK, DEC. '21-PI</u>	12/17/2021	432.83	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/21		
Total 10545281695:						6,492.45	.00					
Total DELL MARKETING L.P.:						6,492.45	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0036588	12826	<u>STAINLESS STEEL PARTS AND PUTTY FOR WASH SCREEN REPAIR, M., NADEAU, DEC.'21</u>	12/20/2021	67.87	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/21		
Total 0036588:						67.87	.00					
219	FERGUSON ENTERPRISES INC	0806021	12771	<u>1 EA NIPPLE AND SADDLE, T.FLEMING, DEC.'21 - FARM</u>	12/08/2021	91.15	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/21		
Total 0806021:						91.15	.00					

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Total FERGUSON ENTERPRISES INC:						159.02	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S8161	12835	15 BARRELS OF CARUS AQUA MAG DRINKING WATER TREATMENT AGENT, J.OSBORN, DEC.'21	12/21/2021	7,155.00	.00	20-6150 M & R - SYSTEM	0	12/21		
Total S8161:						7,155.00	.00					
Total FILTRATION TECHNOLOGY:						7,155.00	.00					
FRED PRYOR SEMINARS												
161	FRED PRYOR SEMINARS	032386424-21		TRAINING REWARDS RENEWAL, ID #917153, D. CROSSLEY, DEC'21 - WATER	12/16/2021	125.58	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	12/21		
161	FRED PRYOR SEMINARS	032386424-21		TRAINING REWARDS RENEWAL, ID #917153, D. CROSSLEY, DEC'21 - SEWER	12/16/2021	125.58	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	12/21		
161	FRED PRYOR SEMINARS	032386424-21		TRAINING REWARDS RENEWAL, ID #917153, D. CROSSLEY, DEC'21 - PI	12/16/2021	47.84	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	12/21		
Total 032386424-2135:						299.00	.00					
Total FRED PRYOR SEMINARS:						299.00	.00					
GEMAL KALAR												
1278	GEMAL KALAR	21213		CEILING TILE REPAIRS, P&Z REMODEL, B. WITHROW, DEC'21	12/20/2021	1,350.00	.00	01-6045 CONTINGENCY	1254	12/21		
Total 21213:						1,350.00	.00					
Total GEMAL KALAR:						1,350.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12232021IP		ELECTRIC SERVICE 11/17- 12/15/2021-ADMIN	12/15/2021	653.19	653.19	01-6290 UTILITIES	0	12/21	12/23/2021	

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38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-SENIOR CENTER</u>	12/15/2021	232.97	232.97	<u>01-6290 UTILITIES</u>	1001	12/21	12/23/2021	
38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-STREET LIGHTS</u>	12/15/2021	11,916.41	11,916.41	<u>01-6290 UTILITIES</u>	1002	12/21	12/23/2021	
38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-PARKS</u>	12/15/2021	1,136.29	1,136.29	<u>01-6290 UTILITIES</u>	1004	12/21	12/23/2021	
38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-WATER</u>	12/15/2021	261.14	261.14	<u>20-6290 UTILITIES EXPENSE</u>	0	12/21	12/23/2021	
38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-SEWER</u>	12/15/2021	15,640.41	15,640.41	<u>21-6290 UTILITIES EXPENSE</u>	0	12/21	12/23/2021	
38	IDAHO POWER CO	12232021IP		<u>ELECTRIC SERVICE 11/17-12/15/2021-PI</u>	12/15/2021	117.66	117.66	<u>25-6290 UTILITIES EXPENSE</u>	0	12/21	12/23/2021	
Total 12232021IP:						29,958.07	29,958.07					
Total IDAHO POWER CO:						29,958.07	29,958.07					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	17007	12751	<u>AD#176678 LEGAL PUBLIC NOTICE, PUBLIC HEARING TO CONSIDER ADOPTING RESOLUTION NO R60-2021, KUNA PARKS PARKING LOT REGULATIONS AND FEES, N. STANLEY, DEC. '21</u>	12/15/2021	163.37	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1004	12/21		
Total 17007:						163.37	.00					
1802	IDAHO PRESS TRIBUNE, LLC	17008	12742	<u>AD#177783, LEGAL PUBLIC NOTICE FOR CONSIDERATION TO INCREASE IRRIGATION CONNECTION AND SUPPLY FEES, N. STANLEY, DEC. '21</u>	12/15/2021	299.14	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/21		
Total 17008:						299.14	.00					
Total IDAHO PRESS TRIBUNE, LLC:						462.51	.00					

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J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12102021-121		<u>SANITATION RECEIPT</u> <u>TRANSFER 12/10-12/16/2021</u>	12/17/2021	114,017.61	114,017.61	<u>26-7000 SOLID</u> <u>WASTE SERVICE</u> <u>FEES</u>	0	12/21	12/17/2021	
230	J & M SANITATION, INC.	12102021-121		<u>SANITATION RECEIPT</u> <u>TRANSFER LESS FRANCHISE</u> <u>FEES 12/10-12/16/2021</u>	12/17/2021	-11,264.94	-11,264.94	<u>01-4170</u> <u>FRANCHISE FEES</u>	0	12/21	12/17/2021	
Total 12102021-12162021:						102,752.67	102,752.67					
230	J & M SANITATION, INC.	12172021-122		<u>SANITATION RECEIPT</u> <u>TRANSFER 12/17-22/2021</u>	12/23/2021	31,146.23	31,146.23	<u>26-7000 SOLID</u> <u>WASTE SERVICE</u> <u>FEES</u>	0	12/21	12/23/2021	
230	J & M SANITATION, INC.	12172021-122		<u>SANITATION RECEIPT</u> <u>TRANSFER LESS FRANCHISE</u> <u>FEES 12/17-22/2021</u>	12/23/2021	-3,077.25	-3,077.25	<u>01-4170</u> <u>FRANCHISE FEES</u>	0	12/21	12/23/2021	
Total 12172021-12222021:						28,068.98	28,068.98					
Total J & M SANITATION, INC.:						130,821.65	130,821.65					
KUNA LUMBER												
499	KUNA LUMBER	B158265	12820	<u>LIGHT BULBS AND DOOR</u> <u>LUBRICANT FOR CITY HALL, S.</u> <u>HOWELL, DEC.'21-ADMIN</u>	12/17/2021	7.24	.00	<u>01-6140 MAINT. &</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B158265	12820	<u>LIGHT BULBS AND DOOR</u> <u>LUBRICANT FOR CITY HALL, S.</u> <u>HOWELL, DEC.'21-WATER</u>	12/17/2021	4.96	.00	<u>20-6140 MAINT. &</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B158265	12820	<u>LIGHT BULBS AND DOOR</u> <u>LUBRICANT FOR CITY HALL, S.</u> <u>HOWELL, DEC.'21-SEWER</u>	12/17/2021	4.96	.00	<u>21-6140 MAINT &</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B158265	12820	<u>LIGHT BULBS AND DOOR</u> <u>LUBRICANT FOR CITY HALL, S.</u> <u>HOWELL, DEC.'21-PI</u>	12/17/2021	1.90	.00	<u>25-6140 MAINT &</u> <u>REPAIR BUILDING</u>	0	12/21		
Total B158265:						19.06	.00					

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499	KUNA LUMBER	B158351	12834	<u>18' PIPE HEATING CABLE, FOR TEN MILE LIFT STATION, M.NADEAU, DEC.'21</u>	12/21/2021	33.29	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/21		
Total B158351:						33.29	.00					
499	KUNA LUMBER	B158352	12834	<u>3 ROLLS DUCT TAPE, M.NADEAU, DEC.'21</u>	12/21/2021	13.47	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/21		
Total B158352:						13.47	.00					
499	KUNA LUMBER	B158371	12843	<u>PULLEY, J.DALRYMPLE, DEC.'21</u>	12/22/2021	15.29	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/21		
Total B158371:						15.29	.00					
Total KUNA LUMBER:						81.11	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1018175		<u>CONTRACT OVERAGE CHARGE (11/01-11/30/2021) MODEL#MPC307SPF, SERIAL# C509P900318, CONTRACT LEASE CHARGE-ADMIN</u>	12/20/2021	31.88	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1018175		<u>CONTRACT OVERAGE CHARGE (11/01-11/30/2021) MODEL#MPC307SPF, SERIAL# C509P900318, CONTRACT LEASE CHARGE-WATER</u>	12/20/2021	29.60	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1018175		<u>CONTRACT OVERAGE CHARGE (11/01-11/30/2021) MODEL#MPC307SPF, SERIAL# C509P900318, CONTRACT LEASE CHARGE-SEWER</u>	12/20/2021	29.60	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1018175		<u>CONTRACT OVERAGE CHARGE (11/01-11/30/2021) MODEL#MPC307SPF, SERIAL# C509P900318, CONTRACT LEASE CHARGE-PI</u>	12/20/2021	11.39	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/21		

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1619	LOCAHAN LLC	AR1018175		<u>CONTRACT OVERAGE</u> <u>CHARGE (11/01-11/30/2021)</u> <u>MODEL#MPC307SPF, SERIAL#</u> <u>C509P900318, CONTRACT</u> <u>LEASE CHARGE-P&Z</u>	12/20/2021	11.38	.00	<u>01-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1003	12/21		
Total AR1018175:						113.85	.00					
1619	LOCAHAN LLC	AR1018176		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR (11/01-</u> <u>11/30/2021) MODEL #MX2651,</u> <u>SERIAL # 03012172-WATER</u>	12/20/2021	68.97	.00	<u>20-6142 MAINT. &</u> <u>REPAIRS-</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1018176		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR (11/01-</u> <u>11/30/2021) MODEL #MX2651,</u> <u>SERIAL # 03012172-SEWER</u>	12/20/2021	68.97	.00	<u>21-6142 MAINT. &</u> <u>REPAIRS -</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1018176		<u>CONTRACT OVERAGE</u> <u>CHARGE FOR (11/01-</u> <u>11/30/2021) MODEL #MX2651,</u> <u>SERIAL # 03012172-PI</u>	12/20/2021	26.27	.00	<u>25-6142 MAINT. &</u> <u>REPAIRS -</u> <u>EQUIPMENT</u>	0	12/21		
Total AR1018176:						164.21	.00					
Total LOCAHAN LLC:						278.06	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	26714	12702	<u>FALL HVAC MAINTENANCE,</u> <u>FOR TREATMENT PLANT, T.</u> <u>SHAFFER, NOV'21 - SEWER</u>	12/22/2021	1,540.00	.00	<u>21-6140 MAINT &</u> <u>REPAIR BUILDING</u>	0	12/21		
Total 26714:						1,540.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						1,540.00	.00					
PARTS, INC.												
470	PARTS, INC.	248988	12794	<u>2 EA JUGS OF DEF. FOR FORD</u> <u>550 SEWER TRUCK #23, DEC'21</u> <u>- SEWER</u>	12/10/2021	26.04	.00	<u>21-6305 VEHICLE</u> <u>MAINTENANCE &</u> <u>REPAIRS</u>	0	12/21		

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Total 248988:						26.04	.00					
470	PARTS, INC.	249102	12797	<u>INJECTION CLEANER, FOR SEWER TRUCK #23, DEC'21 - SEWER</u>	12/13/2021	28.49	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/21		
Total 249102:						28.49	.00					
470	PARTS, INC.	249233		<u>REFUND/CREDIT INV #249102, INJECTION CLEANER, FOR SEWER TRUCK #23, DEC'21 - SEWER</u>	12/15/2021	-28.49	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/21		
Total 249233:						-28.49	.00					
470	PARTS, INC.	249505	12828	<u>EMERY CLOTH, FOR TRUCK #23, DEC'21 - SEWER</u>	12/20/2021	24.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/21		
Total 249505:						24.00	.00					
470	PARTS, INC.	249729	12857	<u>LINCH PIN, FOR KUBOTA TRACTOR, DEC'21 - SEWER</u>	12/27/2021	4.46	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/21		
Total 249729:						4.46	.00					
Total PARTS, INC.:						54.50	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	1164056		<u>FIRE ALARM SERVICE, FOR TREATMENT PLANT, DEC'21 - WATER</u>	12/16/2021	31.50	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/21		
1021	PEAK ALARM COMPANY, INC	1164056		<u>FIRE ALARM SERVICE, FOR TREATMENT PLANT, DEC'21 - SEWER</u>	12/16/2021	31.50	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/21		
1021	PEAK ALARM COMPANY, INC	1164056		<u>FIRE ALARM SERVICE, FOR TREATMENT PLANT, DEC'21 - P</u>	12/16/2021	12.00	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/21		

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Total 1164056:						75.00	.00					
1021	PEAK ALARM COMPANY, INC	1165055		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, & SEGO PRAIRIE) 01/01/22 - 01/31/22 - WATER	01/01/2022	221.41	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/21		
1021	PEAK ALARM COMPANY, INC	1165055		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, & SEGO PRAIRIE) 01/01/22 - 01/31/22 - PI	01/01/2022	55.35	.00	25-6140 MAINT & REPAIR BUILDING	0	12/21		
Total 1165055:						276.76	.00					
Total PEAK ALARM COMPANY, INC:						351.76	.00					
PEAK CONCRETE & CONSTRUCTION LLC												
2109	PEAK CONCRETE & CONSTRUCTION LLC	321018-2		PARKING LOT CONSTRUCTION, PARKS OFFICE, NOV'21	11/23/2021	85,790.80	.00	40-6020 CAPITAL IMPROVEMENTS	1173	12/21		
Total 321018-2:						85,790.80	.00					
2109	PEAK CONCRETE & CONSTRUCTION LLC	321018-3		PARKING LOT CONSTRUCTION, PARKS OFFICE, DEC'21	12/21/2021	105,624.99	.00	40-6020 CAPITAL IMPROVEMENTS	1173	12/21		
Total 321018-3:						105,624.99	.00					
Total PEAK CONCRETE & CONSTRUCTION LLC:						191,415.79	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216057152	12810	2 PALLETS ICE MELT, J. MORFIN, DEC'21 - PARKS	12/16/2021	784.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/21		
Total 216057152:						784.00	.00					

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Total SIMPLOT PARTNERS:						784.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	216067875	12777	BUSINESS CARDS, FOR C. BRUCE, COUNCIL MEMBER, N. STANLEY, DEC'21 - ADMIN	12/15/2021	36.00	.00	01-6165 OFFICE SUPPLIES	0	12/21		
1435	TAYLOR CORPORATION	216067875	12777	BUSINESS CARDS, FOR C. BRUCE, COUNCIL MEMBER, N. STANLEY, DEC'21 - WATER	12/15/2021	1.60	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1435	TAYLOR CORPORATION	216067875	12777	BUSINESS CARDS, FOR C. BRUCE, COUNCIL MEMBER, N. STANLEY, DEC'21 - SEWER	12/15/2021	1.60	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1435	TAYLOR CORPORATION	216067875	12777	BUSINESS CARDS, FOR C. BRUCE, COUNCIL MEMBER, N. STANLEY, DEC'21 - PI	12/15/2021	.80	.00	25-6165 OFFICE SUPPLIES	0	12/21		
Total 216067875:						40.00	.00					
Total TAYLOR CORPORATION:						40.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4292		CAMERA REPAIR AT GREENBELT RESTROOM, DEC'21 - PARKS	12/22/2021	170.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/21		
Total 4292:						170.00	.00					
Total TECHNOLOGY SOLUTIONS LLC:						170.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:07923730		2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, DEC'21 - ADMIN	12/15/2021	3.99	.00	01-6165 OFFICE SUPPLIES	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07923730		2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, DEC'21 - WATER	12/15/2021	2.73	.00	20-6165 OFFICE SUPPLIES	0	12/21		

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992	TREASURE VALLEY COFFEE	2160:07923730		<u>2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, DEC'21 - SEWERT</u>	12/15/2021	2.73	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07923730		<u>2 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, DEC'21 - PI</u>	12/15/2021	1.05	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 2160:07923730:						10.50	.00					
992	TREASURE VALLEY COFFEE	2160:07928487	12815	<u>2 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, DEC'21 - PARKS</u>	12/17/2021	24.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/21		
Total 2160:07928487:						24.40	.00					
992	TREASURE VALLEY COFFEE	2160:07999353	12815	<u>1 EA WATER COOLER RENTAL, 8 EA 5-GALLON WATER BOTTLES, DEC'21 - PARKS</u>	12/17/2021	56.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/21		
Total 2160:07999353:						56.60	.00					
992	TREASURE VALLEY COFFEE	2160:07999356		<u>1 EA WATER COOLER RENTAL, 8 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - ADMIN</u>	12/17/2021	22.27	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07999356		<u>1 EA WATER COOLER RENTAL, 8 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - WATER</u>	12/17/2021	15.24	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07999356		<u>1 EA WATER COOLER RENTAL, 8 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - SEWER</u>	12/17/2021	15.24	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07999356		<u>1 EA WATER COOLER RENTAL, 8 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - PI</u>	12/17/2021	5.85	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		

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				<u>C737M540938 & #C737M540155, CONTRACT PAYMENT & PROPERTY DAMAGE, FOR CITY HALL, DEC'21 - ADMIN</u>	12/17/2021	456.85	.00	<u>01-6212 RENT- EQUIPMENT</u>	0	12/21		
Total 460654684:						456.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						456.85	.00					
UTILITY REFUND #13												
2106	UTILITY REFUND #13	10370.01		<u>OLSON FISHER ENTERPRISES, 190 W MAIN ST, UTILITY REFUND</u>	12/21/2021	71.95	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	10370.01		<u>OLSON FISHER ENTERPRISES, 190 W MAIN ST, UTILITY REFUND</u>	12/21/2021	53.06	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	10370.01		<u>OLSON FISHER ENTERPRISES, 190 W MAIN ST, UTILITY REFUND</u>	12/21/2021	36.13	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 10370.01:						161.14	.00					
2106	UTILITY REFUND #13	132035.03		<u>PAUL L MARTINSEN, 642 N LAUREN AVE, UTILITY REFUND</u>	12/21/2021	39.32	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	132035.03		<u>PAUL L MARTINSEN, 642 N LAUREN AVE, UTILITY REFUND</u>	12/21/2021	42.58	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	132035.03		<u>PAUL L MARTINSEN, 642 N LAUREN AVE, UTILITY REFUND</u>	12/21/2021	44.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 132035.03:						125.90	.00					
2106	UTILITY REFUND #13	161060.03		<u>KEALYB DRAPER, 395 W CASE ST, UTILITY REFUND</u>	12/21/2021	6.30	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	161060.03		<u>KEALYB DRAPER, 395 W CASE ST, UTILITY REFUND</u>	12/21/2021	7.27	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

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2106	UTILITY REFUND #13	161060.03		<u>KEALYB DRAPER, 395 W CASE ST. UTILITY REFUND</u>	12/21/2021	6.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 161060.03:						19.89	.00					
2106	UTILITY REFUND #13	170110.02		<u>GREG HASENYAGER, 1642 W YUKON DR. UTILITY REFUND</u>	12/21/2021	13.13	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	170110.02		<u>GREG HASENYAGER, 1642 W YUKON DR. UTILITY REFUND</u>	12/21/2021	16.77	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	170110.02		<u>GREG HASENYAGER, 1642 W YUKON DR. UTILITY REFUND</u>	12/21/2021	11.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 170110.02:						41.28	.00					
2106	UTILITY REFUND #13	173620.03		<u>CARLOS AVELINO OLIVAREZ, 1999 W SAHARA DR. UTILITY REFUND</u>	12/16/2021	39.89	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	173620.03		<u>CARLOS AVELINO OLIVAREZ, 1999 W SAHARA DR. UTILITY REFUND</u>	12/16/2021	43.37	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	173620.03		<u>CARLOS AVELINO OLIVAREZ, 1999 W SAHARA DR. UTILITY REFUND</u>	12/16/2021	35.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 173620.03:						118.99	.00					
2106	UTILITY REFUND #13	174201.01		<u>BRYAN DUANE ANDERSON, 943 S RANGIPO AVE. UTILITY REFUND</u>	12/21/2021	46.60	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	174201.01		<u>BRYAN DUANE ANDERSON, 943 S RANGIPO AVE. UTILITY REFUND</u>	12/21/2021	59.32	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	174201.01		<u>BRYAN DUANE ANDERSON, 943 S RANGIPO AVE. UTILITY REFUND</u>	12/21/2021	39.64	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		

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Total 174201.01:						145.56	.00					
2106	UTILITY REFUND #13	221350.03		<u>MICHAEL J LACEY JR, 1065 E LUDLOW ST, UTILITY REFUND</u>	12/21/2021	6.52	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	221350.03		<u>MICHAEL J LACEY JR, 1065 E LUDLOW ST, UTILITY REFUND</u>	12/21/2021	8.64	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	221350.03		<u>MICHAEL J LACEY JR, 1065 E LUDLOW ST, UTILITY REFUND</u>	12/21/2021	5.23	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 221350.03:						20.39	.00					
2106	UTILITY REFUND #13	240200.03		<u>KIMBERLY BROWN, 709 N KEROGEN PL, UTILITY REFUND</u>	12/20/2021	38.80	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	240200.03		<u>KIMBERLY BROWN, 709 N KEROGEN PL, UTILITY REFUND</u>	12/20/2021	41.60	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	240200.03		<u>KIMBERLY BROWN, 709 N KEROGEN PL, UTILITY REFUND</u>	12/20/2021	33.54	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 240200.03:						113.94	.00					
2106	UTILITY REFUND #13	240925.04		<u>373 N WINDING TRAIL ROAD LLC, 373 N WINDING TRAIL AVE, UTILITY REFUND</u>	12/15/2021	12.61	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	240925.04		<u>373 N WINDING TRAIL ROAD LLC, 373 N WINDING TRAIL AVE, UTILITY REFUND</u>	12/15/2021	16.48	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	240925.04		<u>373 N WINDING TRAIL ROAD LLC, 373 N WINDING TRAIL AVE, UTILITY REFUND</u>	12/15/2021	11.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 240925.04:						40.66	.00					
2106	UTILITY REFUND #13	252065.02		<u>NORMAN R JENSEN, 1184 S CHALKBOARD PL, UTILITY</u>								

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				<u>REFUND</u>	12/15/2021	8.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	252065.02		<u>NORMAN R JENSEN, 1184 S CHALKBOARD PL, UTILITY REFUND</u>	12/15/2021	6.32	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	252065.02		<u>NORMAN R JENSEN, 1184 S CHALKBOARD PL, UTILITY REFUND</u>	12/15/2021	3.44	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 252065.02:						18.48	.00					
2106	UTILITY REFUND #13	260200.05		<u>ANTHONY LEE, 1713 N PEWTER AVE, UTILITY REFUND</u>	12/17/2021	45.30	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	260200.05		<u>ANTHONY LEE, 1713 N PEWTER AVE, UTILITY REFUND</u>	12/17/2021	80.17	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	260200.05		<u>ANTHONY LEE, 1713 N PEWTER AVE, UTILITY REFUND</u>	12/17/2021	35.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 260200.05:						160.47	.00					
2106	UTILITY REFUND #13	264320.03		<u>BLAKE JAMES BELL, 1887 N ROSEDUST DR, UTILITY REFUND</u>	12/21/2021	47.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	264320.03		<u>BLAKE JAMES BELL, 1887 N ROSEDUST DR, UTILITY REFUND</u>	12/21/2021	57.00	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	264320.03		<u>BLAKE JAMES BELL, 1887 N ROSEDUST DR, UTILITY REFUND</u>	12/21/2021	38.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 264320.03:						142.37	.00					
2106	UTILITY REFUND #13	280690.04		<u>MARK C NOAH, 1176 W HEARTLAND DR, UTILITY REFUND</u>	12/20/2021	40.87	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

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2106	UTILITY REFUND #13	280690.04		<u>MARK C NOAH, 1176 W HEARTLAND DR. UTILITY REFUND</u>	12/20/2021	47.62	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	280690.04		<u>MARK C NOAH, 1176 W HEARTLAND DR. UTILITY REFUND</u>	12/20/2021	39.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 280690.04:						127.73	.00					
2106	UTILITY REFUND #13	310320.02		<u>PATRICK A MESSENGER, 918 W SELDOVIA DR. UTILITY REFUND</u>	12/15/2021	42.09	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	310320.02		<u>PATRICK A MESSENGER, 918 W SELDOVIA DR. UTILITY REFUND</u>	12/15/2021	41.34	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	310320.02		<u>PATRICK A MESSENGER, 918 W SELDOVIA DR. UTILITY REFUND</u>	12/15/2021	30.05	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 310320.02:						113.48	.00					
2106	UTILITY REFUND #13	318312.02		<u>SARA R BAUER, 184 S BAY HAVEN PL. UTILITY REFUND</u>	12/16/2021	40.61	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	318312.02		<u>SARA R BAUER, 184 S BAY HAVEN PL. UTILITY REFUND</u>	12/16/2021	41.07	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	318312.02		<u>SARA R BAUER, 184 S BAY HAVEN PL. UTILITY REFUND</u>	12/16/2021	29.08	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 318312.02:						110.76	.00					
2106	UTILITY REFUND #13	60650.03		<u>BRANDON S MORGAN, 507 W DAWN CT. UTILITY REFUND</u>	12/15/2021	50.11	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	60650.03		<u>BRANDON S MORGAN, 507 W DAWN CT. UTILITY REFUND</u>	12/15/2021	36.89	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

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2106	UTILITY REFUND #13	60650.03		<u>BRANDON S MORGAN, 507 W DAWN CT. UTILITY REFUND</u>	12/15/2021	25.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 60650.03:						112.11	.00					
2106	UTILITY REFUND #13	90670.01		<u>SCOTT A BROWN, 1158 W GOLD ST. UTILITY REFUND</u>	12/15/2021	3.11	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	90670.01		<u>SCOTT A BROWN, 1158 W GOLD ST. UTILITY REFUND</u>	12/15/2021	3.60	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	90670.01		<u>SCOTT A BROWN, 1158 W GOLD ST. UTILITY REFUND</u>	12/15/2021	- .25	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 90670.01:						6.46	.00					
Total UTILITY REFUND #13:						1,579.61	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	268459.00		<u>CBH, 2645 W BALBOA DR. UTILITY REFUND</u>	12/08/2021	70.17	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	268459.00		<u>CBH, 2645 W BALBOA DR. UTILITY REFUND</u>	12/08/2021	2.69	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 268459.00:						72.86	.00					
2004	UTILITY REFUND #9	282003.00		<u>CBH, 2895 N KLEMMER AVE. UTILITY REFUND</u>	12/08/2021	99.39	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	282003.00		<u>CBH, 2895 N KLEMMER AVE. UTILITY REFUND</u>	12/08/2021	35.17	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 282003.00:						134.56	.00					
2004	UTILITY REFUND #9	293212.00		<u>CBH, 6532 S MEMORY WAY. UTILITY REFUND</u>	12/08/2021	71.26	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

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2004	UTILITY REFUND #9	293212.00		<u>CBH, 6532 S MEMORY WAY, UTILITY REFUND</u>	12/08/2021	3.29	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 293212.00:						74.55	.00					
2004	UTILITY REFUND #9	293213.00		<u>CBH, 6531 S MEMORY WAY, UTILITY REFUND</u>	12/08/2021	104.23	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	293213.00		<u>CBH, 6531 S MEMORY WAY, UTILITY REFUND</u>	12/08/2021	36.41	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 293213.00:						140.64	.00					
2004	UTILITY REFUND #9	293215.00		<u>CBH, 6533 S FAITHFUL AVE, UTILITY REFUND</u>	12/08/2021	78.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	293215.00		<u>CBH, 6533 S FAITHFUL AVE, UTILITY REFUND</u>	12/08/2021	11.18	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 293215.00:						89.66	.00					
2004	UTILITY REFUND #9	293236.00		<u>CBH, 6480 S FESTIVAL AVE, UTILITY REFUND</u>	12/08/2021	104.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	293236.00		<u>CBH, 6480 S FESTIVAL AVE, UTILITY REFUND</u>	12/08/2021	35.92	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 293236.00:						140.64	.00					
2004	UTILITY REFUND #9	302509.00		<u>SCHROEDER ENTERPRISES, 1083 E RIO CHICO DR, UTILITY REFUND</u>	12/08/2021	2.96	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	302509.00		<u>SCHROEDER ENTERPRISES, 1083 E RIO CHICO DR, UTILITY REFUND</u>	12/08/2021	2.12	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 302509.00:						5.08	.00					

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2004	UTILITY REFUND #9	302521.00		<u>EAGLEWOOD HOMES, 9164 S FUEGO AVE, UTILITY REFUND</u>	12/02/2021	35.57	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	302521.00		<u>EAGLEWOOD HOMES, 9164 S FUEGO AVE, UTILITY REFUND</u>	12/02/2021	30.53	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 302521.00:						66.10	.00					
2004	UTILITY REFUND #9	302527.00		<u>EAGLEWOOD HOMES, 954 E OSORNO DR, UTILITY REFUND</u>	12/02/2021	15.53	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	302527.00		<u>EAGLEWOOD HOMES, 954 E OSORNO DR, UTILITY REFUND</u>	12/02/2021	7.99	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 302527.00:						23.52	.00					
2004	UTILITY REFUND #9	304516.00		<u>CBH, 2621 E NIGHT RIDER DR, UTILITY REFUND</u>	12/09/2021	53.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	304516.00		<u>CBH, 2621 E NIGHT RIDER DR, UTILITY REFUND</u>	12/09/2021	58.18	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304516.00:						111.61	.00					
2004	UTILITY REFUND #9	304519.00		<u>CBH, 3004 N MOONSHADOW AVE, UTILITY REFUND</u>	12/02/2021	70.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	304519.00		<u>CBH, 3004 N MOONSHADOW AVE, UTILITY REFUND</u>	12/02/2021	2.44	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304519.00:						72.81	.00					
2004	UTILITY REFUND #9	320138.00		<u>HAYDEN HOMES, 1885 E PORTER ST, UTILITY REFUND</u>	12/02/2021	108.77	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	320138.00		<u>HAYDEN HOMES, 1885 E PORTER ST, UTILITY REFUND</u>	12/02/2021	31.87	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 320138.00:						140.64	.00					

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2004	UTILITY REFUND #9	320139.00		<u>HAYDEN HOMES, 1901 E PORTER ST, UTILITY REFUND</u>	12/02/2021	97.99	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	320139.00		<u>HAYDEN HOMES, 1901 E PORTER ST, UTILITY REFUND</u>	12/02/2021	34.20	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 320139.00:						132.19	.00					
2004	UTILITY REFUND #9	320140.00		<u>HAYDEN HOMES, 1902 E PORTER ST, UTILITY REFUND</u>	12/08/2021	109.93	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	320140.00		<u>HAYDEN HOMES, 1902 E PORTER ST, UTILITY REFUND</u>	12/08/2021	32.40	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 320140.00:						142.33	.00					
2004	UTILITY REFUND #9	320146.00		<u>HAYDEN HOMES, 1806 E PORTER ST, UTILITY REFUND</u>	12/08/2021	111.82	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	320146.00		<u>HAYDEN HOMES, 1806 E PORTER ST, UTILITY REFUND</u>	12/08/2021	33.89	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 320146.00:						145.71	.00					
2004	UTILITY REFUND #9	323040.00		<u>TRESIDIO HOMES, 2242 E TIMBER TRAIL ST, UTILITY REFUND</u>	12/09/2021	52.99	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323040.00		<u>TRESIDIO HOMES, 2242 E TIMBER TRAIL ST, UTILITY REFUND</u>	12/09/2021	40.51	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323040.00:						93.50	.00					
2004	UTILITY REFUND #9	323052.00		<u>TODD CAMPBELL CUSTOM HOMES, 1911 N PEAKHURT AVE, UTILITY REFUND</u>	12/02/2021	75.42	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323052.00		<u>TODD CAMPBELL CUSTOM HOMES, 1911 N PEAKHURT AVE, UTILITY REFUND</u>	12/02/2021	61.29	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

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Total 323052.00:						136.71	.00					
2004	UTILITY REFUND #9	323066.00		<u>TRESIDIO HOMES, 1774 N HURTSVILLE AVE, UTILITY REFUND</u>	12/09/2021	27.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323066.00		<u>TRESIDIO HOMES, 1774 N HURTSVILLE AVE, UTILITY REFUND</u>	12/09/2021	21.84	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323066.00:						49.27	.00					
2004	UTILITY REFUND #9	323076.00		<u>TED MASON SIGNATURE HOMES, 2137 E TIMBER TRAIL ST, UTILITY REFUND</u>	12/08/2021	42.39	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323076.00		<u>TED MASON SIGNATURE HOMES, 2137 E TIMBER TRAIL ST, UTILITY REFUND</u>	12/08/2021	37.18	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323076.00:						79.57	.00					
2004	UTILITY REFUND #9	323101.00		<u>TODD CAMPBELL CUSTOM HOMES, 1889 N ROCKDALE AVE, UTILITY REFUND</u>	12/02/2021	91.07	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323101.00		<u>TODD CAMPBELL CUSTOM HOMES, 1889 N ROCKDALE AVE, UTILITY REFUND</u>	12/02/2021	75.96	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323101.00:						167.03	.00					
2004	UTILITY REFUND #9	330002.01		<u>TOLL BROS INC, 1120 E WHITETAIL CT, UTILITY REFUND</u>	12/09/2021	84.06	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	330002.01		<u>TOLL BROS INC, 1120 E WHITETAIL CT, UTILITY REFUND</u>	12/09/2021	10.86	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

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Total 330002.01:						94.92	.00					
2004	UTILITY REFUND #9	330338.00		TOLL BROS INC. 1303 E WHIG DR. UTILITY REFUND	12/08/2021	102.92	.00	20-4500 METERED WATER SALES	0	12/21		
2004	UTILITY REFUND #9	330338.00		TOLL BROS INC. 1303 E WHIG DR. UTILITY REFUND	12/08/2021	39.41	.00	21-4600 SEWER USER FEES	0	12/21		
Total 330338.00:						142.33	.00					
2004	UTILITY REFUND #9	330389.00		TOLL BROS INC. 2060 N WINDMILL WAY. UTILITY REFUND	12/08/2021	86.79	.00	20-4500 METERED WATER SALES	0	12/21		
2004	UTILITY REFUND #9	330389.00		TOLL BROS INC. 2060 N WINDMILL WAY. UTILITY REFUND	12/08/2021	18.57	.00	21-4600 SEWER USER FEES	0	12/21		
Total 330389.00:						105.36	.00					
2004	UTILITY REFUND #9	330428.00		TOLL BROS INC. 1301 E FORT ERIE ST. UTILITY REFUND	12/02/2021	86.60	.00	20-4500 METERED WATER SALES	0	12/21		
2004	UTILITY REFUND #9	330428.00		TOLL BROS INC. 1301 E FORT ERIE ST. UTILITY REFUND	12/02/2021	20.34	.00	21-4600 SEWER USER FEES	0	12/21		
Total 330428.00:						106.94	.00					
Total UTILITY REFUND #9:						2,468.53	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN001869151	12811	REGULATOR INSTALLED AT TEN MILE LIFT STATION. T.FLEMING, DEC'21 - SEWER	12/16/2021	4,484.60	.00	21-6150 M & R - SYSTEM	0	12/21		
Total IN001869151:						4,484.60	.00					
Total WESTERN STATES EQUIPMENT CO.:						4,484.60	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Grand Totals:						395,120.07	165,782.78					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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

**RESOLUTION NO. R01-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE SCOPE OF WORK AND CONTRACT WITH GALENA CONSULTING FOR IMPACT FEE/CAPITAL IMPROVEMENT PLAN UPDATE FOR POLICE AND PARKS.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with Galena Consulting to provide impact fee/capital improvement plan update for police and parks in the city of Kuna pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of January, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of January, 2022.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



SCOPE OF WORK AND CONTRACT
CITY OF KUNA, IDAHO
IMPACT FEE/CAPITAL IMPROVEMENT PLAN UPDATE
FOR POLICE AND PARKS

SCOPE OF WORK

The impact fee study methodology we have successfully employed throughout Idaho is fully consistent with the relevant Idaho State Statutes. This approach includes:

- Forecast of residential and commercial growth
- Analysis of current infrastructure service standards and capital needs, and assessment of the source of demand for future capital improvements
- Analysis of cash flow stemming from impact fees and other infrastructure financing sources (i.e., land donations, bonded indebtedness, special districts, General Fund contributions)
- Preparation of a fiscally-constrained Capital Improvement Plan (CIP) and identification of the growth-related portion of the City's infrastructure plans
- Calculation of full cost-recovery impact fees by land use type
- Implementation recommendations including impact fee credits, potential exemptions, how fee revenues should be accounted for, and how the fees should be updated over time
- Facilitation of discussion with stakeholders on the effect of the impact fees on economic development
- Support to elected officials in considering the adoption or update of impact fees
- Assistance to City legal staff in preparing or updating enabling legislation

Our proposed work plan includes the following tasks and subtasks, required to ensure compliance with the State requirements for impact fees.

Task I. Project initiation

Task I-1. Initial meeting with City staff to formalize schedule, plan stakeholder workshop, clarify and define needs and approach, define communities for comparison, and submit data requests.

Task II. Detailed analysis of current conditions, current financing systems, infrastructure requirements and new system options. Update/development of 10-year fiscally constrained capital improvement plans.

Task II-1. Collect and review available data on current service levels for use in providing an introduction to service delivery issues and for developing infrastructure expansion cost estimates and service delivery standards.

Task II-2. Analyze the City's current debt financing systems and document extent of current indebtedness; identify infrastructure that has been acquired with borrowed funds.

Task II-3. Review and evaluate the City's long-term infrastructure requirements recognizing the four sources of infrastructure demand: repair/replacement of existing facilities, betterment of service standards, institution of new services, and expansion of facilities for new development.

Task II-4. Review and evaluate current long-term capital financing systems, including sources of revenue such as General Fund contributions, land donations, bonded indebtedness, and special districts. This will include an analysis of the cost of development versus revenue generation within the City as it relates to capital projects. We will collaborate with City budget staff to determine the degree to which each revenue source can be anticipated to be available to fund portions of the CIP, and fiscally constrain the CIP to meet these expectations.

Task III. Analysis of current and future land use

Task III-1. Collect data on current land use patterns in the City, including the acreage and square footage of different types of uses and the numbers and types of housing units.

Task III-2. Evaluate any existing projections or development trends, including population projections that indicate current direction of development in terms of physical locale and types of land use development.

Task III-3. Based on the above information, generate calculations documenting current development in Kuna, and forecast of future development over the next 10 years.

Task IV. Calculation of preliminary development impact fees

Task IV-1. Calculate preliminary fees. This will include the following steps:

- Quantify capital costs (data from Task II)
- Quantify unit costs (data from Tasks II and III to derive \$/unit or \$/sq.ft.)
- Determine land to development conversion ratios
- Define benefit areas if appropriate
- Calculate revenue credits (bonded indebtedness) if appropriate
- Develop a preliminary fee schedule

Task IV-2. Develop a plan for implementation and administration of proposed fees including “credit” procedures.

Task IV-3. Complete comparables analysis of impact fees and exemption policies as well as practices with key person interviews, telephone interviews and/or surveys.

Task IV-4. Facilitate 2-3 meetings with the development advisory committee.

Task IV-5. Submit a draft report to staff for review.

Task IV-6. Conduct a briefing with City Council to review the draft report.

Task V. Impact fee system final design and documentation

Task V-1. Develop final impact fee report including fee implementation and administration recommendations.

Task V-2. Assist the City in assessing the implications and evaluation of changing the level of the City’s current impact fee, if applicable.

Task V-3. Submit final report to staff for review.

Task V-4. Provide any necessary assistance to legal staff in updating enabling legislation.

Task V-5. Prepare cash flow analysis based on final fee schedule and growth projections.

Task V-6. Present final report to City Council, and address any further Council concerns or questions.

Task V-8. Hold required public hearings.

PROJECT SCHEDULE

The project schedule is closely aligned with the Scope of Work. Once the directive has been given to begin work, Galena Consulting can have a draft report of the impact fee analysis, including a capital improvement plan and legal/administrative recommendations, available for review within 5 months. Concurrently, we will be meeting with the Impact Fee Advisory Committee.

Edits to the report and CIP after that point will be completed at the direction of the City, with a quick turnaround time. Galena Consulting can concurrently assist legal counsel in preparing necessary ordinances and other legal documentation. The final portion of the process involves public hearings which must be noticed and scheduled according to state statute. These hearings can take 1-2 months to complete.

If the City asks for additional analysis or coordination with other deliverables, additional time will be added to the schedule.

Any restrictions to scheduling related to public health advisories or mandates may lengthen the time necessary to complete the scope of work. Every effort will be made by the Contractor to avoid any delays.

FEES

The proposed price for completing the identified scope of work is \$24,500. This is an all-inclusive price that encompasses professional time and all expenses.

Our team commits to fully completing the scope of work for the fixed prices set forth. We do not propose to bill by the hour, but rather by percent complete on a monthly basis.

Please note that current fund balance can be allocated to pay for the cost of these services.

Additions to the requested scope of work can be added by the City at any time. The hourly rate for such work would be \$150 per hour.

Agreement for Engagement of Services

Galena Consulting has been retained by the city of Kuna to perform the work outlined in the above scope. The not to exceed price for these consulting services is \$24,500. Work will be billed on a progress basis.

City of Kuna

Galena Consulting, Inc.

Date

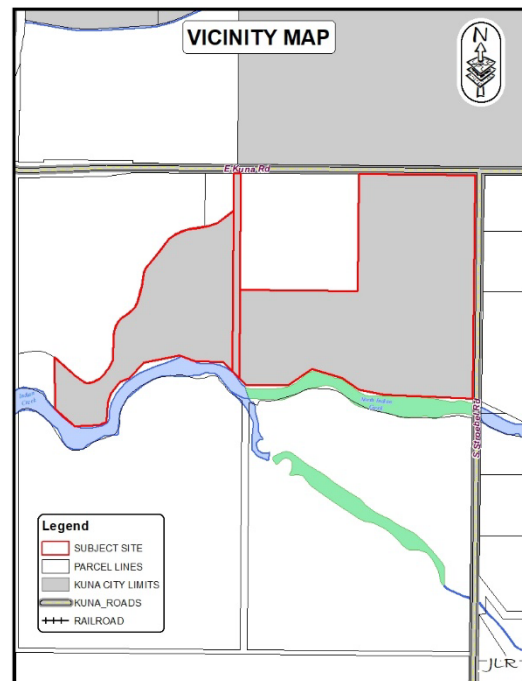
Date

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF M3 Companies, LLC <i>For the Rising Sun Subdivision No. 2 Final Plat.</i>	))))))	Case No. 21-20-FP (FINAL PLAT) STAFF MEMO FOR THE RISING SUN SUBDIVISION NO. 2 FINAL PLAT APPLICATION.
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TABLE OF CONTENTS

1. Exhibit List
2. General Project Facts
3. Staff Analysis
4. Applicable Standards
5. Conditions of Approval



**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
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Final Plat Application			X
2.3	Final Plat			X

2.5	Original Findings – Approved 11.21.2017			X
2.6	Statement of Conformance			X
2.7	Common Area Maintenance Agreement			X
2.8	Revised and Approved Easements Verbiage from CC&Rs			X
2.9	Public Works Memo			X

II GENERAL PROJECT FACTS

- 2.1** Wendy Shrief of JUB Engineers, on behalf of M3, requests Final Plat Approval for the Rising Sun No. 2 Subdivision. This project is approximately 11.75 acres with an R-4 (Medium Density Residential) zoning designation, and will consist of 37 lots (30 Single-Family Residential buildable lots, 5 common lots, 1 shared driveway and 1 City Park). The project is located on the southwest corner of the E Kuna Road and S Stroebe Road intersection (APN: R0615250650); Section 30, Township 2 North, Range 1 East.

III STAFF ANALYSIS

- 3.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Rising Sun Subdivision No. 2.

This project will increase demands on constructed facilities and on water rights provided by others; water rights associated with this property shall be transferred to the city at time of connection (development) by deed and “Change of Ownership” form from the Idaho Department of Water Resources. In addition, this project has previously reserved Sewer capacity within the Orchard Lift Station. Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans. Inspection fees for City inspection of public water, sewer and irrigation facilities associated with this development have been paid.

Public Works staff expressed concern with verbiage in Section 5.6.1.5.3, page 14 of the CC&R’s regarding Easements, submitted with the Rising Sun No. 1 Final Plat and requested a revision. The Developer/Representative made the requested revisions and received approval from Public Works. This revision will apply to the CC&R’s for each Rising Sun Final Plat as they are received, unless expressly indicated otherwise.

Staff has determined the proposed Final Plat for Rising Sun Subdivision No. 2, appears to be in substantial conformance with the previously, Council-approved Preliminary Plat (November 21, 2017; Case Nos. 17-03-AN and 17-07-S).

IV APPLICABLE STANDARDS

- 4.1** Kuna City Code Title 6, Subdivision Regulations
- 4.2** Kuna Comprehensive Plan and Future Land Use Map.
- 4.3** Idaho Code Title 50, Chapter 13, Plats.

V CONDITIONS OF APPROVAL

- 5.1 Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.
- 5.2 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 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.
- 5.3 Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources).
- 5.4 All required landscaping shall be permanently maintained in 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 approved from the public entities owning the property.
- 5.5 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 5.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- 5.7 Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.
- 5.8 Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.
- 5.9 Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
- 5.10 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.
- 5.11 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

DATED this 4th day of January, 2022.



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): 21-20-FP

Project Name: Rising Sun No. 2

Date Received: 11.09.2021

Date Accepted as Complete: 11.29.2021

Type of review requested (check all that apply):

☐	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: M3 Companies, LLC

Address: 1087 W River Street, Ste 310, Boise, ID 83702

Phone: 208-939-6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: Wendy Shrief - JUB Engineering

Address: 2760 W Excursion Ln., Ste 400 Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Engineer/Representative Information

Name: Scott Wonders - JUB Engineers

Address: 20760 W Excursion Ln., Ste 400, Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Subject Property Information

Site Address: E Kuna Rd and Stroebel Rd. Kuna, ID

Nearest Major Cross Streets: E Kuna Rd and Stroebel Rd. Kuna, ID

Parcel No.(s): R0615250650
 Section, Township, Range: 30 2N 1E
 Property Size: 11.75 AC
 Current Land Use: Bare land Proposed Land Use: Residential Housing
 Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: Rising Sun Estates Subdivision No. 2
 General Description of Project: Construction of 31 residential lots, 10 common lots, and associated streets, sidewalks, and infrastructure.

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: Open Space, Community pool and covered seating areas, Pathways and a play structure.

Residential Project Summary (If Applicable)

Are there existing buildings? YES ☐ NO ☒

If YES, please describe: _____

Will any existing buildings remain? YES ☐ NO ☒

No. of Residential Units: 31 No. of Building Lots: 31
 No. of Common Lots: 10 No. of Other Lots: 0

Type of dwelling(s) proposed (check all that apply):

☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 2.63

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3

Percentage of Open Space provided: 26.36 Acreage of Open Space: 3.1

Type of Open Space provided (i.e. public, common, landscaping): Open Space, Community pool and covered seating areas, Pathways and a play structure.

Pathways and a play structure.

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:  Date: 10/11/2021

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Final Plat Application

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



A Final Plat application does NOT require a Public Hearing. It will be placed on the City Council agenda as a regular agenda item.

****Office Use Only****

Case No(s): 21-20-FP

Project Name: Rising Sun No. 2

Date Received: 11.09.2021

Date Accepted as Complete: 11.29.2021

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

- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Landscape, Lighting & Sidewalk Plans from the Construction Plan set.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

The Final Plat shall include and be in compliance with all items required Under Idaho Code §50-13.

This application shall not be considered complete (nor will it be added to a City Council agenda) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled 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).

Applicant Signature:  Date: 10/11/2021

By signing, you are confirming you have provided all required items listed on this application.

PLAT SHOWING

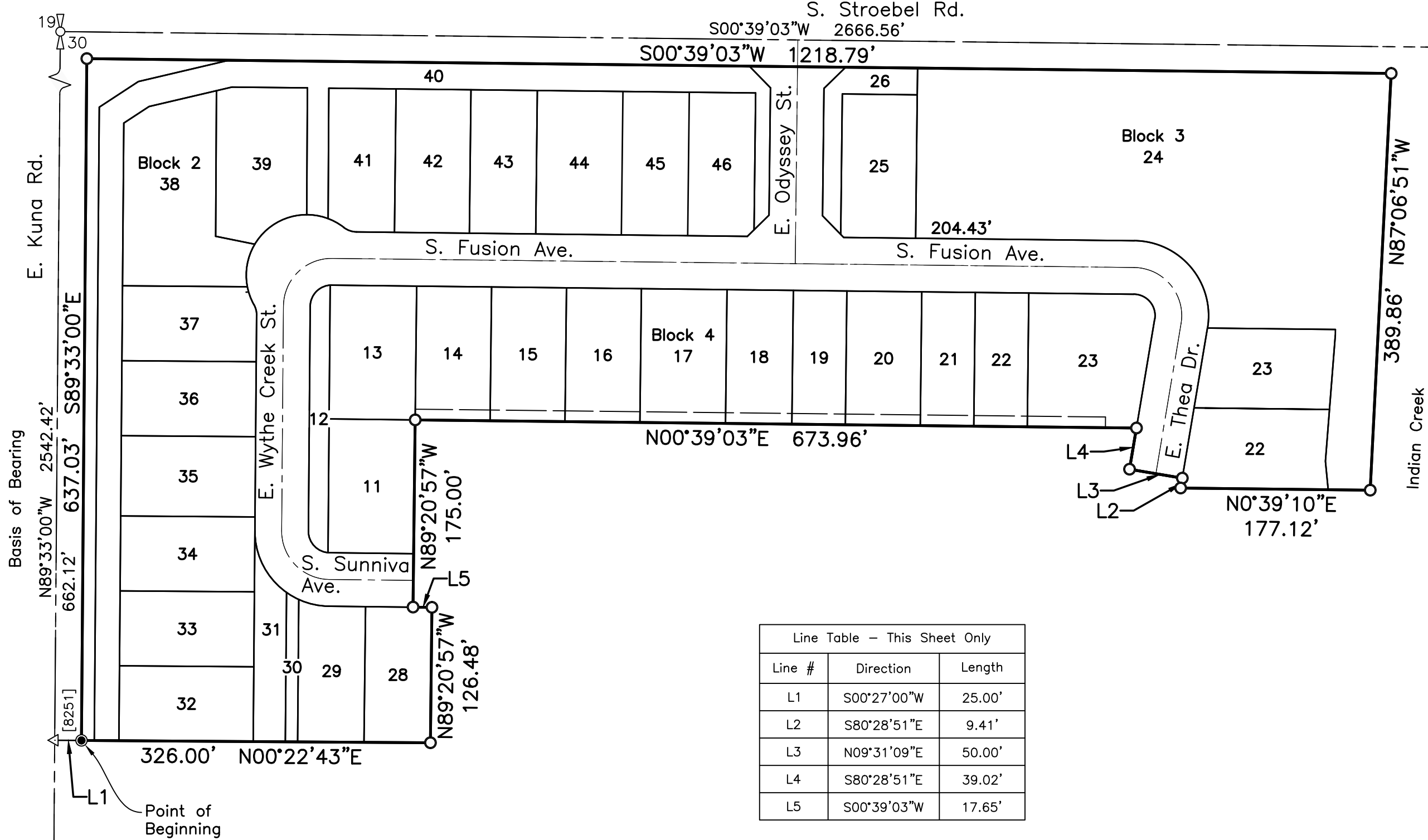
Rising Sun Estates Subdivision No. 2

Those portions of Lots 6, 7 and 10 of Block 5 of the Amended Plat of Part of the Avalon Orchard Tracts and of Lots 1 and 3 in the northeast quarter of the northwest quarter of Section 30 of Avalon Orchard Tracts
Situat e in the Northeast Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2021

PLAT BOOK _____ PAGE _____

N. 1/4 Cor. Section 30
Brass Cap
CP&F No. 106079464

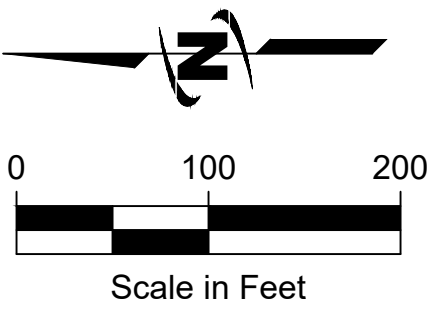
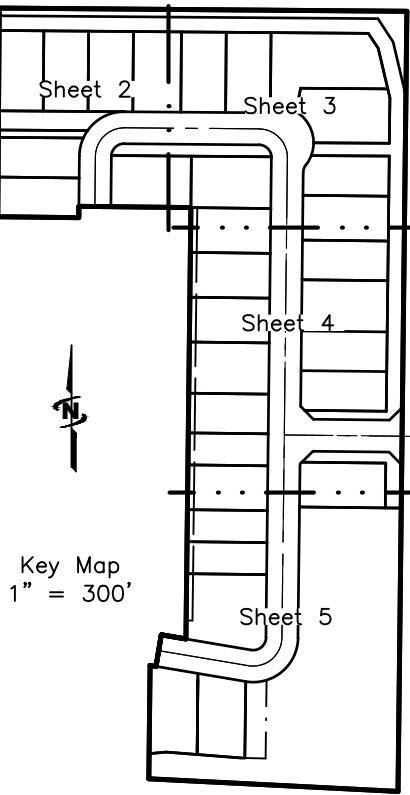
C. 1/4 Cor. Section 30
5/8" IP [8251]
CP&F No. 2017-049795



Line Table -- This Sheet Only		
Line #	Direction	Length
L1	S00°27'00"W	25.00'
L2	S80°28'51"E	9.41'
L3	N09°31'09"E	50.00'
L4	S80°28'51"E	39.02'
L5	S00°39'03"W	17.65'

- Legend**
- Subdivision Boundary Line
 - Lot Line
 - Right-of-way Line
 - Section Line
 - Center Line
 - Match Line
 - Tie Line
 - Utility Easement Line
 - ACHD Sidewalk Easement Line
 - ACHD Drainage Easement Line
 - Kuna Irrigation Easement Line
 - Boise Project Canal Easement Line
 - Section Corner, as noted
 - Quarter-Section Corner, as noted
 - Found 5/8" Rebar with Plastic Cap Marked "PLS 16642", inless otherwise noted
 - Set 1/2"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
 - Set 5/8"x24" Rebar, with Plastic Cap Marked "J-U-B 16642"
 - Set 1-3/16" Bernt'sen BP Cap with Magnet Marked "J-U-B 16642"
 - Set 1/2"x24" Rebar, with Plastic Cap Marked "EASEMENT JUB 16642"
 - Point Not Set or Found
 - Curve Number (Typical)
 - Course Number (Typical)
 - Lot Number (Typical)
 - PLS Number Found on Monument

NW. Cor. Section 30
Aluminum Cap
CP&F No. 99089182

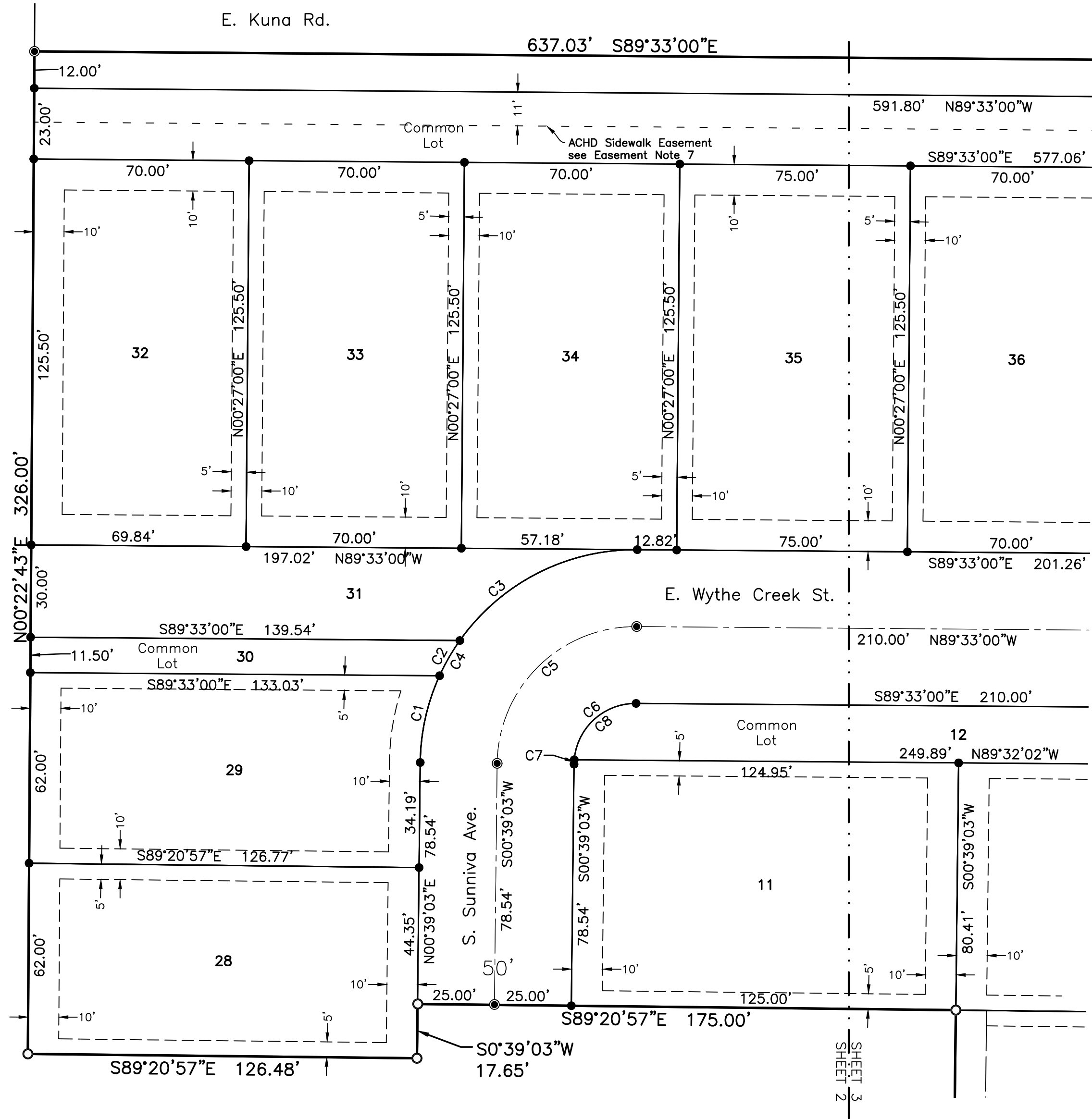


J-U-B ENGINEERS, INC.

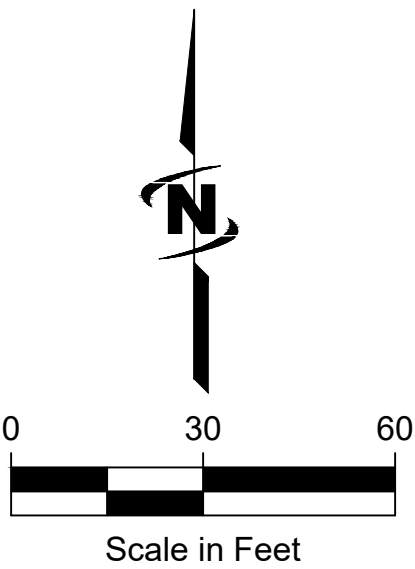
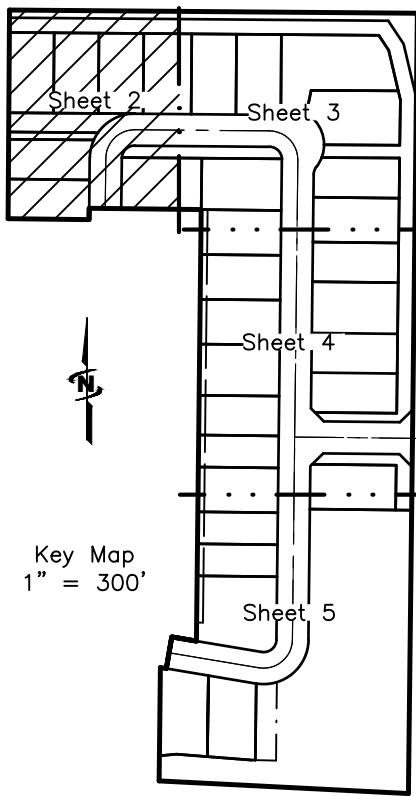
4760 W. Excursion Lane, Suite 400, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING
Rising Sun Estates Subdivision No. 2

PLAT BOOK _____ PAGE _____



Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	29.11'	70.00'	23°49'29"	S12°33'47"W	28.90'
C2	13.22'	70.00'	10°49'28"	S29°53'16"W	13.20'
C3	67.38'	70.00'	55°09'00"	S62°52'30"W	64.81'
C4	109.71'	70.00'	89°47'57"	S45°33'01"W	98.82'
C5	70.53'	45.00'	89°47'57"	S45°33'01"W	63.53'
C6	31.35'	20.00'	89°47'57"	S45°33'01"W	28.23'
C7	1.47'	20.00'	4°12'04"	S02°45'05"W	1.47'
C8	29.88'	20.00'	85°35'53"	S47°39'03"W	27.18'

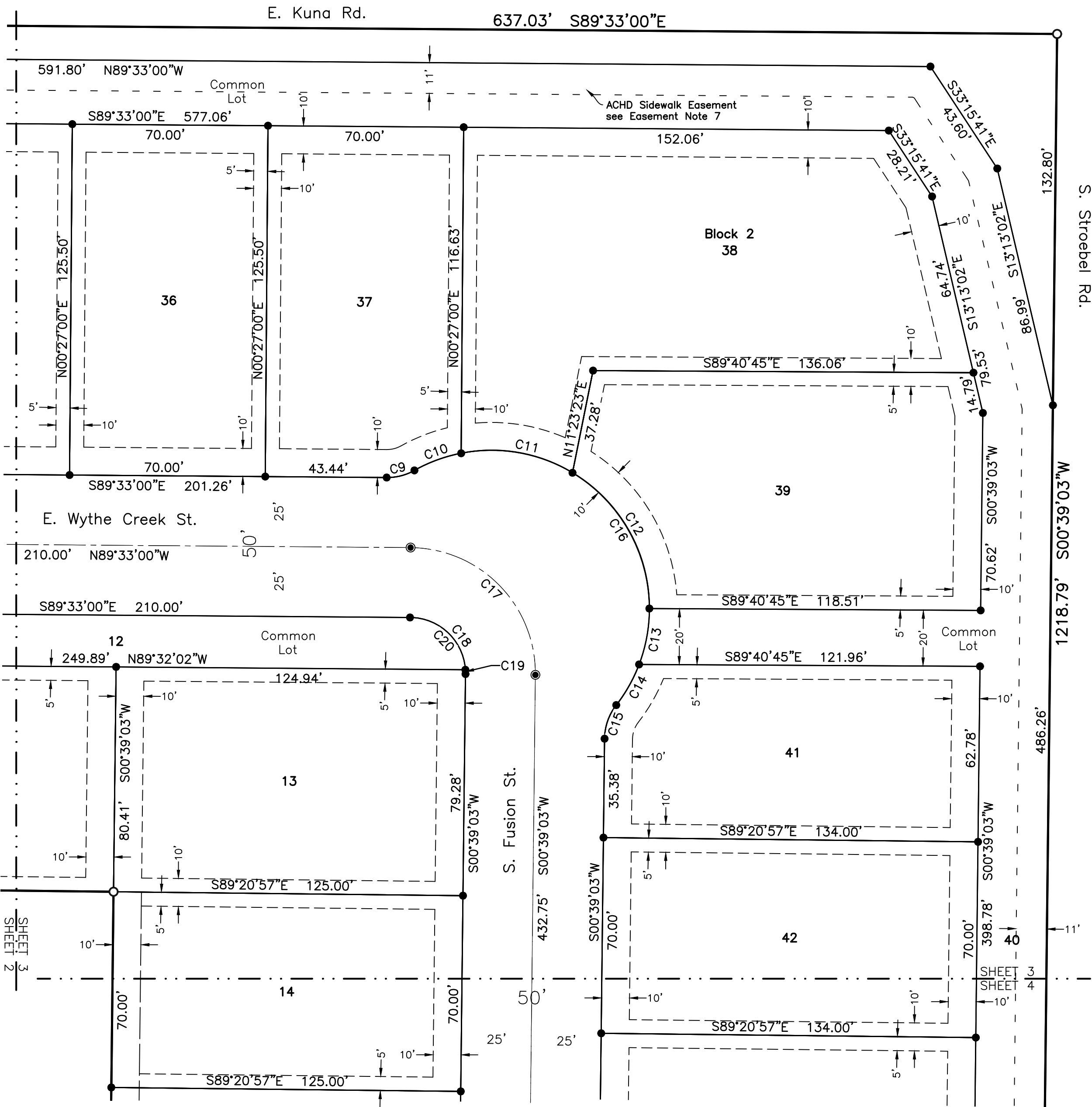


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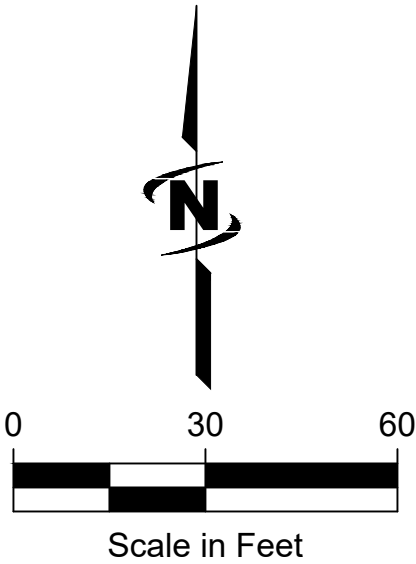
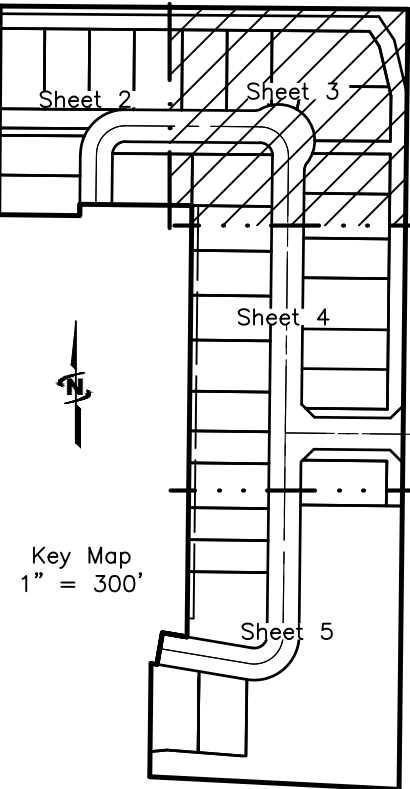
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PLAT SHOWING
Rising Sun Estates Subdivision No. 2

PLAT BOOK _____ PAGE _____



Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C9	10.34'	20.00'	29°37'29"	N75°38'15"E	10.23'
C10	17.88'	56.50'	18°08'07"	S69°53'34"W	17.81'
C11	41.34'	56.50'	41°55'32"	N80°04'36"W	40.43'
C12	58.37'	56.50'	59°11'28"	N29°31'07"W	55.81'
C13	20.43'	56.50'	20°42'52"	N10°26'03"E	20.32'
C14	16.73'	56.50'	16°58'11"	N29°16'35"E	16.67'
C15	12.95'	20.00'	37°06'38"	S19°12'22"W	12.73'
C16	154.76'	56.50'	156°56'10"	N40°42'24"W	110.72'
C17	70.84'	45.00'	90°12'03"	N44°26'59"W	63.75'
C18	31.49'	20.00'	90°12'03"	N44°26'59"W	28.33'
C19	1.54'	20.00'	4°24'05"	N01°33'00"W	1.54'
C20	29.95'	20.00'	85°47'58"	N46°39'01"W	27.23'



13 SEPT 2021

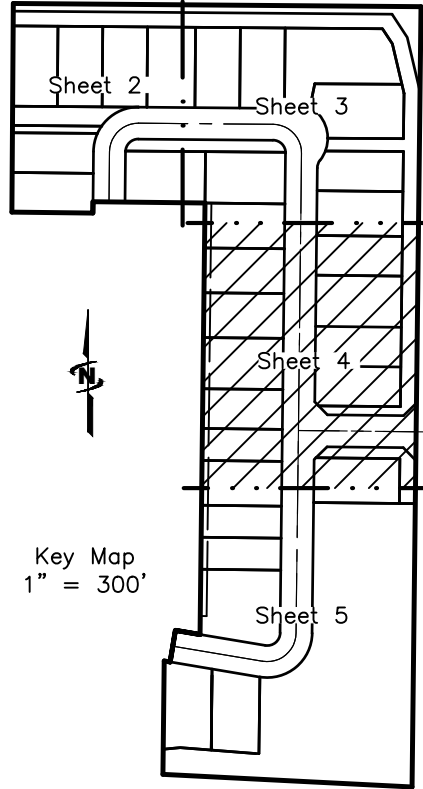
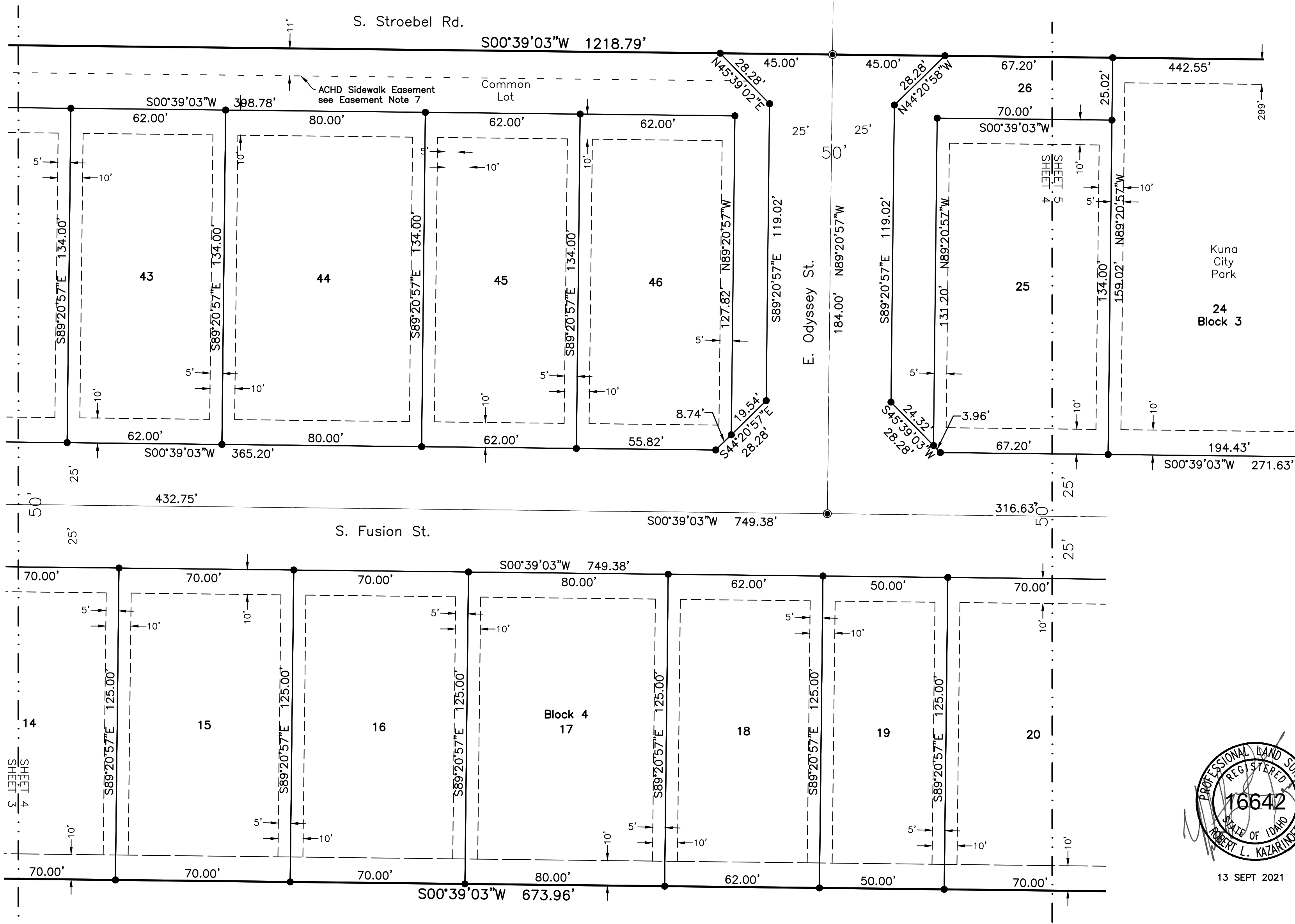


J-U-B ENGINEERS, INC.

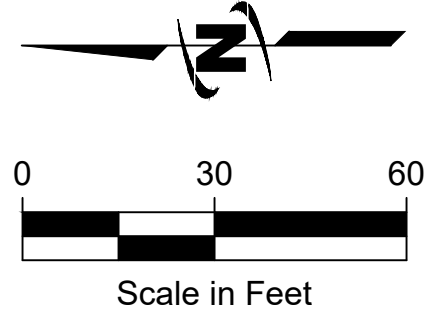
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PLAT SHOWING
Rising Sun Estates Subdivision No. 2

PLAT BOOK _____ PAGE _____



Key Map
1" = 300'



13 SEPT 2021

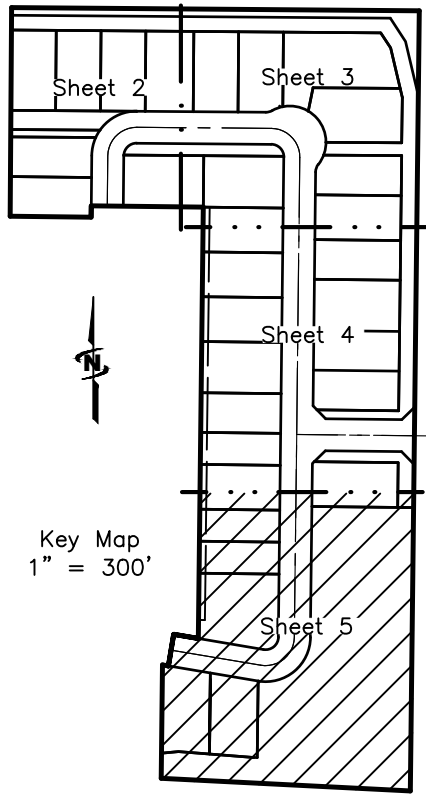
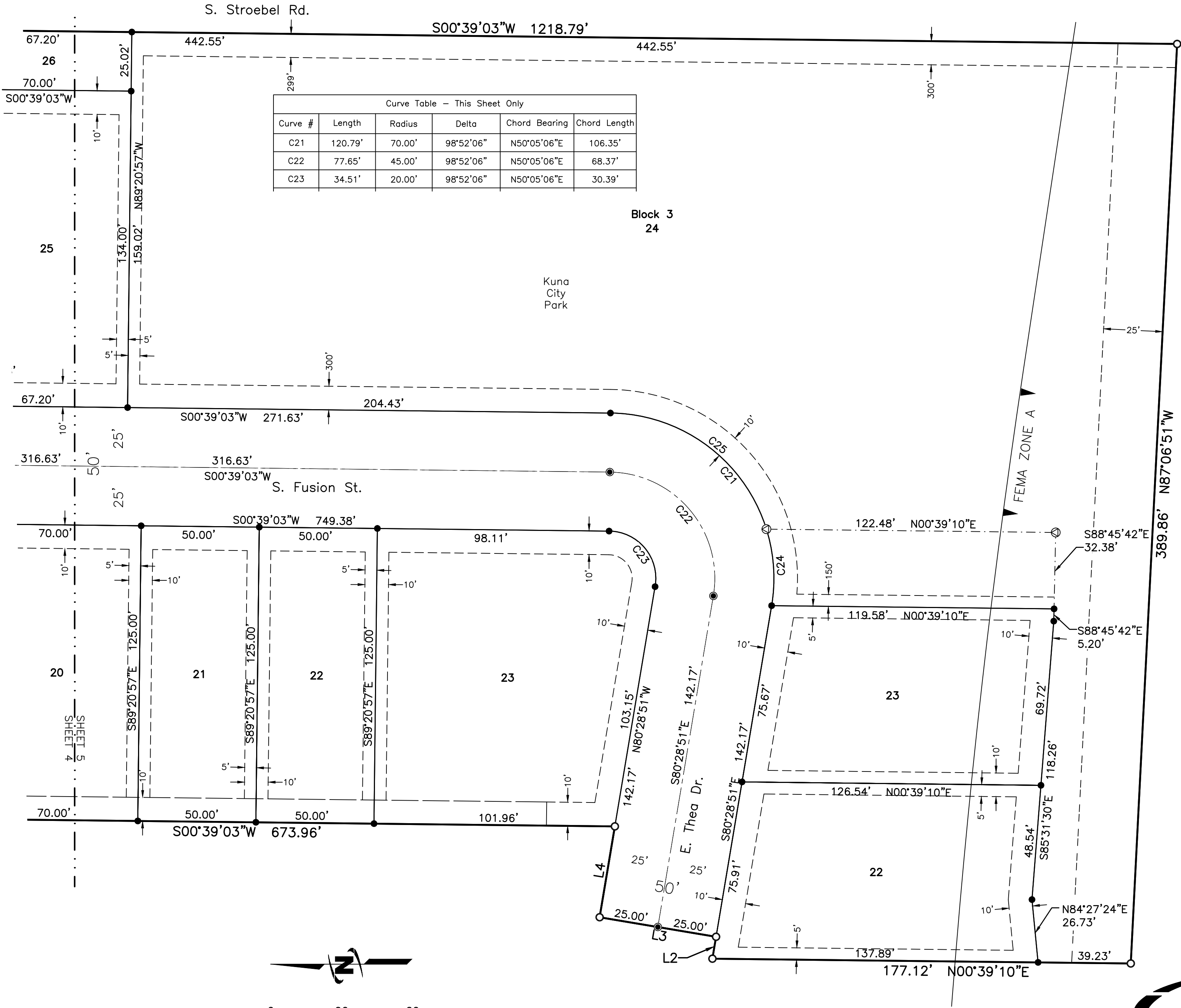


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PLAT SHOWING
Rising Sun Estates Subdivision No. 2

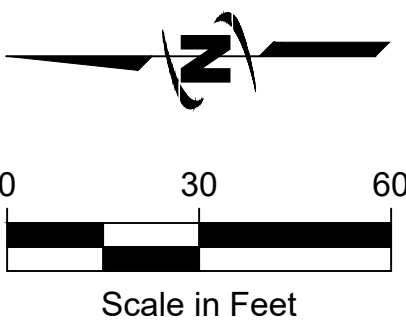
PLAT BOOK _____ PAGE _____



Key Map
1" = 300'



13 SEPT 2021



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PLAT SHOWING
Rising Sun Subdivision No. 2

PLAT BOOK _____ PAGE _____

Notes

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
2. Lots 30, 31 and 40 of Block 2; Lot 26 of Block 3; and Lots 12 and 23 of Block 4 are common lots which shall be owned and maintained by the Rising Sun Subdivision Homeowners Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
3. Lot 31 of Block 2 is a common driveway lot for lot access to lots 32, 33 and 34 of Block 2. These common driveway lots shall be owned and maintained by the Rising Sun Subdivision Homeowners Association, Inc.
4. Minimum building setback lines shall be in accordance with the City of Kuna’s Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
8. A portion of this Subdivision is located within Special Flood Hazard Area (SFHA) Zone A (100-year Flood) as shown on FEMA Flood Insurance Rate Program (FIRM) Map Panel No. 16001C0400J, Effective date 10/02/2003.
9. This development recognizes Section 22–4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
10. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
11. The Rising Sun Subdivision Homeowners Association, Inc. (RSSHOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each RSSHOA common lot that receives municipal irrigation. If the assessment is not paid by the RSSHOA, the individual improved lots are subject to a lien for non-payment.
12. This Development is subject to ACHD Temporary License Agreement Instrument No. _____.
13. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For Rising Sun Subdivision, Instrument No. _____ and any existing or future amendments, restatements, or supplements to said Declaration.
14. Lot 24 of Block 3 is a City Park owned and to be maintained by the City of Kuna.
15. Direct lot or parcel access to E. Kuna Road and S. Stroebel Road streets is prohibited.

Easement Notes

1. Lots 30, 31 and 40 of Block 2; Lot 26 of Block 3; and Lots 12 and 23 of Block 4 are designated as having a Utility Easement co-situate with said Lot (i.e. blanket easement).
2. All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
3. The Kuna Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and is hereby reserved for the installation, maintenance, operation, and use of City of Kuna irrigation pipes; and appurtenances thereto.
4. All of Lot 12 of Block 4 and a portion of Lot 24 of Block 3 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain first amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument Number 2015–103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40–2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
5. Kuna Canal widths provided by Boise Project Board of Control.
6. See Instrument Number 2017–013829 for Temporary Kuna Sewer Main Easement.
7. See Instrument Number _____ for ACHD Sidewalk Easement.
8. No Utility Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
9. All easements are parallel (or concentric) to the the lines (or arcs) that they are dimensioned from unless otherwise noted.
10. Lot 24 of Block 3 is designated as having a Utility and Irrigation Easement co-situate with said Lot (i.e. blanket easement) to be reserved solely for the City of Kuna.

Reference Documents

- Subdivisions: Amended Plat of Part of the Avalon Orchard Tracts
- Surveys: ROSs 10912 & 10925.
- Deeds:
- Easements: 2017–013829 & 2020–044292.
- Off-site Easements:
- Easement Vacations:



J-U-B ENGINEERS, INC.

4760 W. Excursion Lane, Suite 400, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING
Rising Sun Subdivision No. 2

PLAT BOOK _____ PAGE _____

Certificate of Owners

Know all people by these presents: that M3 ID Rising Sun, LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Rising Sun Subdivision No. 2, and that it intends to include said real property, as described below, in this plat:

Those portions of Lots 6, 7 and 10 of Block 5 of the Amended Plat of Part of the Avalon Orchard Tracts, according to the official plat thereof, filed in Book 6 of Plats at Page 254, Ada County Records, and of Lots 1 and 3 in the northeast quarter of the northwest quarter of Section 30 of Avalon Orchard Tracts, according to the official plat thereof, filed in Book 4 of Plats at Page 189, Ada County Records, lying in the the Northeast Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 2542.42 feet; Thence along the north line of said Section 30, North 89°33'00" West, 662.12 feet; Thence departing from said north line, South 00°27'00" West, 25.00 feet to the southerly right-of-way line of E. Kuna Road and the POINT OF BEGINNING;

Thence South 89°33'00" East, 637.03 feet along said southerly right-of-way;

Thence S 00°39'03" W, 1,218.79 feet along the westerly right-of-way line of S. Stroebel Road to the southerly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence N 87°06'51" W, 389.86 feet along said southerly line to the southeast corner of Rising Sun Subdivision No. 1 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____, Ada County Records;

Thence along the easterly and northerly boundary of said Rising Sun Subdivision No. 1 the following eight (8) courses:

- 1) N 00°39'10" E, 177.12 feet;
- 2) S 80°28'51" E, 9.41 feet;
- 3) N 09°31'09" E, 50.00 feet;
- 4) S 80°28'51" E, 39.02 feet;
- 5) N 00°39'03" E, 673.96 feet;
- 6) N 89°20'57" W, 175.00 feet;
- 7) S 00°39'03" W, 17.65 feet;
- 8) N 89°20'57" W, 126.48 feet;

Thence N 00°22'43" E, 326.00 feet departing from said northerly boundary to the POINT OF BEGINNING.

The above-described parcel contains 11.76 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision. Irrigation water has been provided from Boise-Kuna Irrigation District via the City of Kuna, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Boise-Kuna Irrigation District via the City of Kuna.

In witness whereof, I have hereunto set my hands:

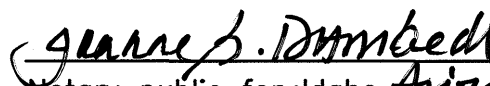


M3 ID Rising Sun, LLC
William I. Brownlee, Manager

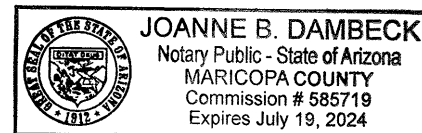
Acknowledgment

State of Arizona }
County of Maricopa } ss.

On this 14 day of September, in the year 2021, before me, a Notary Public in and for the State of Arizona, personally appeared William I. Brownlee, known or identified to me to be Manager of M3 ID Rising Sun, LLC, that executed the within instrument and acknowledged to me that he executed the same.



Notary public for Idaho Arizona
My commission expires 7.19.24



Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Rising Sun Subdivision No. 2, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642



03 Aug 2021



J-U-B ENGINEERS, INC.

4760 W. Excursion Lane, Suite 400, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

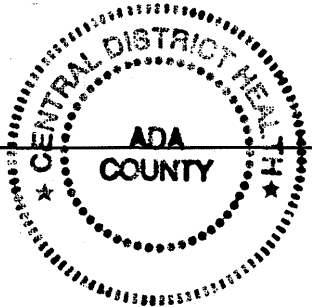
PLAT SHOWING
Rising Sun Estates Subdivision No. 2

PLAT BOOK _____ PAGE _____

Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Roni Bodig REHS
Central District Health

 9.22.2021
Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day

_____, hereby approve this plat.

City Engineer P.E. No. _____

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, _____, by the City of Kuna, Idaho.

City Clerk

Certificate of County Surveyor

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

Ada County Surveyor Date

Certificate of County Treasurer

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

Ada County Treasurer Date

County Recorder's Certificate

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

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

_____minutes past _____o'clock____M.,

this _____day of _____, in my office, and was recorded in

Book _____of Plats at Pages _____ through _____.

Fee: _____

Deputy

Ex-Officio Recorder



J-U-B ENGINEERS, INC.

4760 W. Excursion Lane, Suite 400, Boise, ID 83709-0944
P 208 376 7330 W www.jub.com



City of Kuna

Council Findings of Fact & Conclusions of Law

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

To: City Council

Case Number(s): 17-03-AN (Annex), 17-07-S (Subdivision)
Rising Sun Subdivision

Location: South West Corner (SWC) of E Kuna Road and S Stroebel Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: November 8, 2017
Findings of Fact: November 21, 2017

Owner: **Debra Young**
1143 N. 3400 E.
Rigby, ID 83422

Representative: **A Team Land Consultants**
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

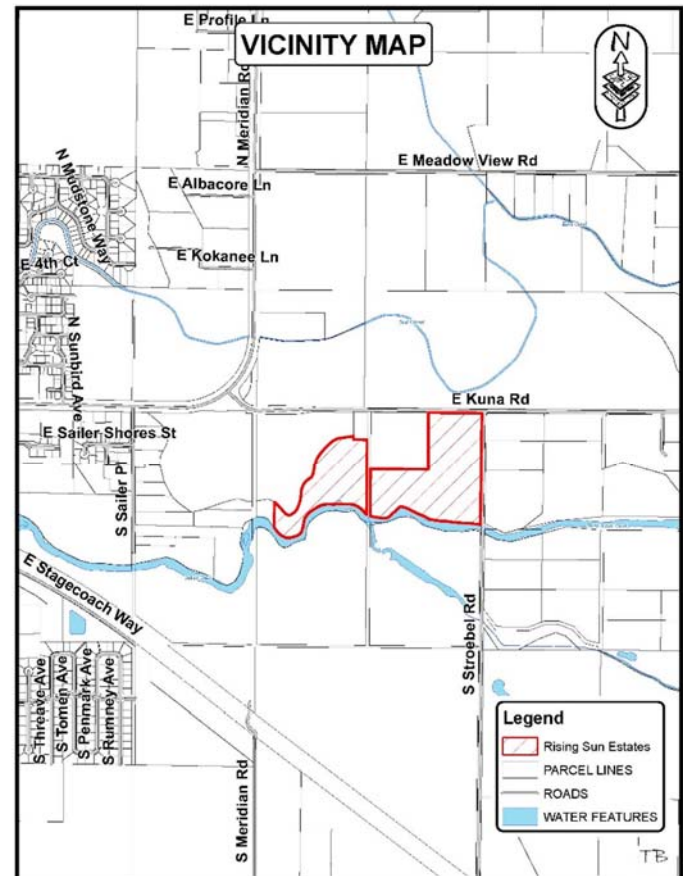


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A. Course of Proceedings

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

a. Notifications

- | | |
|---------------------------|---------------------------------------|
| i. Neighborhood Meeting | May 25, 2017 (nine persons attended) |
| ii. Agencies | July 6, 2017 |
| iii. 300' Property Owners | October 30, 2017 |
| iv. Kuna, Melba Newspaper | October 18, 2017 |
| v. Site Posted | October 27, 2017 |

B. Applicant Request:

1. Applicant requests to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots and have reserved the name Rising Sun Estates Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads, site address is next to 2067 East Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

2. **Site Location Map:**

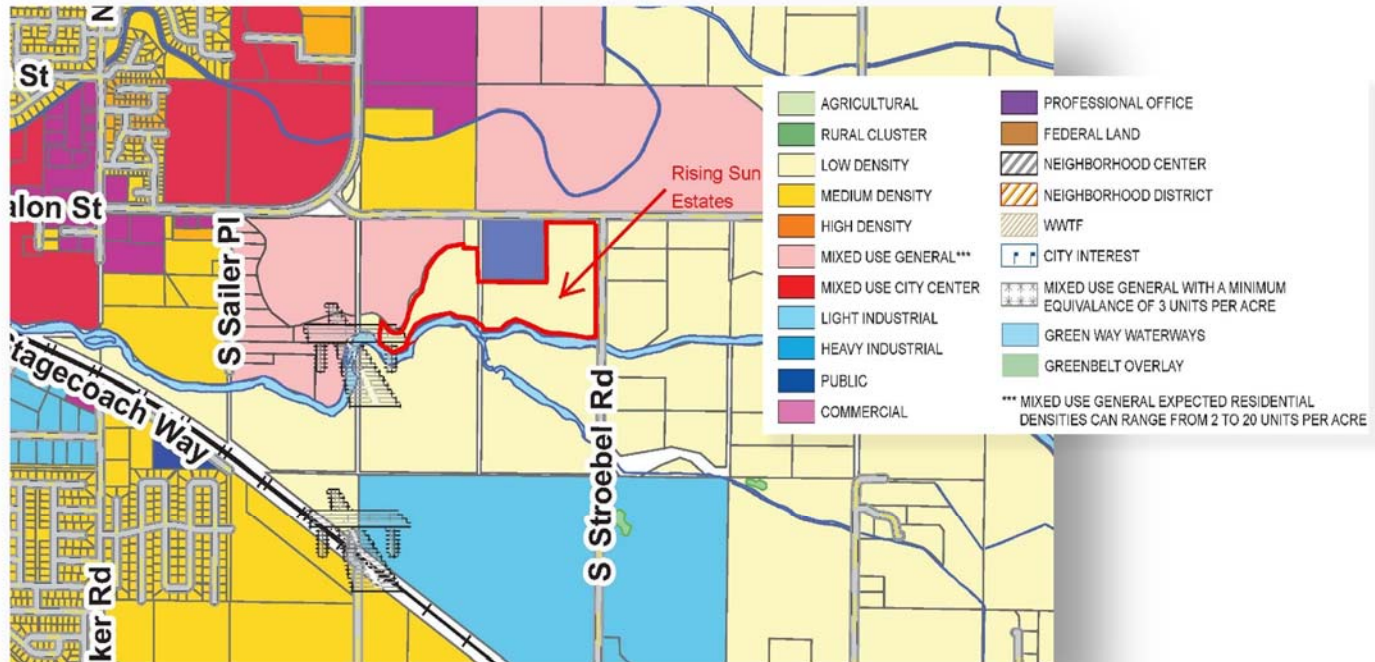


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- C. **History:** The approximately 36.30-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on the north line of the east parcel and have historically been used for Agricultural purposes.

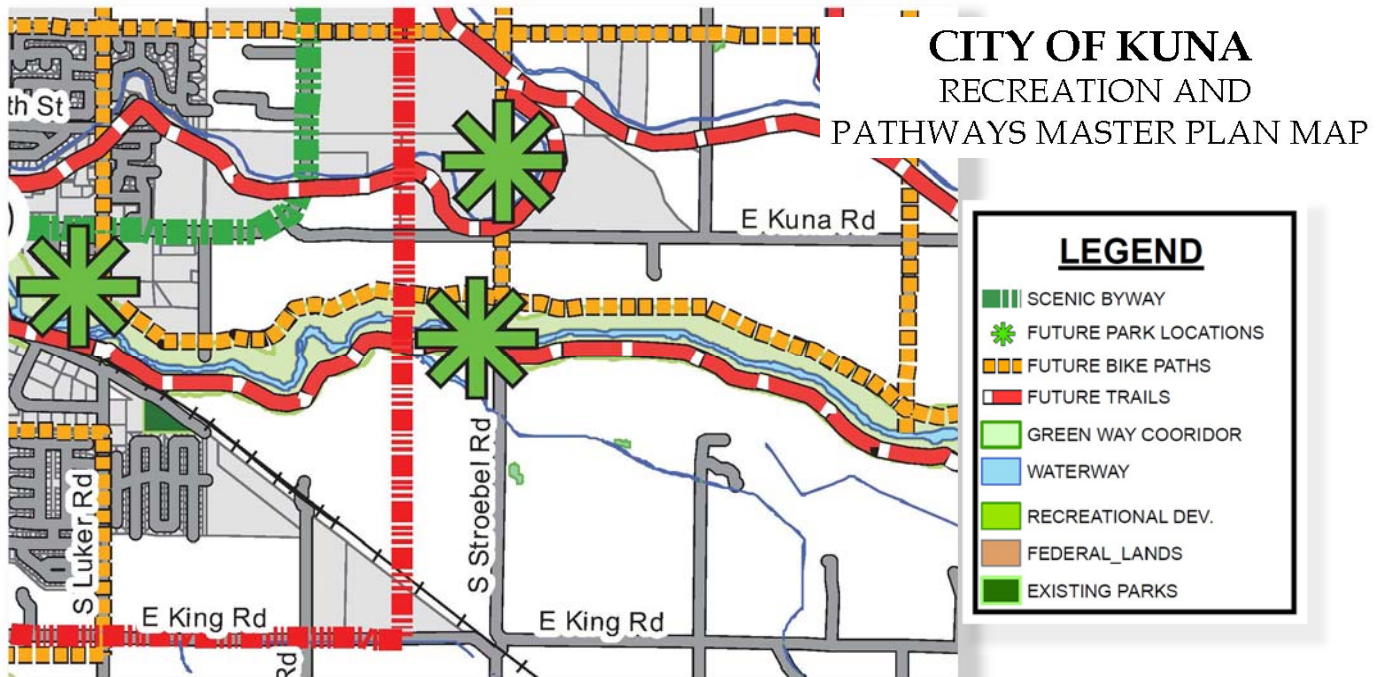
D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.
2. **Kuna Comprehensive Plan Future Land Use Map:** The Kuna Comprehensive Plan Future Land Use Map shown below (and map legend) indicates that the subject site is designated as Low Density Residential. The applicant's request is consistent with the Future Land Use Map designation.



3. Kuna Recreation and Pathways Master Plan Map:

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted preliminary plat and landscape plan accommodates and plans for this trail designation along the Kuna Canal on the south line of their proposed project.



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

North	M2, RUT, AG	Agriculture – City of Kuna General Industrial & Rural Urban Transition - Ada County
South	RR	Rural Residential – Ada County
East	RUT	Rural Residential – Ada County
West	RUT	Rural Urban Transitional – Ada County

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

- Approx. 36.30 acres total
- RR (Rural Residential) – Ada County
- Parcel # R0615250650

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there no structures on the subject site. This site slopes slightly to the south, towards Indian Creek, but is otherwise generally flat. Indian Creek flows east to west on the south side of the subject parcel. On-site vegetation consists of vegetation typically associated with agricultural fields.

8. **Transportation / Connectivity:** The applicant proposes to construct their portion of Easter Avenue as a half street section from East Kuna Road to serve the subdivision on the west side within the existing rights-of-way (**ROW**); also, to widen South Stroebe Road along the projects eastern frontage as required. Applicant also proposes four (4) total shared driveways throughout the development that will likely affect 15 home lots.

ITD will require the applicant to prepare and submit a traffic impact study (**TIS**). ACHD has not required a TIS at this time, but does require improvements along the frontages of Kuna and Stroebe Roads, and for their frontage along the existing Easter Avenue ROW.

ACHD recommends a 35-foot wide ROW dedication for Kuna Road and ROW as needed for Stroebe Road to accommodate one-half of a 36' roadway improvement, plus additional land for single-lane round about at the intersection of Kuna and Stroebe. Applicant shall improve both classified roads with vertical curb, gutter and sidewalks along with additional requirements listed in the ACHD report dated: July 27, 2017.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

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

10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna City Public Works Director (Bob Bachman) – Exhibit B-1

- Ada County Highway District (ACHD) – Exhibit B-2
- Boise Project Board of Control – Exhibit B-3
- Central District Health Department (CDHD) – Exhibit B-4
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-5
- Department of Environmental Quality – Exhibit B-6
- Idaho Transportation Department (ITD) – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 36.30 total acres currently zoned Rural Residential (RR) within Ada County, into Kuna City limits with an R-4 (Low Density Residential) zone; and to subdivide the subject property creating a 91 lot, single family subdivision, known as Rising Sun Estates Subdivision. Applicant also proposes to develop five additional lots (including a 13,800 SF pocket park), into common lots for the use by residents. Applicant proposes one of these five common lots to be used by all Kuna residents, and will be developed as a multi-use pathway along Indian Creek, adding a new segment to the greenbelt system in concert with the Master Recreation and Pathways Map. The pathway is proposed to be built by the developer (See Letter of Intent), and then dedicated to Kuna City. A Homeowners Association (HOA) will be established for the care and maintenance for all other common lots.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-4 (Low Density Residential) zone for the subdivision. Applicant is proposing three (3) phases of development which will largely be driven by the consumer market.

Kuna Code allows for flag lots (KCC 6-4-2-G), however, if not planned for appropriately, they may become a burden to homeowners. These shared driveways appear to serve 15 homes. Staff recommends the applicant follow KCC 6-4-2-G (for flag lots), and provide a perpetual plan/agreement to be recorded with the County, for the maintenance, upkeep and continuous care for the shared driveways as well. If applicant can demonstrate permanent and continuous maintenance and care that may not be dissolved except by City Councils approval, staff has no concerns with the four proposed shared driveways.

Public services will be extended to the property at the developers cost, by extending existing or proposed City facilities. It is anticipated that City sewer will be extended in the future, in part by the City, to the area.

A design review application accompanies the applicant's request for the common area landscaping and buffers and a conditional approval was awarded.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-03-AN and 17-07-S, to the Council with recommended conditions of approval listed in section M of this memo.

F. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Procedural Background:

The Council held a Public Hearing on November 08, 2017, to consider Cases No.'s 17-03-AN and 17-07-S, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads. Applicant proposes to annex approximately 36.30 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 91 buildable lots and 5 common lots, 12% open space, four (4) shared driveways and proposes to improve Kuna and Stroebel Roads to City and ACHD standards.

I. Comprehensive Plan Analysis:

The comprehensive plan (Comp Plan) is a living document, intended for use as a guide to governmental bodies. The Comp Plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Council accepts the Comprehensive Plan components as described:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:**Private Property Rights Goals and Objectives - Section 2 - Summary:**

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes, and a pathway / greenbelt to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilization of the Indian Creek corridor for a future pathway, varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides pathways through the development as well as a trail along Indian Creek for recreation and alternate transportation modes.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

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

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

Work with Kuna, ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: The City Public Works Director, ACHD, COMPASS and ITD have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on East Kuna and South Stroebel Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along Indian Creek, and open spaces for residents, meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed 91 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds trails and open space, creating a pleasant neighborhood environment.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Council Conclusions of Law:

Based on the evidence contained in Case No's 17-03-AN and 17-07-S, the Kuna Council finds Case No's 17-03-AN and 17-07-S comply with Kuna City Code, the Kuna Comp. Plan and the goals of the City, as proposed or conditioned.

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.

2. The site is physically suitable for a subdivision.

Comment: *The 36.30 acre subdivision is large enough to include a mix of lot sizes, community open space(s), pathways and a trail along Indian Creek.*

3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The annexation and subdivision application is not likely to cause adverse public health problems.

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to Indian Creek, classified roadways (Kuna and Stroebel Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from Kuna Public Works and ACHD confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Councils Findings of Fact:

Based upon the record in 17-03-AN and 17-07-S, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves* Case No's 17-03-AN and 17-07-S, a request for annexation and subdivision preliminary plat request by the applicant as follows:

The Council concludes that the application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC and/or the Landscape Code in title 5.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2) (a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Council has the authority to approve or deny Case No's 17-03-AN and 17-07-S. On November 08, 2017, the Council voted to approve Case No's 17-03-AN and 17-07-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances for Council to hold a public hearing on November 08, 2017, for case No's 17-03-AN and 17-07-S.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Decision by the Commission:

On September 12, 2017, the Planning and Zoning Commission voted 4-0, recommending conditional *approval* for Case No's 17-03-AN (Annex) and 17-07-S (Sub), based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho and voted to recommended *conditional approval* for Case No's 17-03-AN and 17-07-S; annexation and preliminary plat and hereby recommends *approval* to Council with the following conditions of approval:

- *Applicant shall follow the conditions as outlines in the staff report,*
- *Work with staff on the buffers along Kuna and Stroebel Roads, to bring into compliance,*
- *Applicant shall work with staff to provide two pathway connections along Theo Dr. to access the greenbelt, and one at the mid-point across from Oriana to Sunniva Avenues,*
- *Work with ACHD on parking considerations and mitigation along Stroebel Road,*
- *Adjust the stub street on the west as described by staff, (The stub street to the west shall be extended to adjacent properties as proposed, and include utility stubs).*

N. Order of Decision by Council:

On November 8, 2017, the Council voted to *approve* Case No's 17-03-AN and 17-07-S, based on the facts outlined in staff's memo, the Comp Plan, Kuna City Code the record before the Council, the applicants' presentation, public testimony and discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves Case No's 17-03-AN and 17-07-S, an Annexation and Preliminary Plat (Sub) request from Steve Arnold (A-Team Land Consulting), with the following conditions of approval:

- Follow all staff, and other agency specifications listed in the packet.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

A stub street (with utility stubs) shall be extended to adjacent properties of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

- 2.1- Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
 5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
 6. Fencing within and around the site shall comply with KCC standards.
 7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 9. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
 11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
 12. Applicant shall add the following notes to the landscape plans and resubmit a plan for Planning and Zoning approved plans, bearing the changes.

- 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. Applicant shall add pathways through long blocks to provide better interconnectivity for pedestrian and non-motorized transportation.
 14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 15. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
 16. Compliance with all local, state and federal laws is required.

DATED: This 28th, day of November, 2017.



Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk





October 11, 2021

City of Kuna
 Planning & Zoning Dept
 751 W 4th Street
 Kuna, ID 83634

RE: Rising Sun Subdivision No. 2 | Statement of Conformance | Final Plat Submittal

The final plat submittal package is enclosed for the proposed Rising Sun Subdivision No. 2 located at South Coverdale Road in Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Kuna, Idaho. This development consists of approximately 22.87 acres. The subdivision includes 31 buildable lots and 10 common lots. The final plat is in substantial conformance with the specific conditions of approval set forth in the Findings of Fact and Conclusions of Law dated September 12, 2017 as described below:

1) Approvals from the following Agencies:

- **City Engineer: Approved sewer, drainage, and grading plans signed 6/25/2021.**
- **Kuna Fire District: Approval on 05/3/2021**
- **Boise Project Board of Control – 07/11/2017**
- **ACHD signed construction documents on 08/27/2021**

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.

Understood.

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.

Understood.

4) Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a streetlight plan for P&Z approval in concert with the prepared construction drawings for the project.

Understood.

5) Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.

Understood.

6) Fencing within and around the site shall comply with KCC standards.



Understood.

7) A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.

Understood.

8) All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public-rights-of-way shall be approved from the public entities owning the property.

Understood.

9) Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.

Understood.

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

Understood.

11) The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.

Understood.

12) Applicant shall ass the following notes to the landscape plans and resubmit a plan for Planning and Zoning approved plans, bearing the changes.

12.1 – Landscape contractor shall remove the twine/ropes and burlap from root balls.

12.2 – Landscape contractor shall remove the wire basket from the top ½ of the root ball.

Understood.

13) Applicant shall ass pathways through long blocks to provide better interconnectivity for pedestrian and non-motorized transportation.

Understood.

14) Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.

Understood.

15) Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.

Understood.



16) *Compliance with all local, state, and federal laws is required.*
Understood.

Please feel free to contact me at 208.376.7330 if you have any questions.

Sincerely,

J-U-B Engineers, Inc.

A handwritten signature in black ink, appearing to read "Wendy Shrief". The signature is written in a cursive, flowing style.

Wendy Shrief
Land Development

omission or improper exercise by the manager of any such duty or power so delegated.

5.6.1.4 Emergency Powers. The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.6.1.5 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Areas as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Areas, and for the preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.6.1.5.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services; and

5.6.1.5.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.6.1.5.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose.

The right to grant such licenses, easements and rights-of-way are hereby expressly reserved to the Association and may be granted at any time.

5.6.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.6.2.1 Operation and Maintenance of Common Areas Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Common Areas.

5.6.2.2 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Common Areas or against the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment

maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.6.1.5 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Areas as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Areas, and for the preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.6.1.5.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services; and

5.6.1.5.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.6.1.5.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose.

The right to grant such licenses, easements and rights-of-way are hereby expressly reserved to the Association and may be granted at any time. Notwithstanding the foregoing provisions of this Section 5.6.1.5, the Association may in no way grant or affect any licenses, easements, or rights-of-way in a manner that violates or is contrary to licenses, easements, or rights-of-way granted by or to any local government or municipal authority.

5.6.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.6.2.1 Operation and Maintenance of Common Areas. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Common Areas.

5.6.2.2 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Common Areas or against the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other



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

FINAL PLAT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer

Date: 27 December 2021

RE: Public Works Comments
Rising Sun Subdivision No. 2 – 21-20-FP (Final Plat)

The Rising Sun Subdivision No. 2, 21-20-FP, Final Plat request dated 29 November 2021 has been reviewed. This review is based on land use as allowed or permitted in a "R-4" zone. This application encompasses approximately 11.75 acres. This application contains a total of 30 single-family residential lots, 5 common lots, 1 shared driveway and 1 City Park.

Public Works staff can support the approval of this final plat. The plat may be officially approved after all conditions are met.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) The responsible engineer of record will provide record drawings upon completion.
- b) The inspection fees for City inspection of the construction of public water, sewer and irrigation facilities associated with this development have been paid.

2) General

- a) Rising Sun Subdivision No. 2, 21-20-FP will increase demand on constructed facilities and on water rights provided by others. Water rights associated with this property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plans.

- b) This project has previously reserved capacity in the Orchard Lift Station.

4) Potable Water Connection

- a) This project is in agreement with the water master plans.

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

- a) Grading and drainage plans have been provided as part of the construction drawings.
- b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
- c) The final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

7) Final Plat

- a) Comments may result from the final construction review.
 - (1) The final plat appears complete.
 - (2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

8) As-Built Drawings

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

9) Exhibits

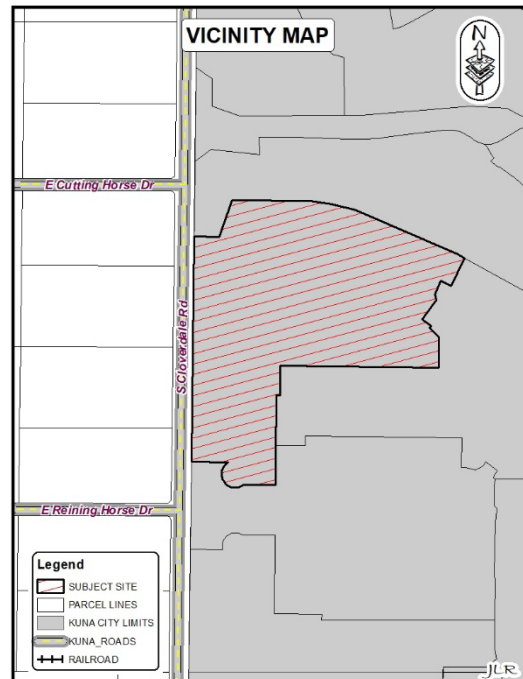
- a) Due to previous approvals for this project, no maps are needed or included to support Public Works comments.

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF M3 Companies, LLC <i>For the Falcon Crest Subdivision No. 3 Final Plat.</i>	))))))	Case No. 21-21-FP (FINAL PLAT) STAFF MEMO FOR THE FALCON CREST SUBDIVISION NO. 3 FINAL PLAT APPLICATION.
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TABLE OF CONTENTS

1. Exhibit List
2. General Project Facts
3. Staff Analysis
4. Applicable Standards
5. Conditions of Approval



**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
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Final Plat Application			X
2.3	Final Plat			X

2.4	Landscape Plan			X
2.5	Original Findings – Approved 02.15.2019			X
2.6	Statement of Conformance			X
2.7	Common Area Maintenance Agreement			X
2.9	Public Works Memo			X

II GENERAL PROJECT FACTS

- 2.1** Wendy Shrief of JUB Engineers, on behalf of M3, requests Final Plat Approval for the Falcon Crest Subdivision No. 3. This project is approximately 17.6-acres with an R-6 (Medium Density Residential) zoning designation, and will consist of 81 lots (72 Single-Family Residential buildable lots and 9 Common Lots). The project is located near the northeast corner of the Cloverdale Road and E Kuna Road intersection (APN: S1422233900); Section 22, Township 2 North, Range 1 East.

III STAFF ANALYSIS

- 3.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Falcon Crest Subdivision No. 3.

Based on comments provided in the Public Works Memo (Exhibit 2.9), Public Works can support approval of the Final Plat and the project is in agreement with Water and Sewer Master Plans as well as Pressurized Irrigation being in agreement with Section 5.3 of the 2019 Falcon Crest Development Agreement.

Staff has determined the proposed Final Plat for Falcon Crest Subdivision No. 3, appears to be in substantial conformance with the Council-approved Preliminary Plat (February 15, 2019).

IV APPLICABLE STANDARDS

- 4.1** Kuna City Code Title 6, Subdivision Regulations
- 4.2** Kuna Comprehensive Plan and Future Land Use Map.
- 4.3** Idaho Code Title 50, Chapter 13, Plats.

V CONDITIONS OF APPROVAL

- 5.1** Developer/Owner/Applicant/Contractors shall abide by the City of Kuna's quiet hours. No construction of any kind shall occur after 11:00 PM one day and 7:00 AM the next day per Kuna City Code 10-6-3; this includes the warming up of and/or operation of equipment. Dust shall be abated and a water truck shall be on site at all times. Noises and other nuisances and/or distractions outside of this timeframe are subject to lawful penalties.
- 5.2** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (Kuna City Code 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.

- 5.3 Water Rights associated with property shall be transferred to the City of Kuna at time of connection (development) by deed and “Change of Ownership” form from IDWR (Idaho Department of Water Resources).
- 5.4 All required landscaping shall be permanently maintained in 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 approved from the public entities owning the property.
- 5.5 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 5.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- 5.7 Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.
- 5.8 Upon project completion, the Final Plat shall be compared with the record construction drawings; all lot line adjustments, easements and/or similar items must be recorded on the Final Plat such that an accurate and truthful document results.
- 5.9 Upon City Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
- 5.10 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer’s signature on the Final Plat Mylar.
- 5.11 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

DATED this 4th day of January, 2022.



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): 21-21-FP

Project Name: Falcon Crest No. 3

Date Received: 11.16.2021

Date Accepted as Complete: 12.06.2021

Type of review requested (check all that apply):

☐	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: M3 Companies, LLC

Address: 1087 W River Street, Ste 310, Boise, ID 83702

Phone: 208-939-6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: Wendy Shrief - JUB Engineering

Address: 2760 W Excursion Ln., Ste 400 Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Engineer/Representative Information

Name: Scott Wonders - JUB Engineers

Address: 20760 W Excursion Ln., Ste 400, Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Subject Property Information

Site Address: E Kuna Rd and Stroebel Rd. Kuna, ID

Nearest Major Cross Streets: E Kuna Rd and Stroebel Rd. Kuna, ID

Parcel No.(s): R0615250650

Section, Township, Range: 30 2N 1E

Property Size: 11.75 AC

Current Land Use: Bare land Proposed Land Use: Residential Housing

Current Zoning: R-4 Proposed Zoning: R-4

Project Description

Project Name: Rising Sun Estates Subdivision No. 2

General Description of Project: Construction of 31 residential lots, 10 common lots, and associated streets, sidewalks, and infrastructure.

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: Open Space, Community pool and covered seating areas, Pathways and a play structure.

Residential Project Summary (If Applicable)

Are there existing buildings? YES ☐ NO ☒

If YES, please describe: _____

Will any existing buildings remain? YES ☐ NO ☒

No. of Residential Units: 31 No. of Building Lots: 31

No. of Common Lots: 10 No. of Other Lots: 0

Type of dwelling(s) proposed (check all that apply):

☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☐ Other: _____

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): 2.63

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3

Percentage of Open Space provided: 26.36 Acreage of Open Space: 3.1

Type of Open Space provided (i.e. public, common, landscaping): Open Space, Community pool and covered seating areas, Pathways and a play structure.

Pathways and a play structure.

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:  Date: 10/11/2021

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Final Plat Application

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



A Final Plat application does NOT require a Public Hearing. It will be placed on the City Council agenda as a regular agenda item.

****Office Use Only****

Case No(s): 21-21-FP

Project Name: Falcon Crest No. 3

Date Received: 11.16.2021

Date Accepted as Complete: 12.06.2021

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

- Complete Planning & Zoning Application Coversheet.
- All pages of the proposed Final Plat.
- Landscape, Lighting & Sidewalk Plans from the Construction Plan set.
- Approved & signed Findings of Fact and Conclusions of Law for Preliminary Plat.
- Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved Final Plat.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

The Final Plat shall include and be in compliance with all items required Under Idaho Code §50-13.

This application shall not be considered complete (nor will it be added to a City Council agenda) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

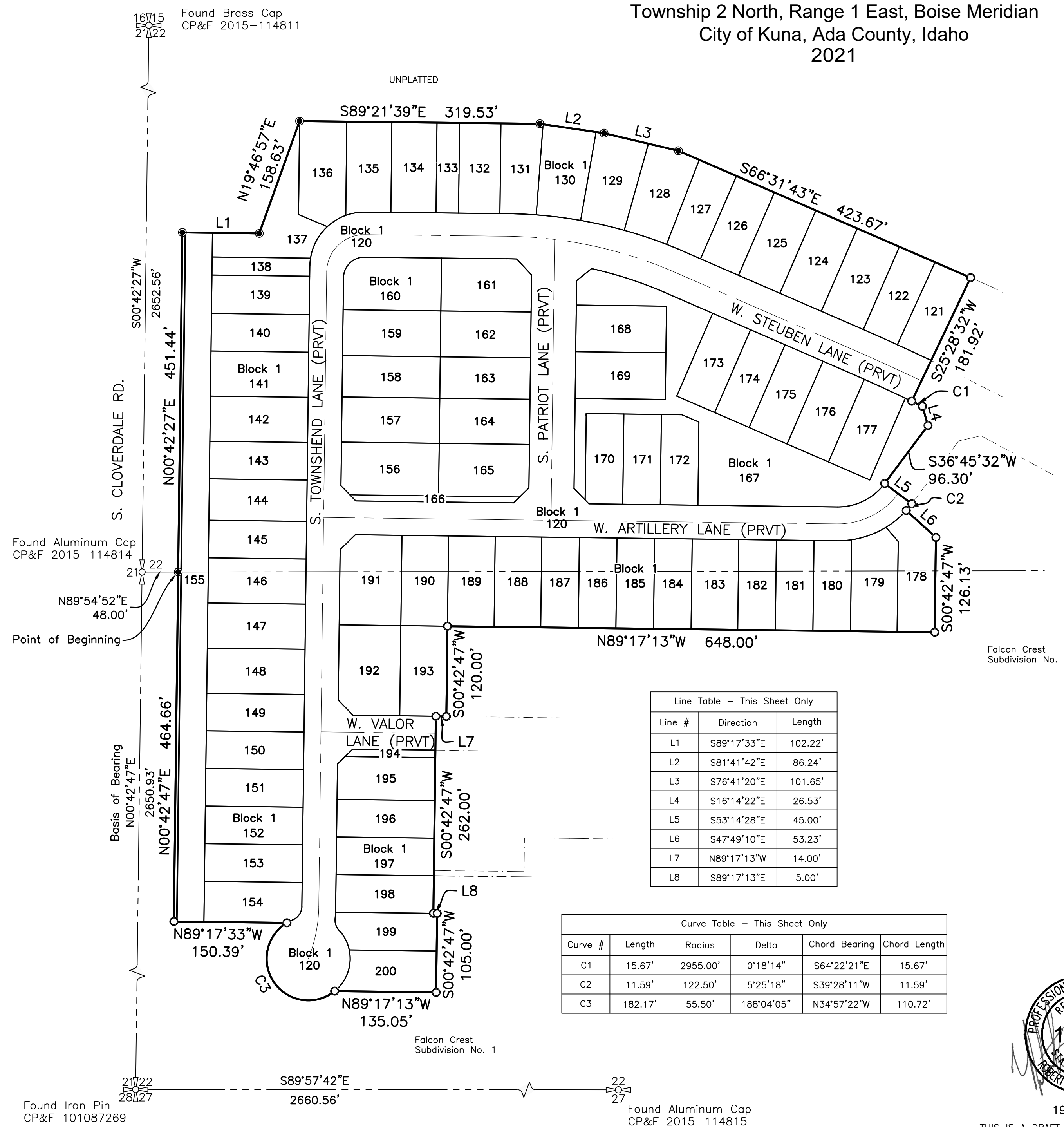
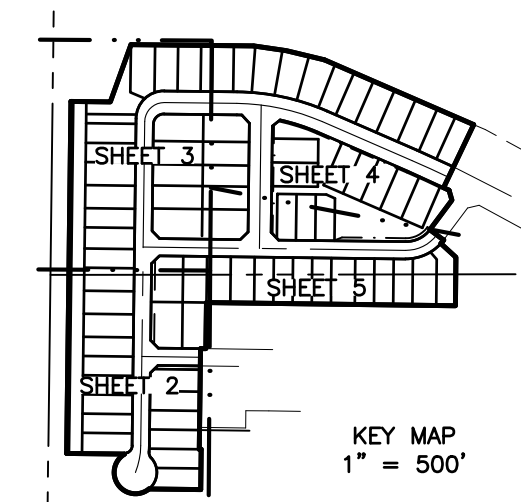
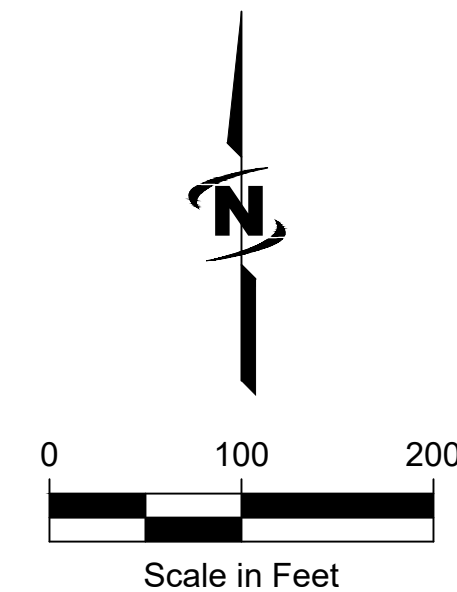
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

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

Applicant Signature:  Date: 10/28/2021

By signing, you are confirming you have provided all required items listed on this application.

Situate in the West Half of Section 22,
Township 2 North, Range 1 East, Boise Meridian
City of Kuna, Ada County, Idaho
2021



Line Table – This Sheet Only		
Line #	Direction	Length
L1	S89°17'33"E	102.22'
L2	S81°41'42"E	86.24'
L3	S76°41'20"E	101.65'
L4	S16°14'22"E	26.53'
L5	S53°14'28"E	45.00'
L6	S47°49'10"E	53.23'
L7	N89°17'13"W	14.00'
L8	S89°17'13"E	5.00'

Curve Table — This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.67'	2955.00'	0°18'14"	S64°22'21"E	15.67'
C2	11.59'	122.50'	5°25'18"	S39°28'11"W	11.59'
C3	182.17'	55.50'	188°04'05"	N34°57'22"W	110.72'

Legend

- _____ - Subdivision Boundary Line
 - _____ - Lot Line
 - _____ - Right-of-Way Line
 - _____ - Section Line
 - _____ - Center Line
 - _____ - Adjacent Property Line
 - _____ - Match Line
 - _____ - Home Owner's Association Irrigation Easement Line
 - _____ - Utility Easement Line
 - _____ - Private Sidewalk Easement Line
-
-  - Section Corner, as noted
 -  - Quarter-Section Corner, as noted
 -  - Found 5/8" Rebar with Plastic Cap
Marked "J-U-B 16642"
 -  - Set 1/2"x24" Rebar, with
Plastic Cap Marked "J-U-B 16642"
 -  - Set 5/8"x24" Rebar, with
Plastic Cap Marked "J-U-B 16642"
 -  - Set 1-3/16" Bernt'sen BP Cap with Magnet
Marked "J-U-B 16642"
 -  - Set 1/2"x24" Rebar, with
Plastic Cap Marked "EASEMENT JUB 16642"
 -  - Point Not Set or Found
 - C# - Curve Number (Typical)
 - L# - Course Number (Typical)
 - # - Lot Number (Typical)
 - [####] - PLS Number Found on Monument



19 MAR 2020

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



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5313

p 208 376 7330 w www.jub.com

Job No. 10-20-034

SHEET 1 OF 8

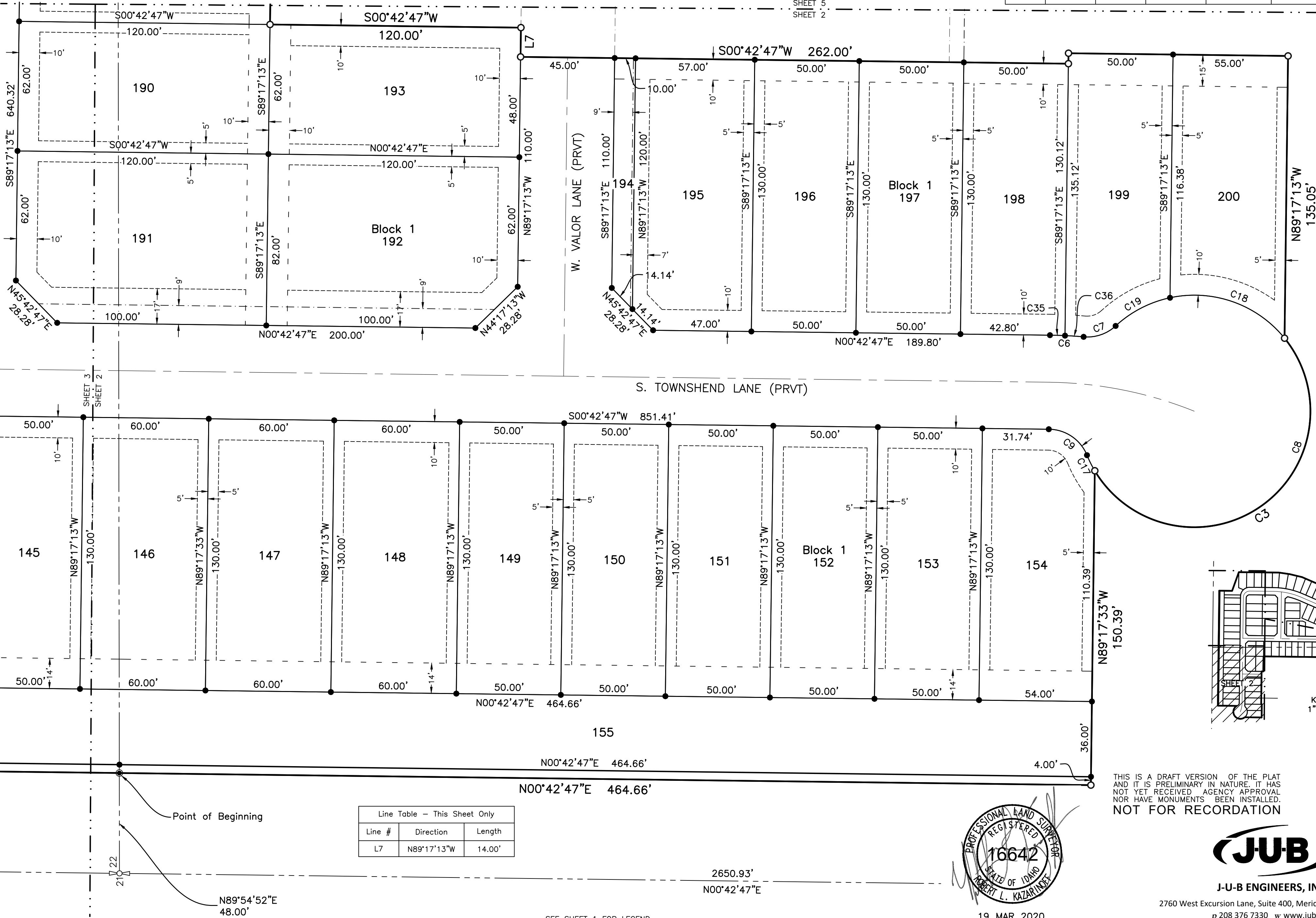
SEE SHEET 6 FOR NOTES, AND EASEMENT NOTES

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	182.17'	55.50'	188°04'05"	N34°57'22"W	110.72'
C6	16.12'	214.77'	4°18'02"	N02°51'48"E	16.12'
C7	16.66'	20.00'	47°43'11"	S18°50'47"E	16.18'
C8	281.32'	55.50'	290°25'10"	N77°29'47"W	63.33'
C9	23.39'	20.00'	67°00'01"	N34°12'47"E	22.08'
C17	8.36'	56.69'	8°27'14"	S63°23'44"W	8.36'

PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	61.12'	55.50'	63°06'05"	N19°27'33"E	58.08'
C19	29.66'	55.50'	30°36'53"	N27°23'56"W	29.30'
C35	7.20'	214.76'	1°55'14"	N01°40'24"E	7.20'
C36	8.92'	214.77'	2°22'47"	N03°49'25"E	8.92'



Line Table - This Sheet Only		
Line #	Direction	Length
L7	N89°17'13"W	14.00'



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



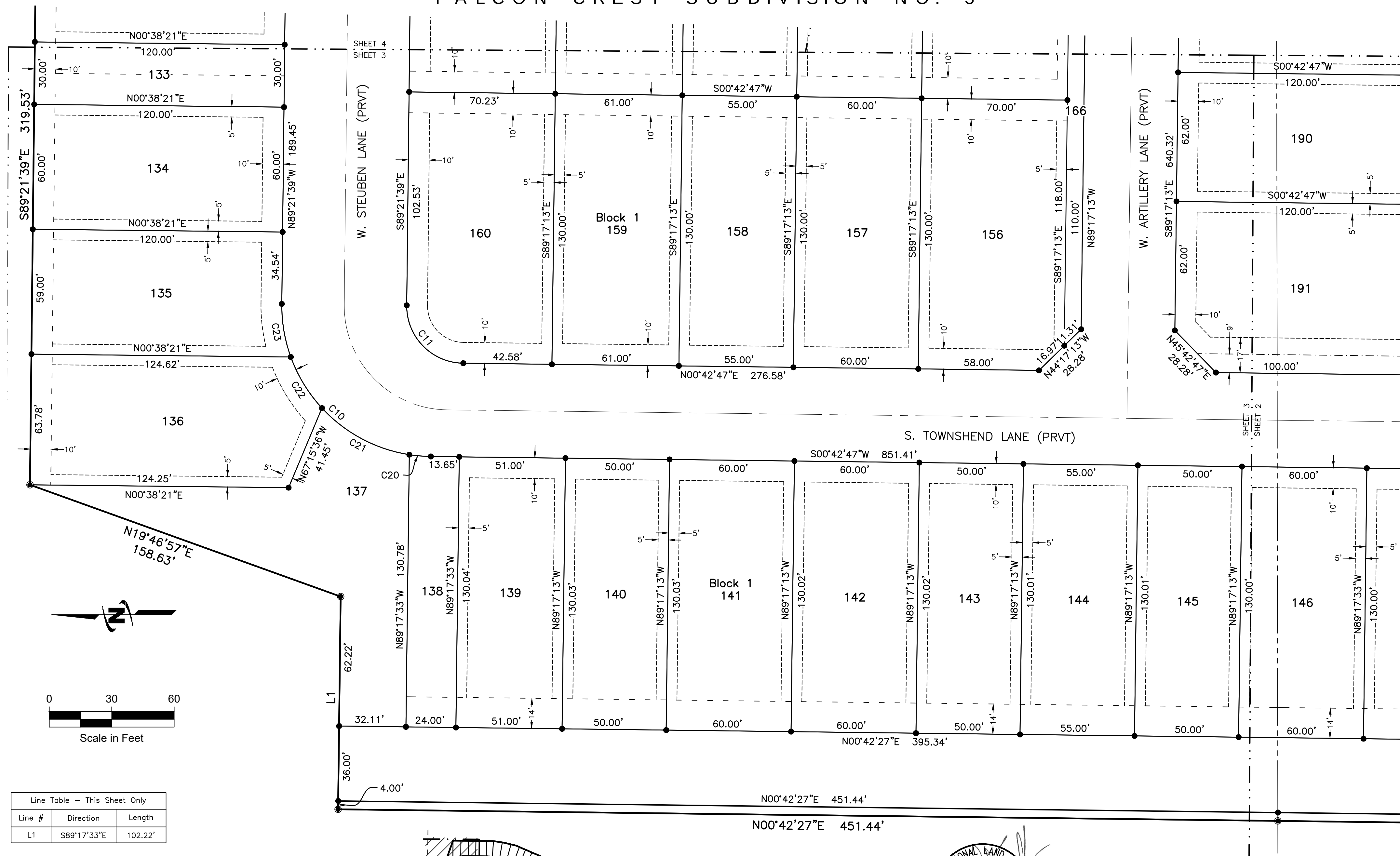
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SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, AND EASEMENT NOTES

19 MAR 2020

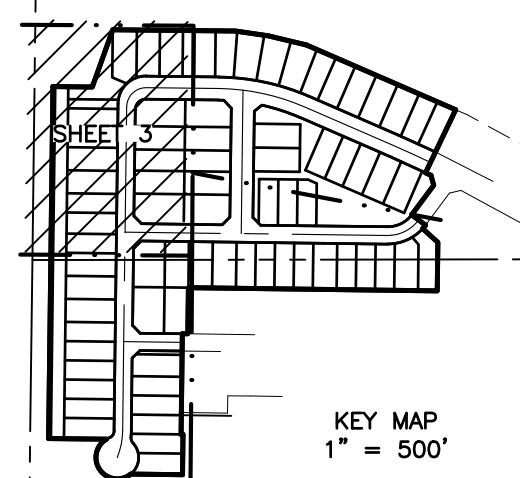
PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____



Line Table - This Sheet Only		
Line #	Direction	Length
L1	S89°17'33"E	102.22'

Curve Table - This Sheet Only					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C10	113.77'	72.49'	89°55'34"	S45°40'34"W	102.45'
C11	43.18'	27.51'	89°55'34"	S45°40'34"W	38.88'
C20	10.39'	72.49'	8°12'36"	S04°49'05"W	10.38'
C21	48.44'	72.49'	38°17'13"	S28°03'59"W	47.54'
C22	28.93'	72.49'	22°52'12"	S58°38'42"W	28.74'
C23	26.01'	72.49'	20°33'33"	S80°21'34"W	25.87'



KEY MAP
1" = 500'

SHEET 4

SHEET 5

SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, AND EASEMENT NOTES



19 MAR 2020

THIS IS A DRAFT VERSION OF THE PLAT
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SHEET 3 OF 8

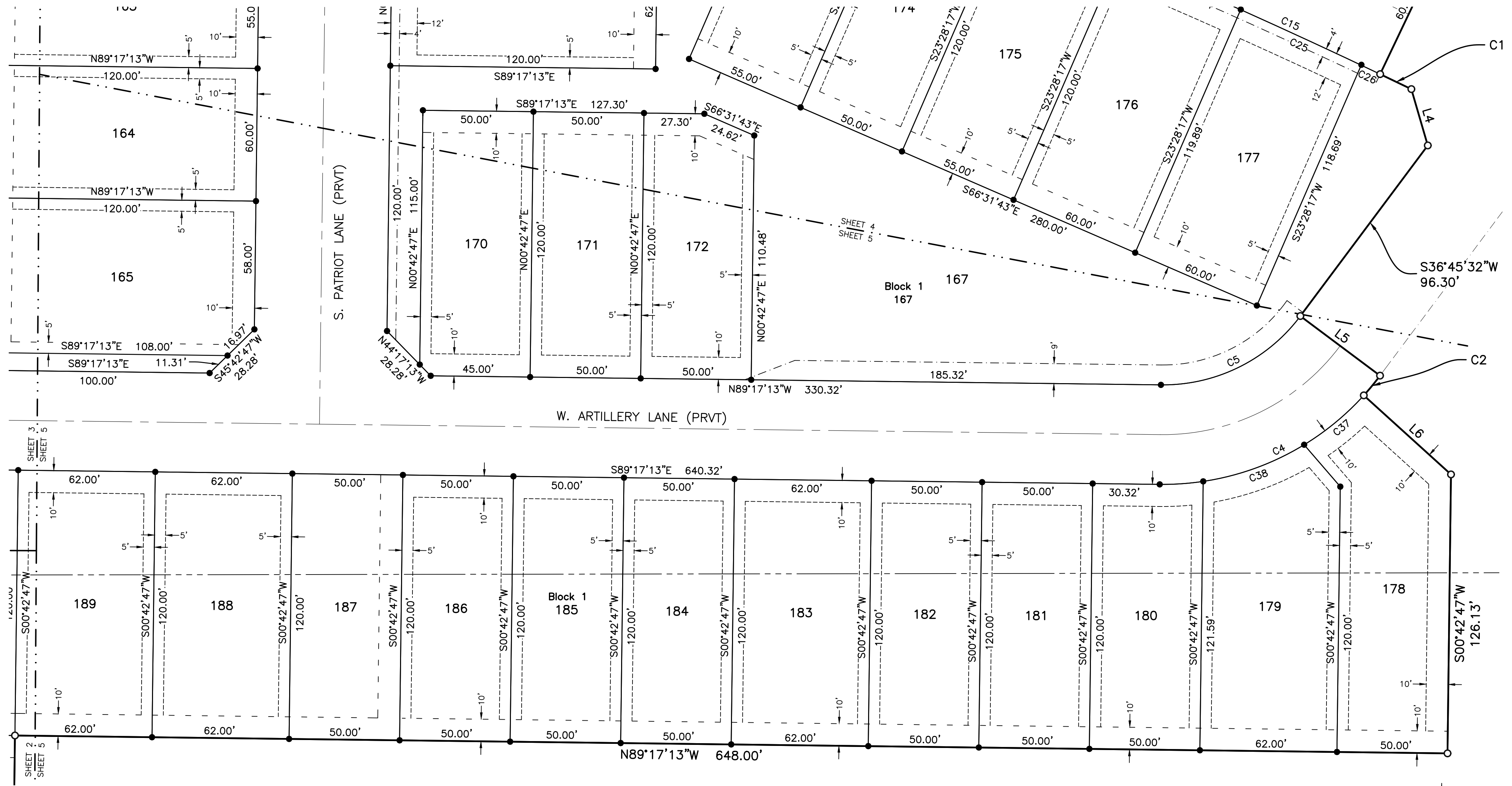
PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____



PLAT OF
FALCON CREST SUBDIVISION NO. 3

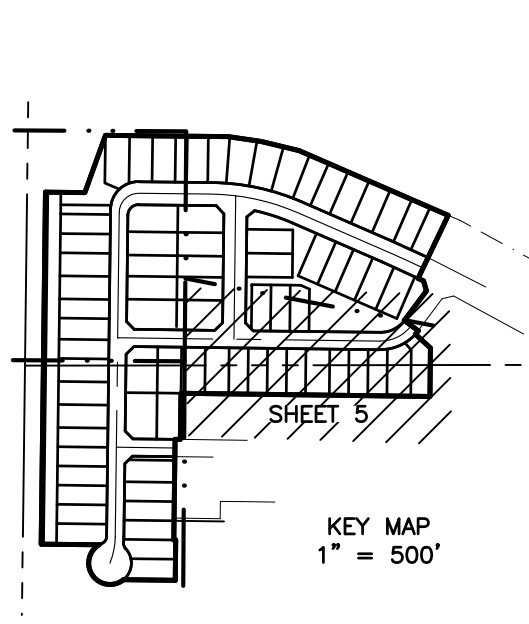
PLAT BOOK _____ PAGE _____



Curve Table — Sheets 4 & 5					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.67'	2955.00'	0°18'14"	S64°22'21"E	15.67'
C2	11.59'	122.50'	5°25'18"	S39°28'11"W	11.59'
C4	103.76'	122.50'	48°31'57"	N66°26'49"E	100.69'
C5	72.98'	77.50'	53°57'15"	N63°44'10"E	70.31'
C12	13.09'	543.99'	1°22'44"	N88°40'17"W	13.09'
C13	240.69'	603.99'	22°49'56"	N77°56'41"W	239.10'
C14	103.25'	543.99'	10°52'31"	N71°57'59"W	103.10'
C15	103.37'	2955.00'	2°00'15"	N65°31'36"W	103.36'
C16	105.46'	3015.00'	2°00'15"	N65°31'36"W	105.46'
C24	33.89'	2955.00'	0°39'26"	N66°12'00"W	33.89'
C25	60.02'	2955.00'	1°09'49"	N65°17'23"W	60.01'

Curve Table — Sheets 4 & 5					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	9.46'	2955.00'	0°11'00"	N64°36'58"W	9.46'
C27	49.59'	3015.00'	0°56'32"	N64°59'44"W	49.59'
C28	49.59'	3015.00'	0°56'32"	N65°56'17"W	49.59'
C29	6.29'	3015.00'	0°07'10"	N66°28'08"W	6.29'
C30	24.02'	603.99'	2°16'43"	N67°40'05"W	24.02'
C31	59.25'	603.99'	5°37'13"	N71°37'03"W	59.22'
C32	59.49'	603.99'	5°38'35"	N77°14'57"W	59.46'
C33	59.49'	603.99'	5°38'35"	N82°53'32"W	59.46'
C34	38.45'	603.99'	3°38'50"	N87°32'15"W	38.44'
C37	35.12'	122.50'	16°25'35"	N50°23'38"E	35.00'
C38	48.88'	122.50'	22°51'43"	N70°02'17"E	48.56'

Line Table — Sheets 4 & 5		
Line #	Direction	Length
L2	S81°41'42"E	86.24'
L3	S76°41'20"E	101.65'
L4	S16°14'22"E	26.53'
L5	S53°14'28"E	45.00'
L6	S47°49'10"E	53.23'



19 MAR 2020

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SEE SHEET 1 FOR LEGEND
SEE SHEET 6 FOR NOTES, AND EASEMENT NOTES

PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

Notes

- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Lot 120 of Block 1 is designated as a private road; and Lots 133, 137, 138, 155, 166, 167, 187 and 194 of Block 1 are common lots which shall be owned and maintained by Falcon Crest Subdivision Homeowners Association, Inc. The ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna.
- Minimum building setback lines shall be in accordance with the City of Kuna’s Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
- This development recognizes Section 22–4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
- The Homeowners Association (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot that receives private irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- This Development is subject to ACHD License Agreement Instrument No. -----
- This development is subject to that Declaration of Covenants, Conditions, and Restrictions For -----, Instrument No. ----- and any existing or future amendments, restatements, or supplements to said Declaration.
- This subdivision is located within Zone X as shown on the FIRM panel 425 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
- Irrigation water shall be provided by Falcon Crest Subdivision Homeowners Association, Inc., in compliance with Idaho Code 31–3805(1)(b).
- Any and all street lights that do not conform to the City of Kuna standard street light detail shall be owned and maintained in perpetuity by Falcon Crest Subdivision Homeowners Association, Inc. The ornamental/non standard lighting, maintenance, and power are the responsibility of Falcon Crest Subdivision Homeowners Association, Inc.

Reference Documents

Subdivisions: Cloverdale Ridge Estates, Cloverdale Ridge Estates No. 3 &
A Partial Re-Plat of Desert View Estates No. 1, Falcon Crest Subdivision No. 1.

Surveys: ROSs 0222, 0441, 10338 & 11990.

Deeds: 100049802, 108003131 & 2015–115982

Easements: _____, _____, _____ & _____.

Easement Notes

- Lots 120, 133, 137, 138, 155, 166, 167, 187 and 194 of Block 1 are designated as having a Utility Easement co-situate with said Lots (i.e. blanket easement).
- Lot 120 of Block 1 is hereby designated as having an Access Easement co-situate with said lot (i.e. blanket easement).
- All Utility Easements shown or designated hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
- The Irrigation Easements shown hereon are non-exclusive, perpetual, shall run with the land, and are hereby reserved for the installation, maintenance, operation, and use of the Falcon Crest Subdivision Homeowners Association, Inc.; and appurtenances thereto.
- Sidewalk Easements as shown hereon are non-exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for ingress and egress; the installation, maintenance, operation, and use of sidewalks; and appurtenances thereto.
- The Private Road Easement designated hereon is non-exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
- No Utility or City of Kuna Easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.



19 MAR 2020

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NOT FOR RECORDATION



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SHEET 6 OF 8

PLAT OF
FALCON CREST SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

Certificate of Owners

Know all people by these presents: that M3 ID Falcon Crest LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Subdivision No. 3, and that it intends to include said real property, as described below, in this plat:

Those portions of the Northwest Quarter and the Southwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter–corner of said Section 22 bears South 89°57’42” East, 2,660.56 feet; Thence along the west line of the Southwest Quarter of said Section 22, North 00°42’47” East, 2,650.93 feet to the west quarter corner of said Section 22; Thence along the north line of said Southwest Quarter, North 89°54’52” East, 48.00 feet to the easterly right–of–way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records and the POINT OF BEGINNING;

Thence N 00°42’27” E, 451.44 feet along said easterly right–of–way line;
Thence S 89°17’33” E, 102.22 feet departing from said easterly right–of–way line;
Thence N 19°46’57” E, 158.63 feet;
Thence S 89°21’39” E, 319.53 feet;
Thence S 81°41’42” E, 86.24 feet;
Thence S 76°41’20” E, 101.65 feet;
Thence S 66°31’43” E, 423.67 feet to the most northerly corner of Falcon Crest Subdivision No. 2 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____, Ada County Records;

Thence along the northwesterly and westerly boundary of said Falcon Crest Subdivision No. 2 the following twelve (12) courses:

- 1) S 25°28’32” W, 181.92 feet to the beginning of a non–tangent curve;
- 2) Along said non–tangent curve to the right an arc length of 15.67 feet, having a radius of 2,955.00 feet, a central angle of 00°18’14”, a chord bearing of S 64°22’21” E and a chord length of 15.67 feet;
- 3) S 16°14’22” E, 26.53 feet;
- 4) S 36°45’32” W, 96.30 feet;
- 5) S 53°14’28” E, 45.00 feet to the beginning of a non–tangent curve;
- 6) Along said non–tangent curve to the right an arc length of 11.59 feet, having a radius of 122.50 feet, a central angle of 05°25’18”, a chord bearing of S 39°28’11” W and a chord length of 11.59 feet;
- 7) S 47°49’10” E, 53.23 feet;
- 8) S 00°42’47” W, 126.13 feet;
- 9) N 89°17’13” W, 648.00 feet;
- 10) S 00°42’47” W, 120.00 feet;
- 11) N 89°17’13” W, 14.00 feet;
- 12) S 00°42’47” W, 212.00 feet to the northwest corner of Lot 5 of Falcon Crest Subdivision No. 1 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____, Ada County Records;

Thence along the northwesterly boundary of said Falcon Crest Subdivision No. 1 the following six (6) courses:

- 1) S 00°42’47” W, 50.000 feet;
- 2) S 89°17’33” E, 5.00 feet;
- 3) S 00°42’47” W, 105.00 feet;
- 4) N 89°17’13” W, 135.05 feet to the beginning of a non–tangent curve;
- 5) Along said non–tangent curve to the right an arc length of 182.17 feet, having a radius of 55.50 feet, a central angle of 188°04’05”, a chord bearing of N 34°57’22” W and a chord length of 110.72 feet;
- 6) N 89°17’33” W, 150.39 feet to said easterly right–of–way line of South Cloverdale Road;

Thence N 00°42’47” E, 464.66 feet along said easterly right–of–way line to the POINT OF BEGINNING.

The above–described parcel of land contains 17.65 acres, more or less.

The public streets shown on this plat are hereby dedicated to the public. The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID FALCON CREST, LLC,
an Arizona limited liability company

By: M3 Builders, L.L.C.,
an Arizona limited liability company,
its Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company,
its sole member

By: _____
William I. Brownlee, Manager

Acknowledgment

State of _____ }
County of _____ } ss.

On this _____ day of _____, in the year 20____, before me, a Notary Public in and for the State of _____, personally appeared William I. Brownlee, known or identified to me to be Manager of M3 ID Falcon Crest, LLC, that executed the within instrument and acknowledged to me that M3 ID Falcon Crest, LLC executed the same.

Notary public for Idaho
My commission expires _____

Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Subdivision No. 3, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Robert L. Kazarinoff, PLS 16642



19 MAR 2020

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PLAT OF
FALCON CREST SUBDIVISION NO. 3

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Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Date _____

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20____.

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day

_____, hereby approve this plat.

City Engineer

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, _____, by the City of Kuna, Idaho.

City Clerk

Certificate of County Surveyor

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

Ada County Surveyor Date

Certificate of County Treasurer

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

Ada County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } **ss.** Instrument No. _____

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

_____minutes past_____o'clock___.M.,

this _____ day of _____, _____, in my office, and was recorded in

Book_____of Plats at Pages _____ through _____.

Fee:_____

Deputy

Ex-Officio Recorder



19 MAR 2020

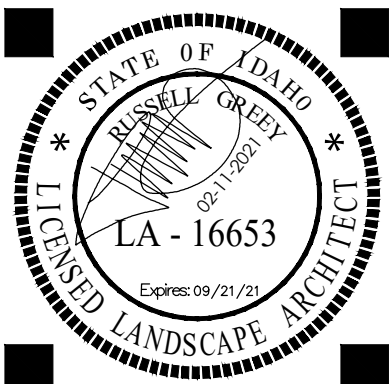
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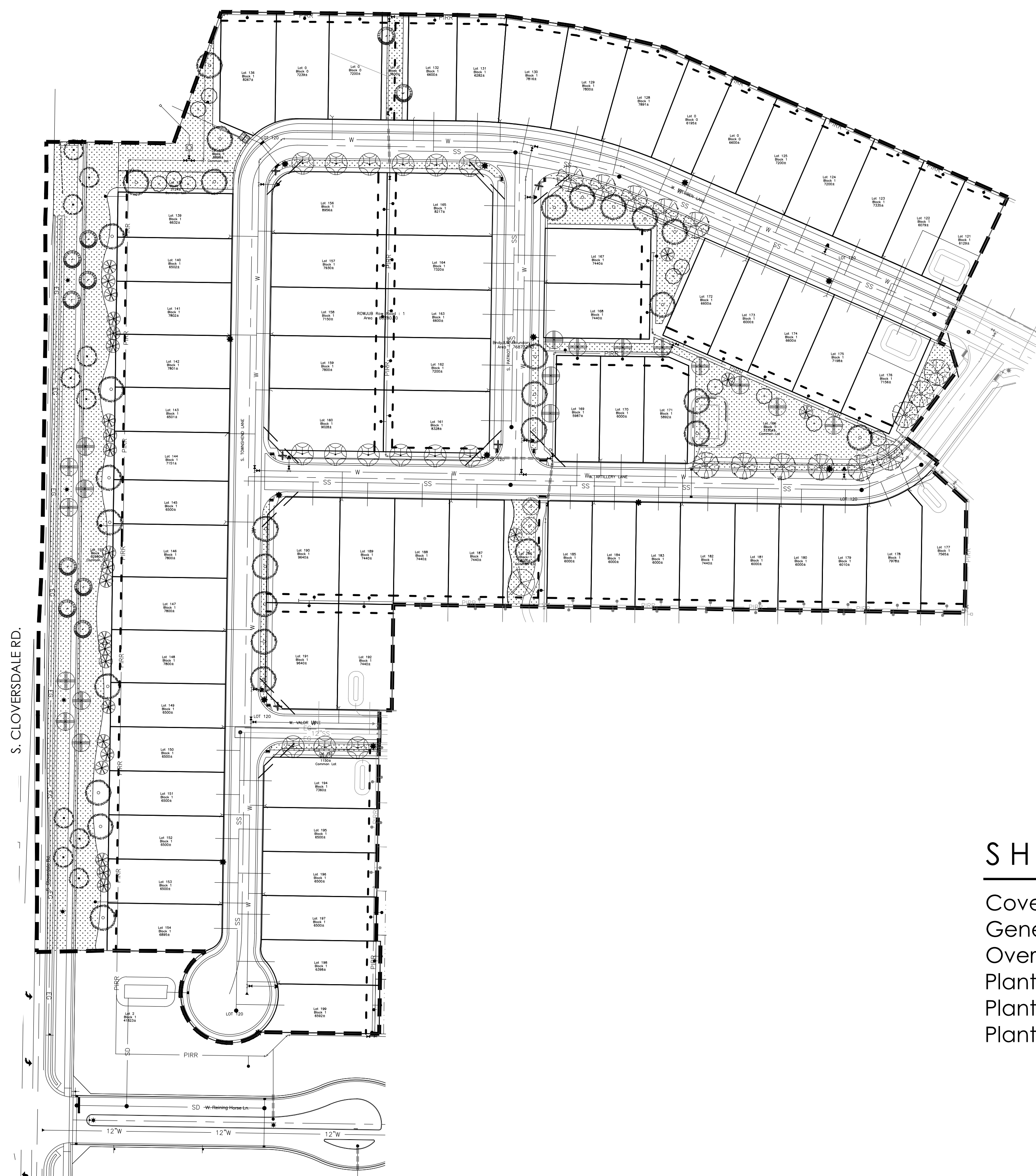
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CITY OF KUNA, IDAHO
2021



M3 COMPANIES
1087 W. River Street
Suite 310
Boise, Idaho 83702
(208) 939-6263 Fax: 208-939-6752

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

Greey | Pickett
Landscape Architecture | Community Design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

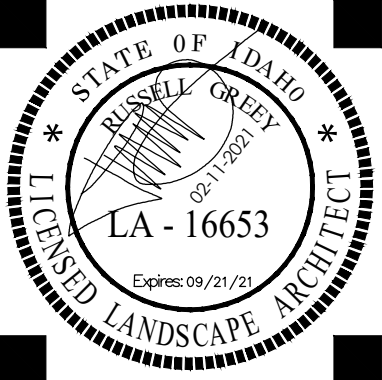
Cover Sheet	L0.0
General Notes / Material Schedule	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.6
Planting Details	L7.1
Planting Specifications	L8.1

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02.11.2021
drawing: Landscape Plan

sheet #

L0.0
01 of 11



MATERIAL SCHEDULE:

DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
CONCRETE SIDEWALK				
	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	PER KUNA, IDAHO STANDARDS
SPADE EDGE				
-LIMIT OF TURF	CONTRACTOR			
PLANTING AREA				
-MULCH	CONTRACTOR	MULCH	PREMIUM BLEND	
LAWN AREA				
-SOD	CONTRACTOR	FESCUE SOD		

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: MASON STANFIELD AND JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
C) OVERHEAD UTILITIES
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
i) TURF, AND ANNUAL AREAS (6" DEPTH).
ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

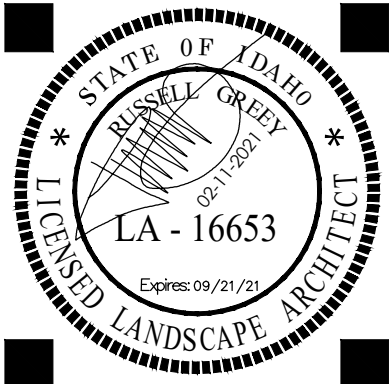
- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 3'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

revisions:



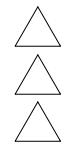
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MTC088
scale:
NTS
issued for:
REVIEW
drawn by:
TEAM
date:
02.11.2021
drawing:
General Notes

sheet #



FALCON CREST
SUBDIVISION NO. 3
Landscape Plans
KUNA, IDAHO

revisions:



project #:
MTC088
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
02.11.2021
drawing:
Overall Landscape Plan

sheet #

L3.0
03 of 11

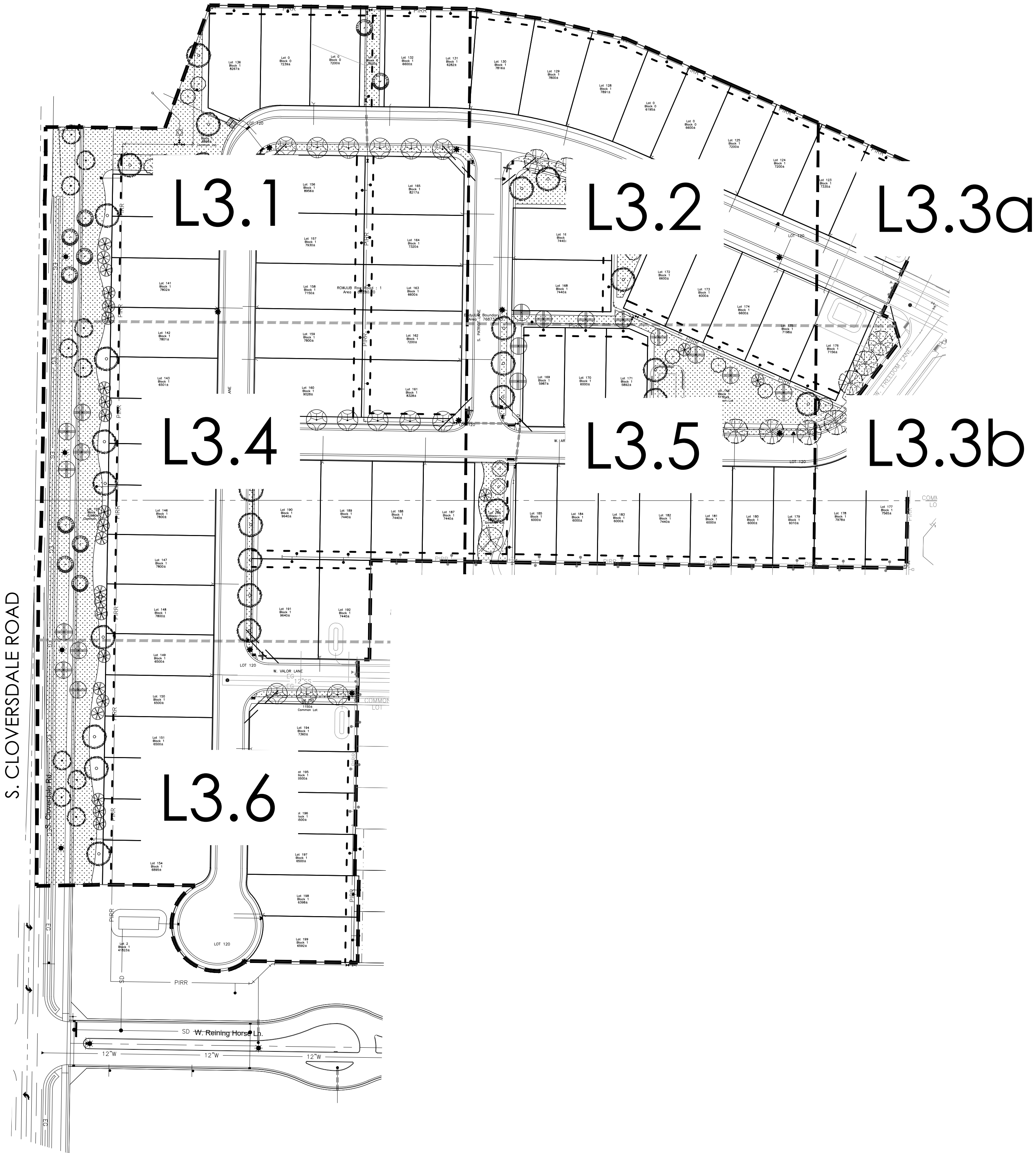
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" Cal.	10	Standard
	<i>Malus</i> sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	2	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" Cal.	10	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" Cal.	18	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	14	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2" Cal.	30	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2" Cal.	1	Standard
	<i>Tilia</i> x <i>mongolica</i> 'Harvest Gold' Harvest Gold Linden	2" Cal.	15	Standard
Conifer Trees				
	<i>Cedrus deodara</i> Karl Fuchs Karl Fuchs Pine	10' HT. B&B	11	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	10' HT. B&B	26	
Shrubs				
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	39	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	42	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	62	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	59	
	<i>Juniperus chinensis</i> 'Monlep' Mint Julep Juniper	5 Gal.	35	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	28	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	73	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	35	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	9	
	<i>Prunus laurocerasus</i> 'Otto Luyken' Otto Luyken English Laurel	5 gal.	33	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	5 gal.	58	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	19	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	26	
	<i>Rosa</i> x 'Noare' Flower Carpet Red Rose	5 gal.	67	
	<i>Spiraea japonica</i> 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	19	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	65	
	<i>Viburnum</i> x <i>bodnantense</i> 'Pink Dawn' Pink Dawn Viburnum	5 gal.	16	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	31	
Grasses				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	44	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	6	
	<i>Miscanthus sinensis</i> 'Yakushima' Yakushima Maiden Grass	5 gal.	39	

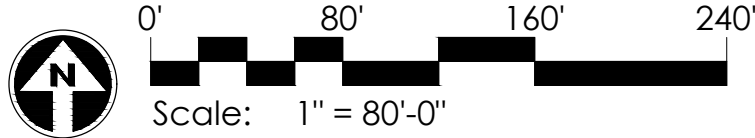
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD
INERTS	
Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

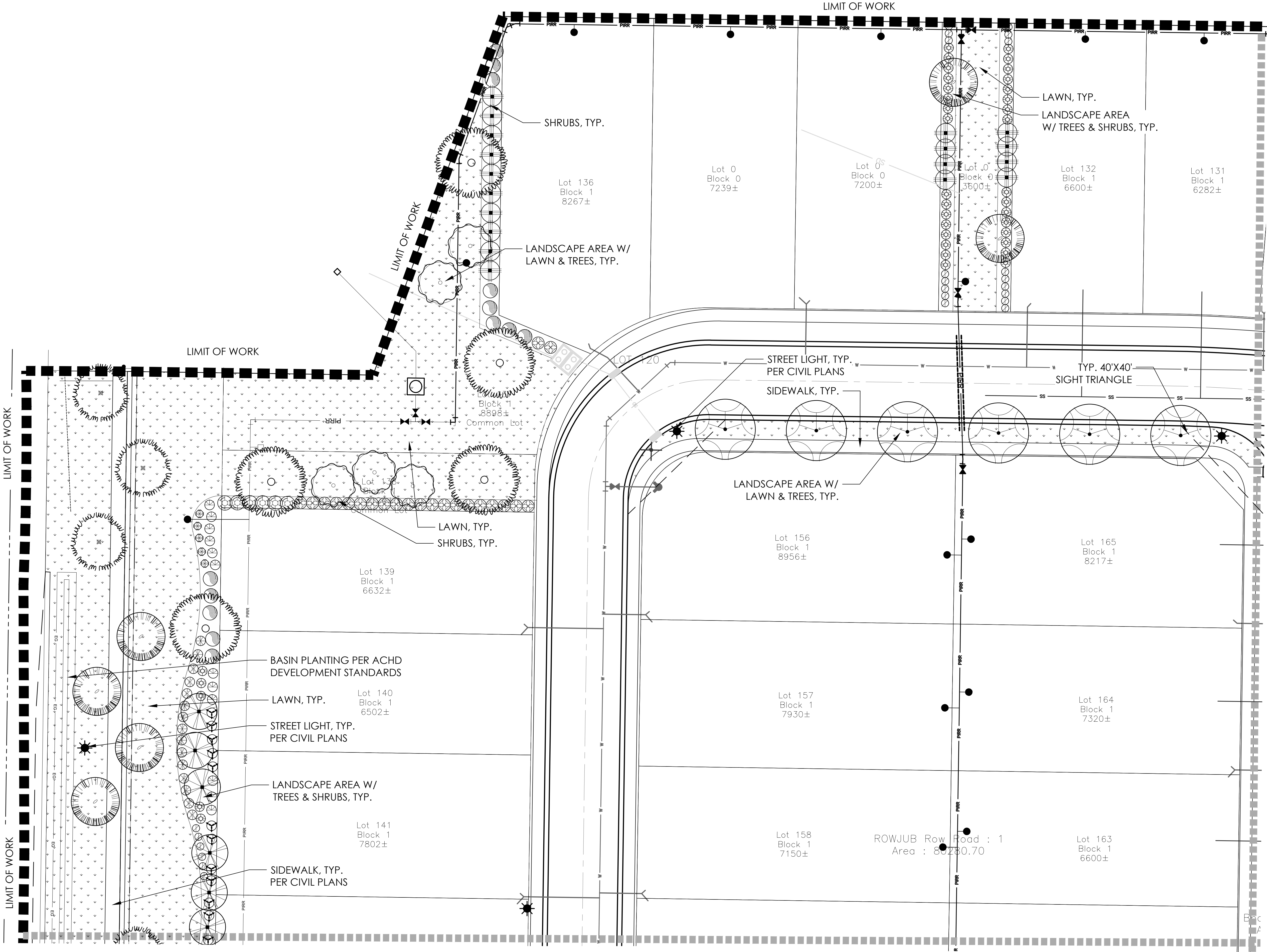
NOTE: All trees, shrubs, and grasses are drawn to scale at full maturity.



FALCON CREST - SUBDIVISION NO. 3 - LANDSCAPE SHEET LAYOUT



S. CLOVERSDALE RD.



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" Cal.	10	Standard
	<i>Malus</i> sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	2	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" Cal.	10	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" Cal.	18	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	14	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2" Cal.	30	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2" Cal.	1	Standard
	<i>Tilia</i> x <i>mongolica</i> 'Harvest Gold' Harvest Gold Linden	2" Cal.	15	Standard
Conifer Trees				
	<i>Cedrus deodara</i> Karl Fuchs Karl Fuchs Pine	10' HT. B&B	11	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	10' HT. B&B	26	
Shrubs				
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	39	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	42	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	62	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	59	
	<i>Juniperus chinensis</i> 'Monlep' Mini Julep Juniper	5 Gal.	35	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	28	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	73	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	35	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	9	
	<i>Prunus laurocerasus</i> 'Otto Luyken' Otto Luyken English Laurel	5 gal.	33	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	5 gal.	58	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	19	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	26	
	<i>Rosa</i> x 'Naore' Flower Carpet Red Rose	5 gal.	67	
	<i>Spiraea japonica</i> 'Anthony Waterer' Anthony Waterer Spiraea	5 gal.	19	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spiraea	5 gal.	65	
	<i>Viburnum</i> x <i>bodnantense</i> 'Pink Dawn' Pink Dawn Viburnum	5 gal.	16	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	31	
Grasses				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	44	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	6	
	<i>Miscanthus sinensis</i> 'Yakushima' Yakushima Maiden Grass	5 gal.	39	
MASS PLANTING				
Sym.	Description			
	LAWN: FESCUE SOD			
INERTS				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH, PREMIUM BLEND			
NOTE: All trees, shrubs, and grasses are drawn to scale at full maturity.				

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 02.11.2021
drawing: Planting Plan

sheet #

KEY MAP
SCALE: NTS

L3.1
L3.2
L3.3a
L3.3b
L3.4
L3.5
L3.6

PLANTING PLAN - L3.1

0' 20' 40' 60'
Scale: 1" = 20'-0"

LA-16653

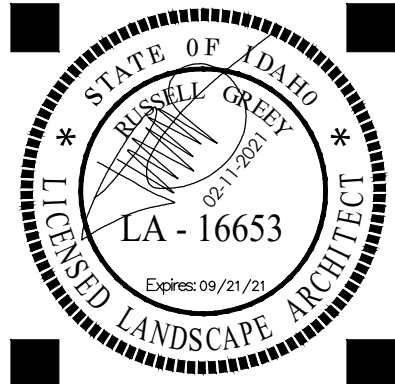
STATE OF IDAHO
JANUARY 1, 2021
EXPIRES 09/21/22
LANDSCAPE ARCHITECT

GREY PICKETT
landscape architecture community design
714 e steison drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

FALCON CREST
SUBDIVISION NO. 3
Landscape Plans
KUNA, IDAHO

L3.1
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FALCON CREST
SUBDIVISION NO. 3
Landscape Plans
KUNA, IDAHO

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REVIEW
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TEAM
date:
02.11.2021
drawing:
Planting Plan

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L3.2
05 of 11

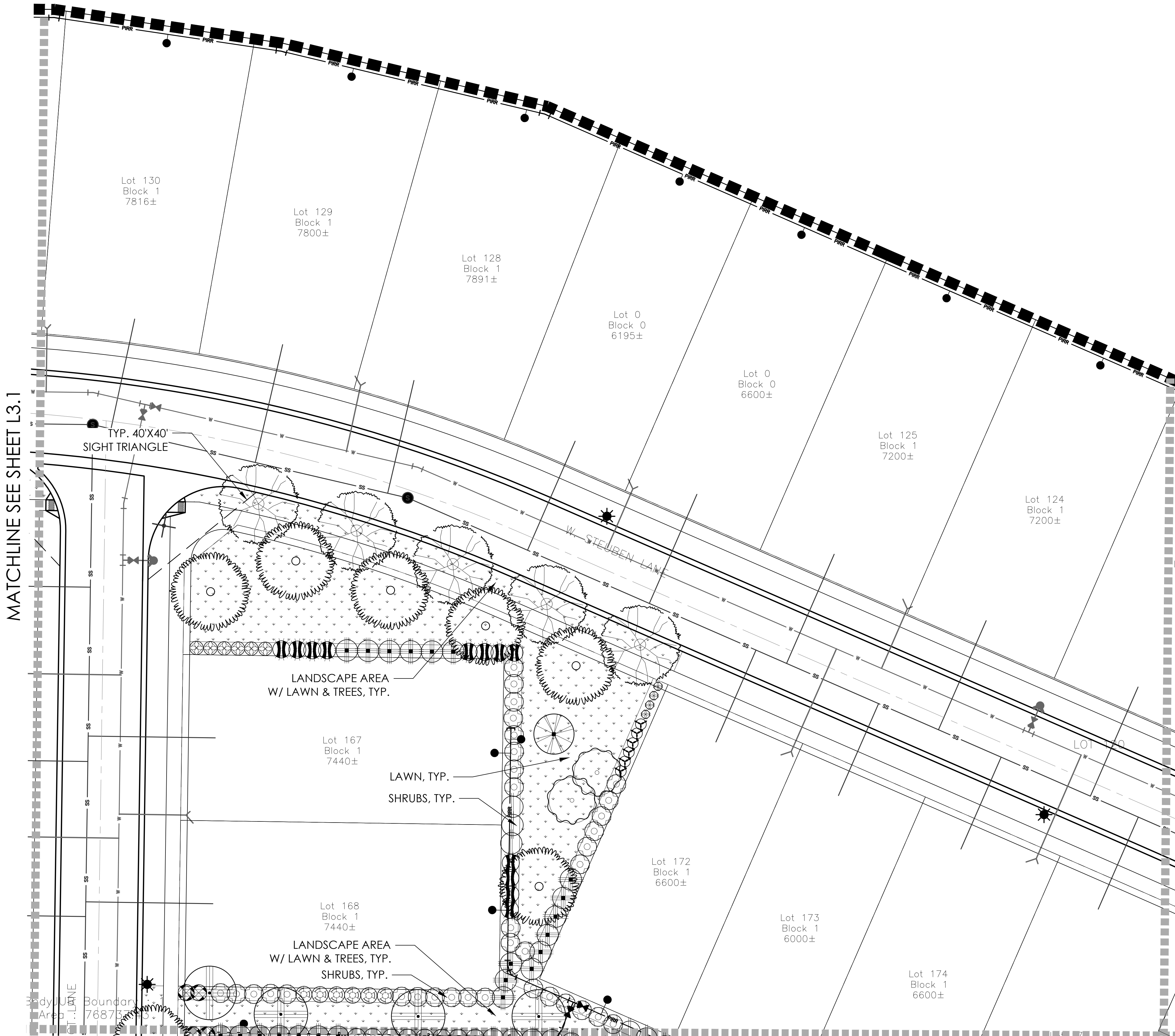
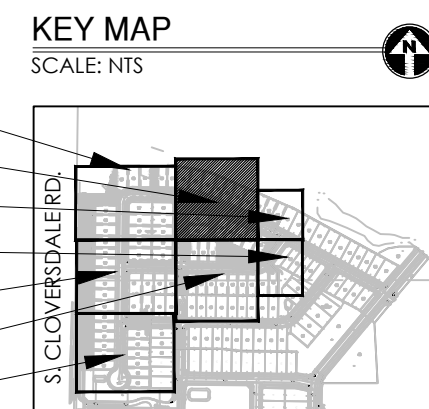
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" Cal.	10	Standard
	<i>Malus</i> sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	2	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" Cal.	10	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" Cal.	18	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	14	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2" Cal.	30	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2" Cal.	1	Standard
	<i>Tilia</i> x <i>mongolica</i> 'Harvest Gold' Harvest Gold Linden	2" Cal.	15	Standard
Conifer Trees				
	<i>Cedrus deodara</i> Karl Fuchs Karl Fuchs Pine	10' Ht. 8&B	11	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	10' Ht. 8&B	26	
Shrubs				
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	39	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	42	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	62	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	59	
	<i>Juniperus chinensis</i> 'Monlep' Mint Julep Juniper	5 Gal.	35	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	28	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	73	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	35	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	9	
	<i>Prunus laurocerasus</i> 'Oto Luyken' Otto Luyken English Laurel	5 gal.	33	
	<i>Prunus</i> x <i>cistena</i> Cistena Plum	5 gal.	58	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	19	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	26	
	<i>Rosa</i> x 'Noare' Flower Carpet Red Rose	5 gal.	67	
	<i>Spiraea japonica</i> 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	19	
	<i>Spiraea</i> x <i>bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	65	
	<i>Viburnum</i> x <i>bodnantense</i> 'Pink Dawn' Pink Dawn Viburnum	5 gal.	16	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	31	
Grasses				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	44	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	6	
	<i>Miscanthus sinensis</i> 'Yakushima' Yakushima Maiden Grass	5 gal.	39	

MASS PLANTING

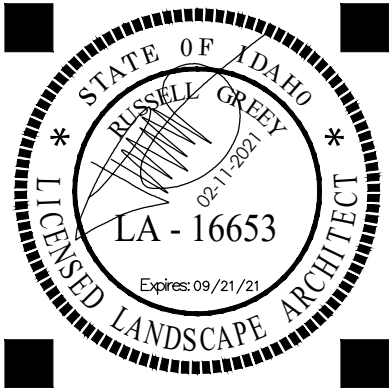
Sym.	Description
	LAWN: FESCUE SOD
INERTS	
Sym. Description	
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, and grasses are drawn to scale at full maturity.



PLANTING PLAN - L3.2





FALCON CREST
SUBDIVISION NO. 3
Landscape Plans
KUNA, IDAHO

revisions:

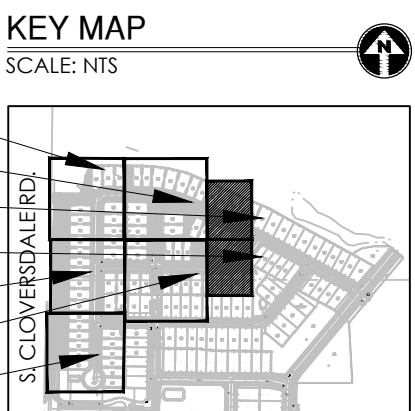
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issued for:
REVIEW
drawn by:
TEAM
date:
02.11.2021
drawing:
Planting Plan

sheet #

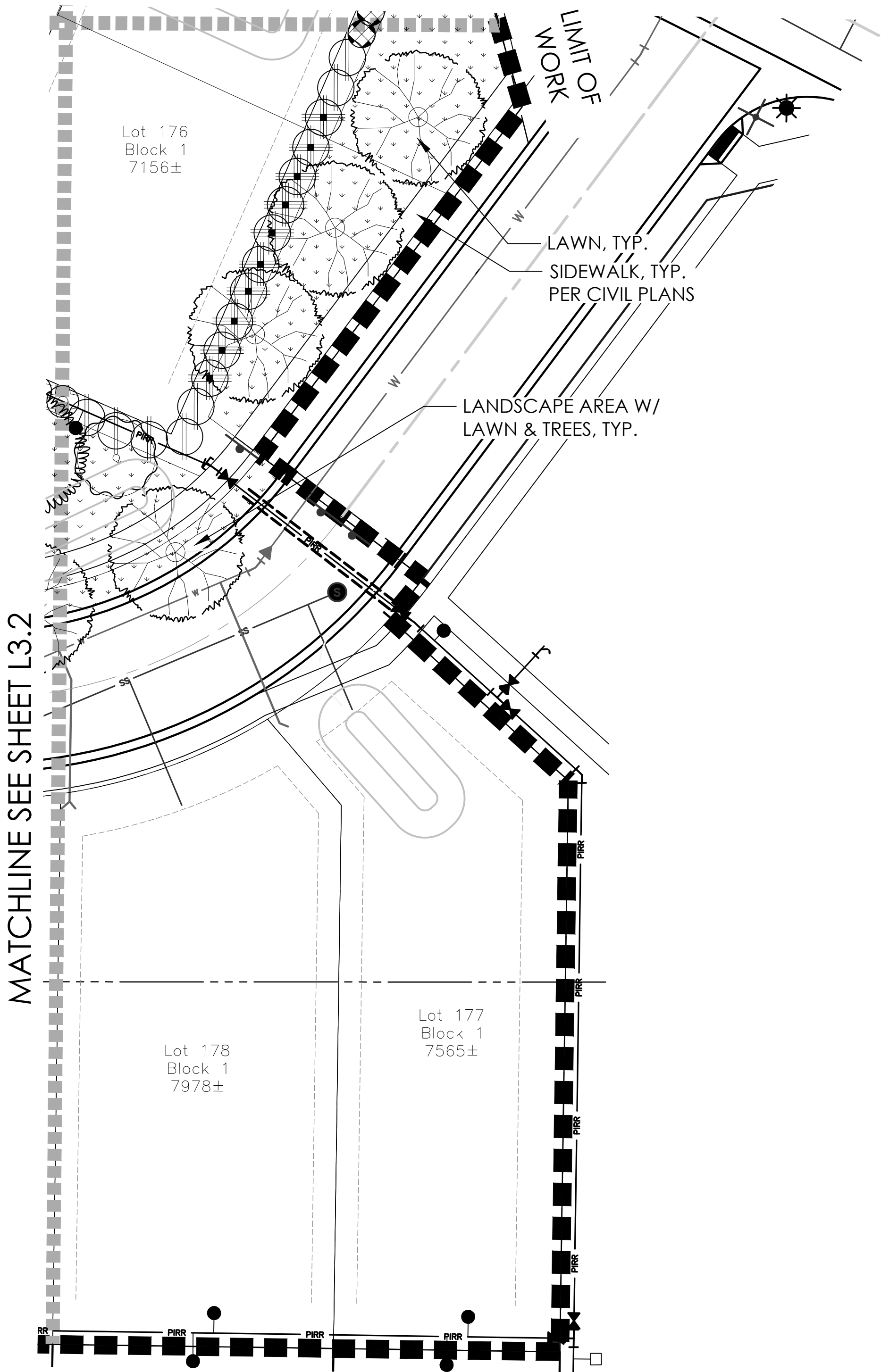
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PLANT MATERIALS LEGEND

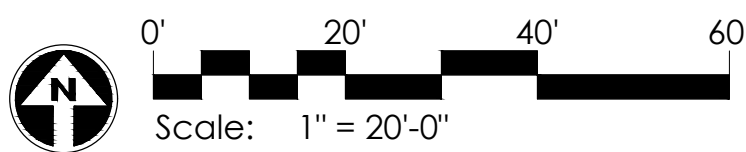
Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' Cal.	10	Standard
	<i>Malus</i> sp. 'Purple Prince' Purple Prince Crabapple	2' Cal.	2	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' Cal.	10	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' Cal.	18	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2' Cal.	14	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2' Cal.	30	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2' Cal.	1	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2' Cal.	15	Standard
Conifer Trees				
	<i>Cedrus deodara</i> Karl Fuchs Karl Fuchs Pine	10' Ht. B&B	11	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	10' Ht. B&B	26	
Shrubs				
	<i>Buddlejia davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	39	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	42	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	62	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	59	
	<i>Juniperus chinensis</i> 'Monlep' Mint Julep Juniper	5 Gal.	35	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	28	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	73	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	35	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	9	
	<i>Prunus laurocerasus</i> 'Otto Luyken' Otto Luyken English Laurel	5 gal.	33	
	<i>Prunus x cistena</i> Cistena Plum	5 gal.	58	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	19	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	26	
	<i>Rosa</i> x 'Noare' Flower Carpet Red Rose	5 gal.	67	
	<i>Spiraea japonica</i> 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	19	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	65	
	<i>Viburnum x bodnantense</i> 'Pink Dawn' Pink Dawn Viburnum	5 gal.	16	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	31	
Grasses				
	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	44	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	6	
	<i>Miscanthus sinensis</i> 'Yakushima' Yakushima Maiden Grass	5 gal.	39	
MASS PLANTING				
Sym.	Description			
	LAWN: FESCUE SOD			
INERTS				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH, PREMIUM BLEND			
NOTE: All trees, shrubs, and grasses are drawn to scale at full maturity.				



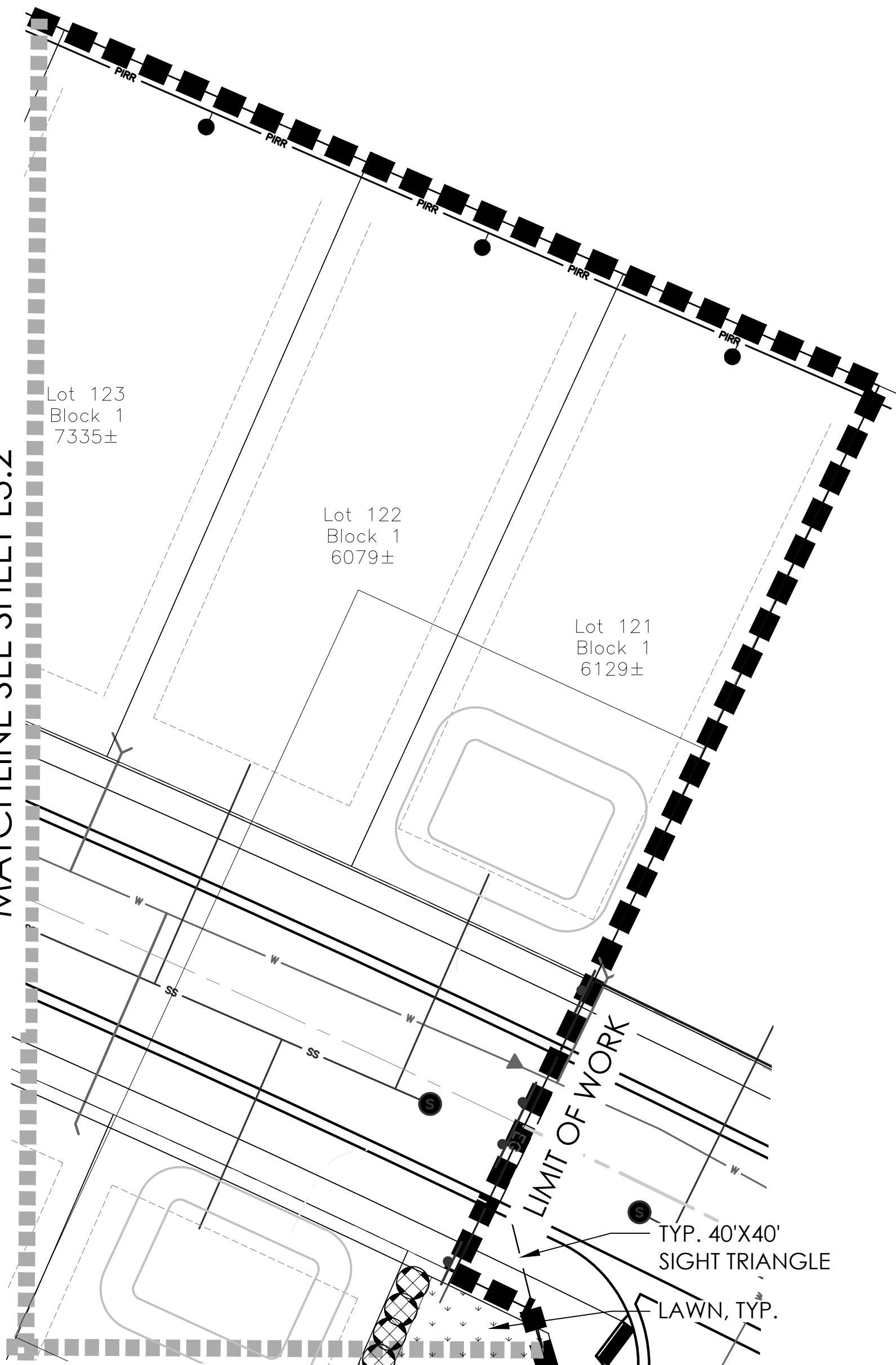
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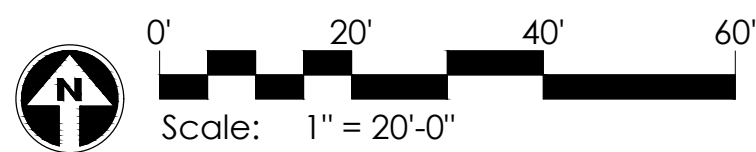
PLANTING PLAN - L3.3b



MATCHLINE SEE SHEET L3.2

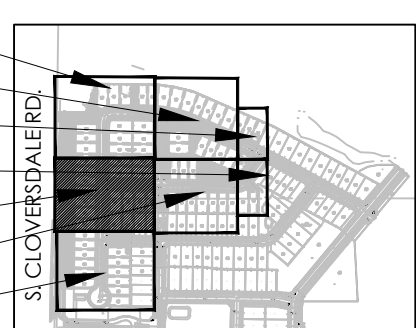


PLANTING PLAN - L3.3a



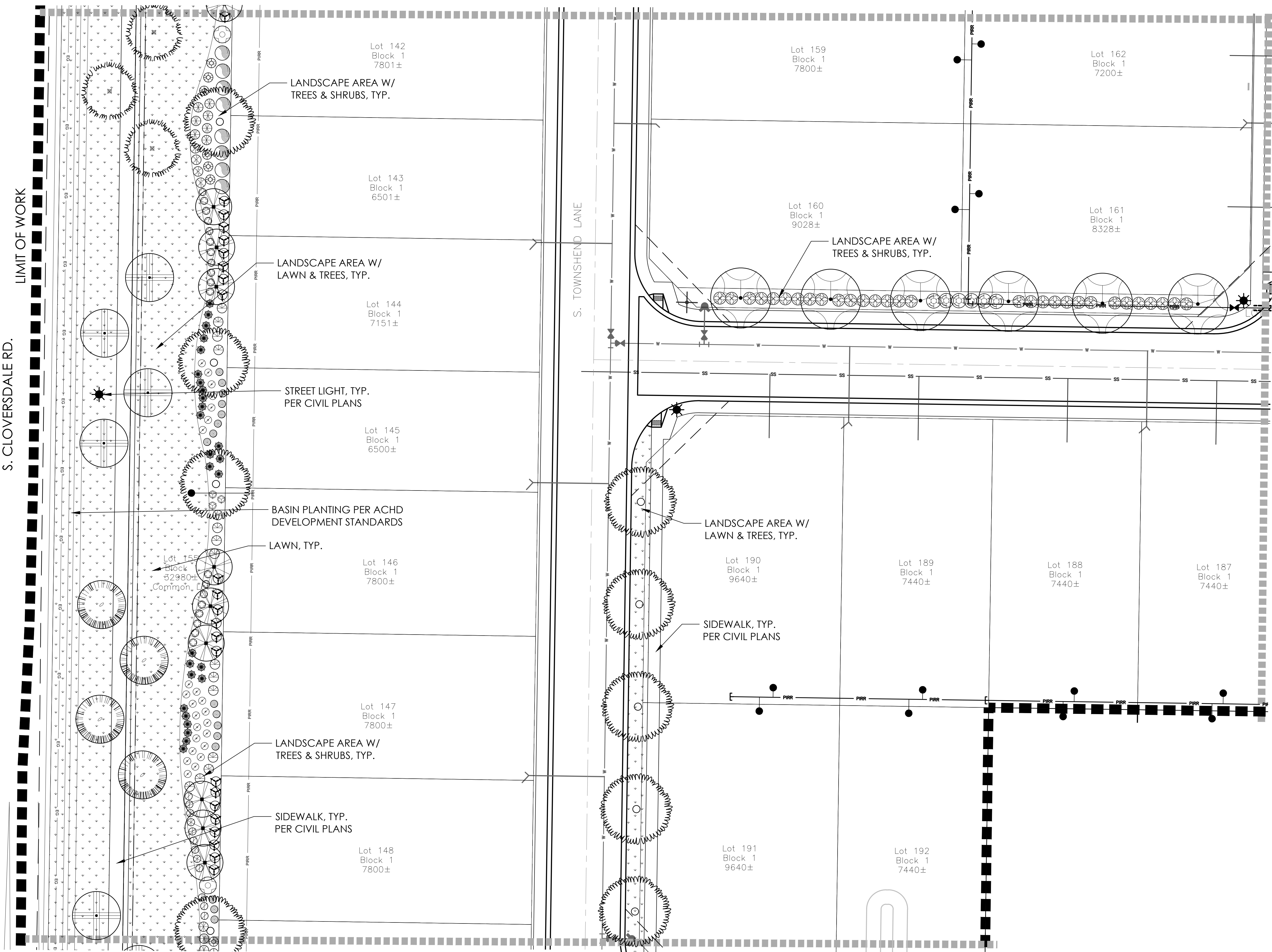
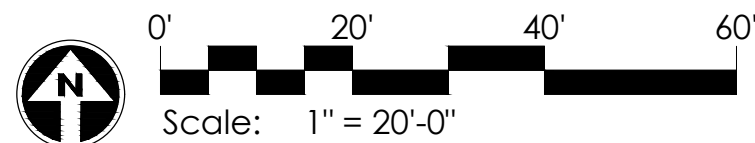
Sym.	Plant Name	Size	Qty.	Remarks
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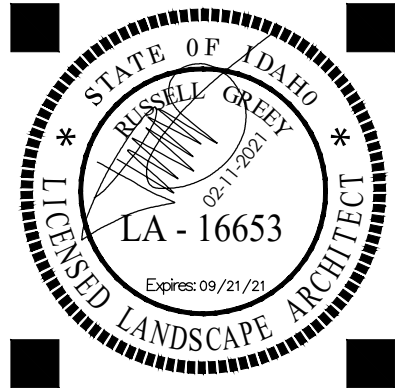
MASS PLANTING	
Sym.	Description
	LAWN: FESCUE SOD
INERTS	
Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND



- L3.1
- L3.2
- L3.3a
- L3.3b
- L3.4
- L3.5
- L3.6

PLANTING PLAN - L3.4





FALCON CREST
SUBDIVISION NO. 3
Landscape Plans
KUNA, IDAHO

revisions:

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MTC088
scale:
As Shown
issued for:
REVIEW
drawn by:
TEAM
date:
02.11.2021
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Planting Plan

sheet #

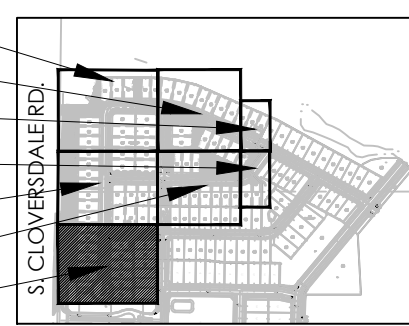
L3.6
09 of 11

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Remarks
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2" Cal.	10	Standard
	<i>Malus</i> sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	2	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" Cal.	10	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2" Cal.	18	Standard
Class II Trees				
	<i>Acer truncatum</i> x <i>plantanoides</i> 'Keithform' Norwegian Sunset Maple	2" Cal.	14	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2" Cal.	30	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2" Cal.	1	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2" Cal.	15	Standard
Conifer Trees				
	<i>Cedrus deodara</i> Karl Fuchs Karl Fuchs Pine	10' HT. B&B	11	
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	10' HT. B&B	26	
Shrubs				
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	39	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	42	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	62	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	59	
	<i>Juniperus chinensis</i> 'Monlep' Mini Julep Juniper	5 Gal.	35	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	28	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	73	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	35	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	9	
	<i>Prunus laurocerasus</i> 'Otto Luyken' Otto Luyken English Laurel	5 gal.	33	
	<i>Prunus x cistena</i> Cistena Plum	5 gal.	58	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	5 gal.	19	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	26	
	<i>Rosa</i> x 'Noare' Flower Carpet Red Rose	5 gal.	67	
	<i>Spiraea japonica</i> 'Anthony Waterer' Anthony Waterer Spirea	5 gal.	19	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	65	
	<i>Viburnum x bodnantense</i> 'Pink Dawn' Pink Dawn Viburnum	5 gal.	16	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	31	
Grasses				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	44	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	6	
	<i>Miscanthus sinensis</i> 'Yakushima' Yakushima Maiden Grass	5 gal.	39	
MASS PLANTING				
Sym.	Description			
	LAWN: FESCUE SOD			
INERTS				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH, PREMIUM BLEND			
NOTE: All trees, shrubs, and grasses are drawn to scale at full maturity.				

KEY MAP

SCALE: NTS



S. CLOVERSDALE RD.

LIMIT OF WORK

S. Cloverdale Rd.

LIMIT OF WORK

MATCHLINE SEE SHEET L3.4

STREET LIGHT, TYP.
PER CIVIL PLANS

Lot 149
Block 1
6500±

BASIN PLANTING PER ACHD
DEVELOPMENT STANDARDS

Lot 150
Block 1
6500±

SHRUB BED, TYP.

Lot 151
Block 1
6500±

LANDSCAPE AREA W/ LAWN
& TREES, TYP.

Lot 152
Block 1
6500±

COMMUNITY SIDEWALK PER CIVIL PLANS

Lot 153
Block 1
6500±

STREET LIGHT, TYP.
PER CIVIL PLANS

Lot 154
Block 1
6895±

LOT 120

LOT 120

8' W. LANDSCAPE
AREA W/ LAWN
& TREES, TYP.

TYP. 40'X40'
SIGHT TRIANGLE

COMMUNITY SIDEWALK, TYP.
PER CIVIL PLANS

Lot 194
Block 1
7360±

Lot 195
Block 1
6500±

Lot 196
Block 1
6500±

Lot 197
Block 1
6500±

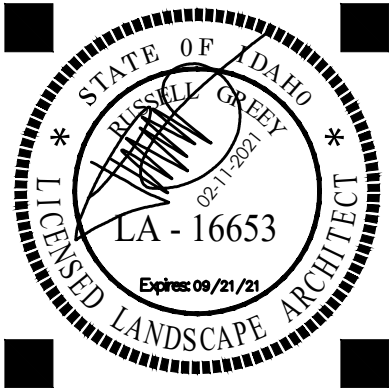
Lot 198
Block 1
6398±

Lot 199
Block 1
6592±

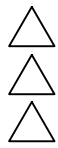
PLANTING PLAN - L3.6



0' 20' 40' 60'
Scale: 1" = 20'-0"

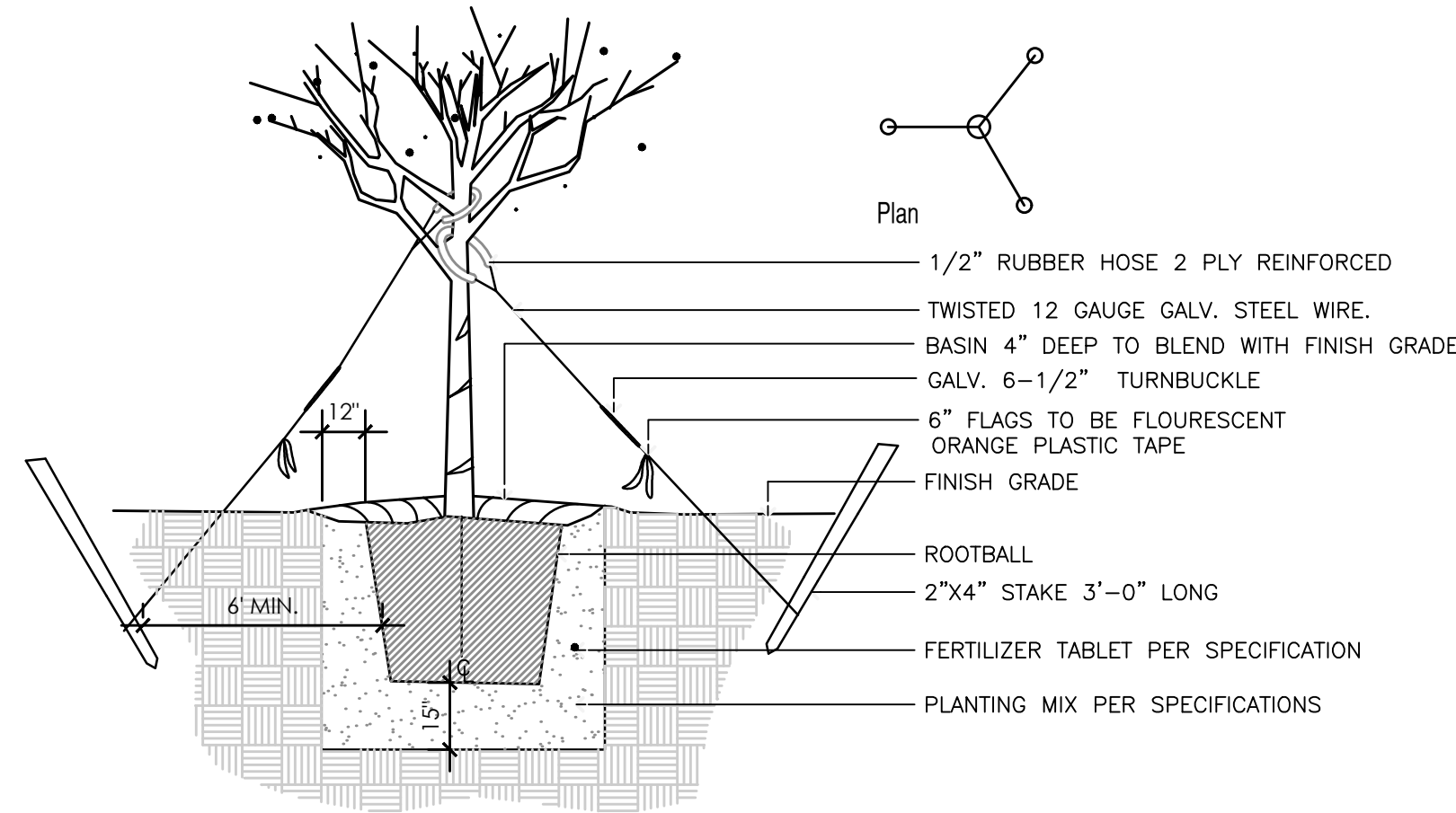


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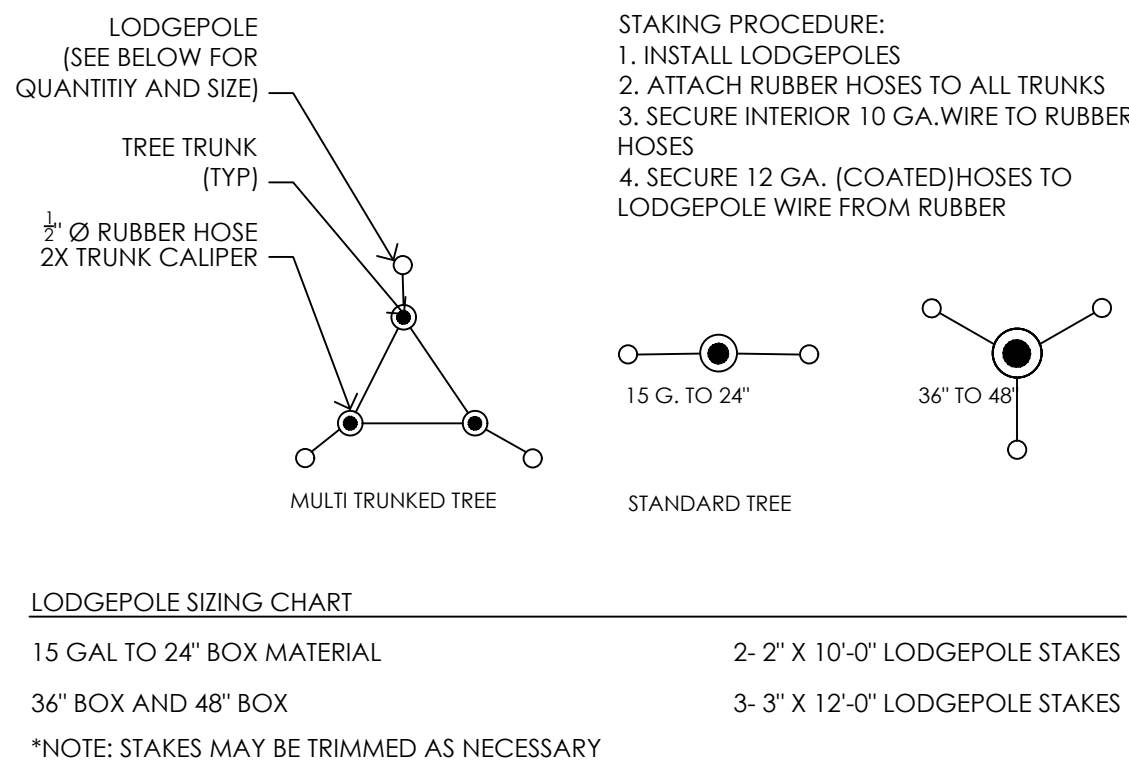
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Planting/Site Details

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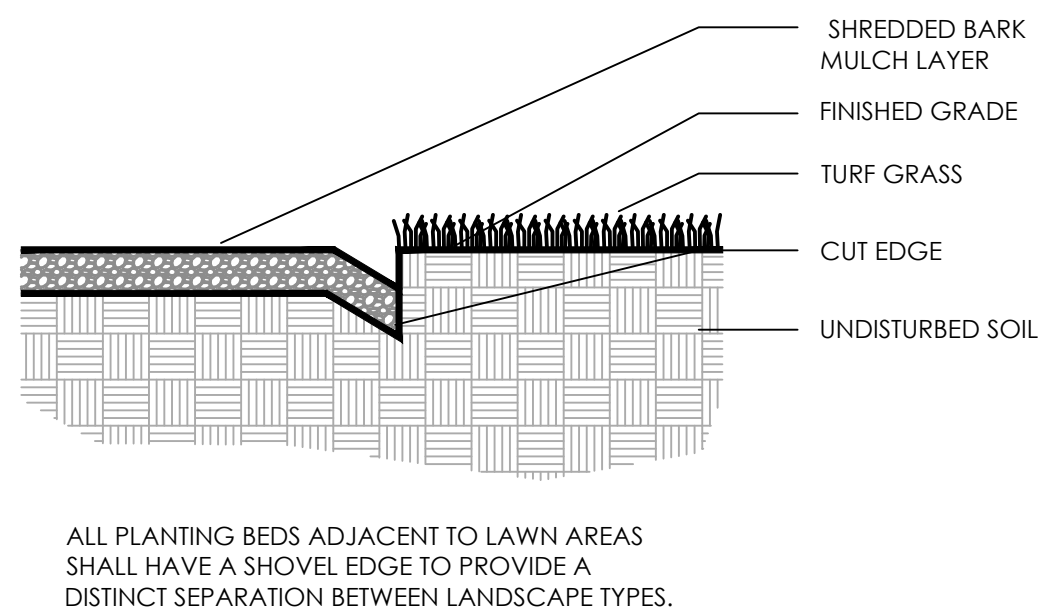
1.3 Tree Guying Detail

Scale: N.T.S.



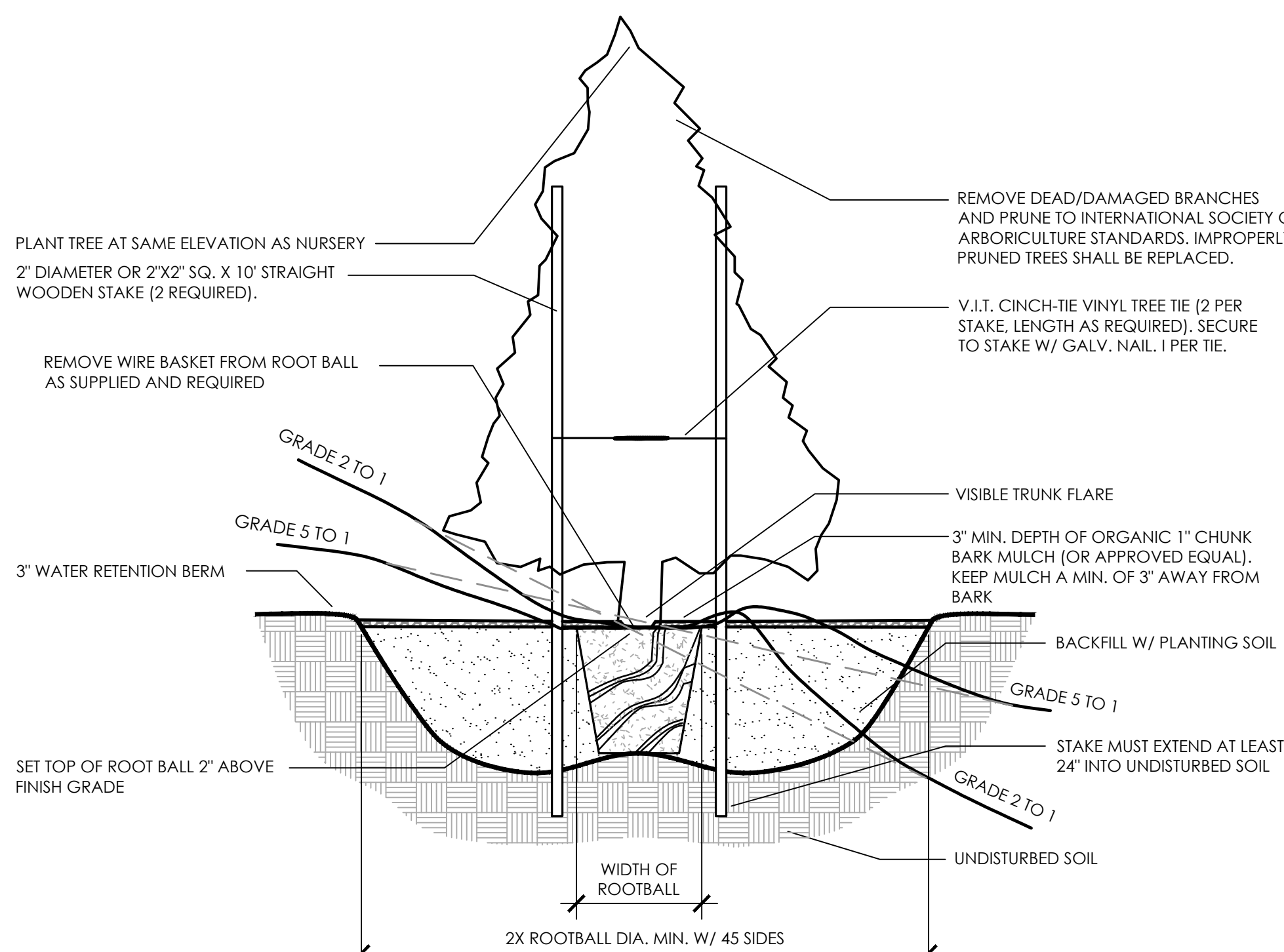
1.7 Tree Staking Diagram

Scale: NTS



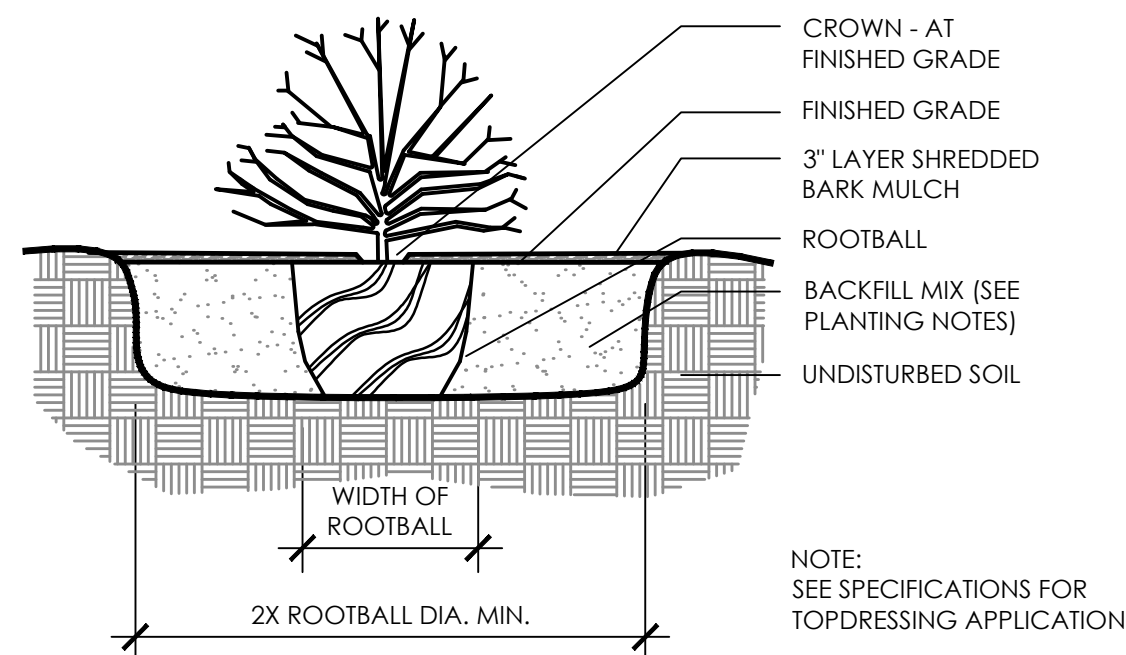
1.6 Cut Edge Detail

Scale: N.T.S.



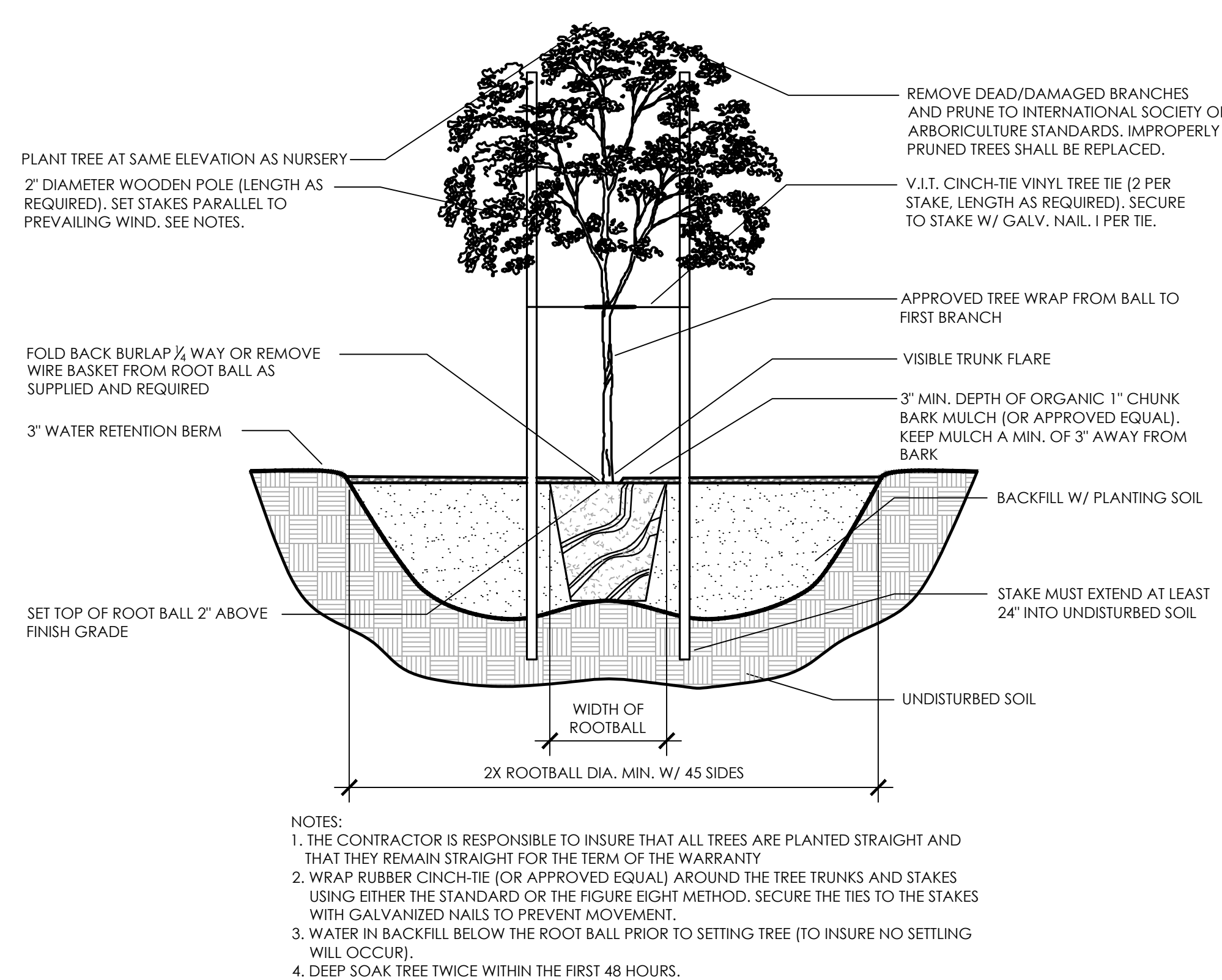
1.2 Evergreen Tree Planting Detail

Scale: N.T.S.



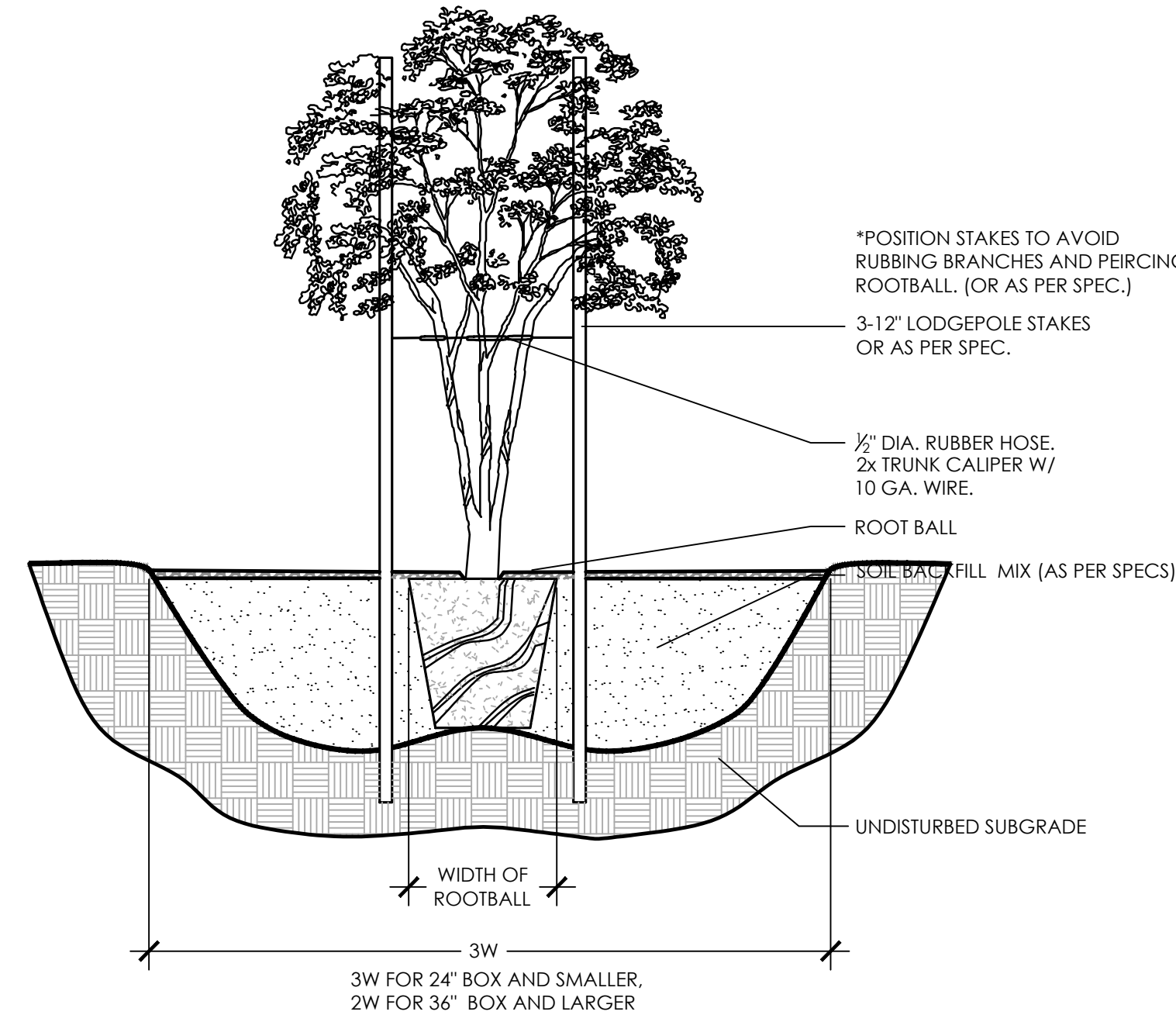
1.5 Shrub Planting Detail

Scale: N.T.S.



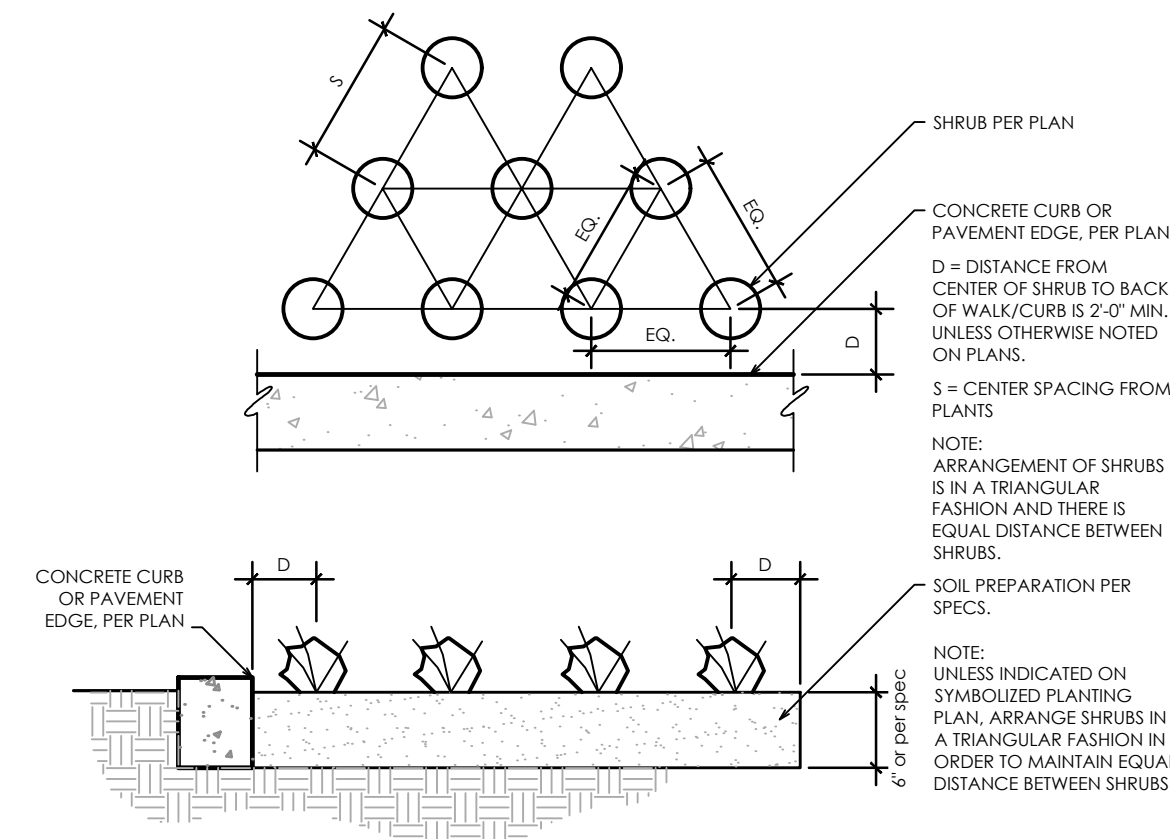
1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"

SECTION - 02900 LANDSCAPE
PART 1 - GENERAL

1.01 WORK INCLUDED

- *Landscape finish grading.
 - * Soil preparation
 - *Tree supports
 - *Planting
 - *Watering
 - *Maintenance
- Definitions:
- Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
- Plants - all shrubs other than trees and turf.
- Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Reserved
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees: Warranty that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings: Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; V.I.T. Cinch-tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail, 1 per tree.

Anchor (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy wire.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agrifarm' planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place 3/4" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative if areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2" all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sq. ft. phosphate at a rate of 2 lbs per 1,000 sq. ft. , and soil sulfur at 5 lbs per 1,000 sq. ft. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING
PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 14-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from *Plantago ovata/insularis powder* at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seeding growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseeded all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process: Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

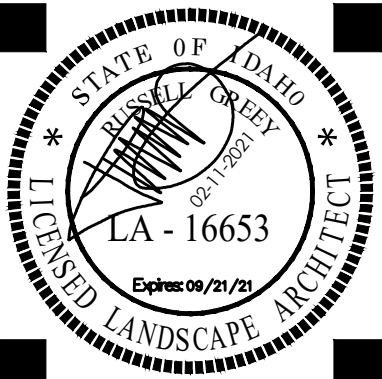
Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion. Seed containers at time of delivery. At time of seed and slurry mixing. During application of seed. During application of mulch. Weekly for seed and weed germination. Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.



project #:
MTC088
scale:

issued for:
REVIEW
drawn by:
TEAM
date:
02.11.2021
drawing:

Planting Specifications

sheet #

L8.1

11 of 11



City of Kuna

Council Findings of Fact & Conclusions of Law

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

To: **City Council**

Case No's: **18-03-AN (Annexation)**
18-01-CPM (Comp Map Change)
18-04-ZC (rezone)
18-02-PUD (Planned Unit Develop)
18-04-S (Preliminary Plat) and
And (Development Agreement)

Location: **Northeast Corner of Cloverdale and Kuna Roads, Kuna, ID**

Planner: **Troy Behunin, Planner III**

Hearing date: **January 2, 2019**
Tabled to: **January 15, 2019**
Findings/Fact: **February 5, 2019**

Owner: **M3 Companies - Mark Tate**
1087 W. River Street, Ste. 310
Boise, ID 83702
208.939.6263
MTate@m3companiesllc.com

Engineer: **J-U-B Engineers – Kristi Watkins**
250 S. Beechwood Ave. S. 201
Boise, ID 83709
208.323.9336
kwatkins@jub.com

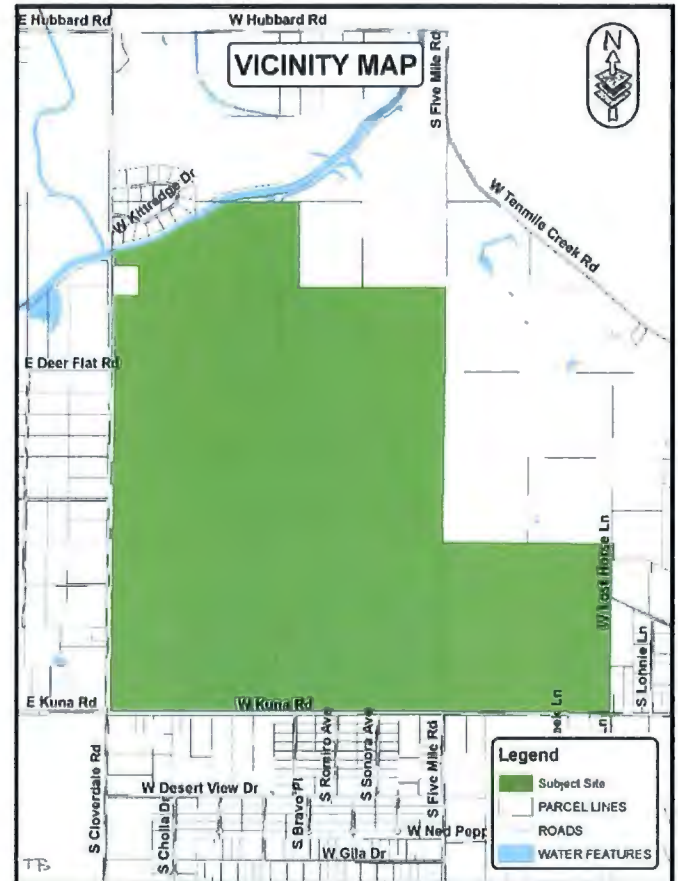


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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Annexation, Comprehensive Plan Map Changes, P.U.D.'s, Rezones and Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | May 9, 2018 (fifty four (54) persons attended) |
| ii. Agency Comment Request | July 13, 2018 |
| iii. 450' Property Owners | December 21, 2018 (plus Emails) |
| iv. Kuna, Melba Newspaper | December 12, 2018 and December 19, 2018 |
| v. Site Posted | December 22, 2018 |

B. Applicants Request:**1. Request:**

Applicant, J-U-B Engineers, on behalf of Mark Tate, with M3 Companies (Owner), requests approval to Annex approximately 990 acres into Kuna City limits, Change the Comprehensive Plan Map (CPM) from Agriculture to Mixed-Use for approximately 163 acres, for a Planned Unit Development (PUD) for approx. 1,028 acres (net), to rezone approx. 20 acres and subdivide approx. 132 acres into 409 residential lots, 51 common lots, four common driveway lots, two well lots and private roads. This site is located at the NEC of Cloverdale and Kuna Roads, Kuna, Idaho. Please see the application for a list of parcel numbers affected by this application.

C. Aerial Map:

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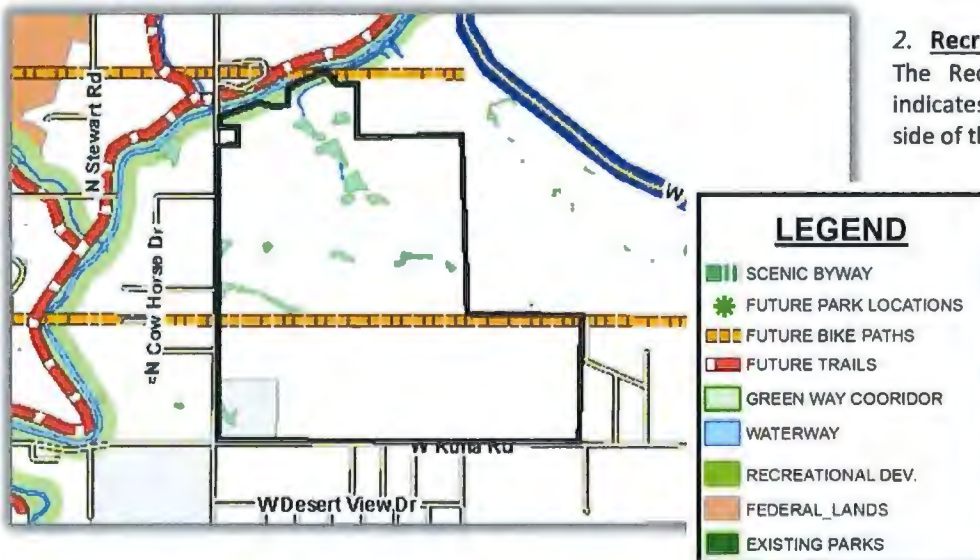
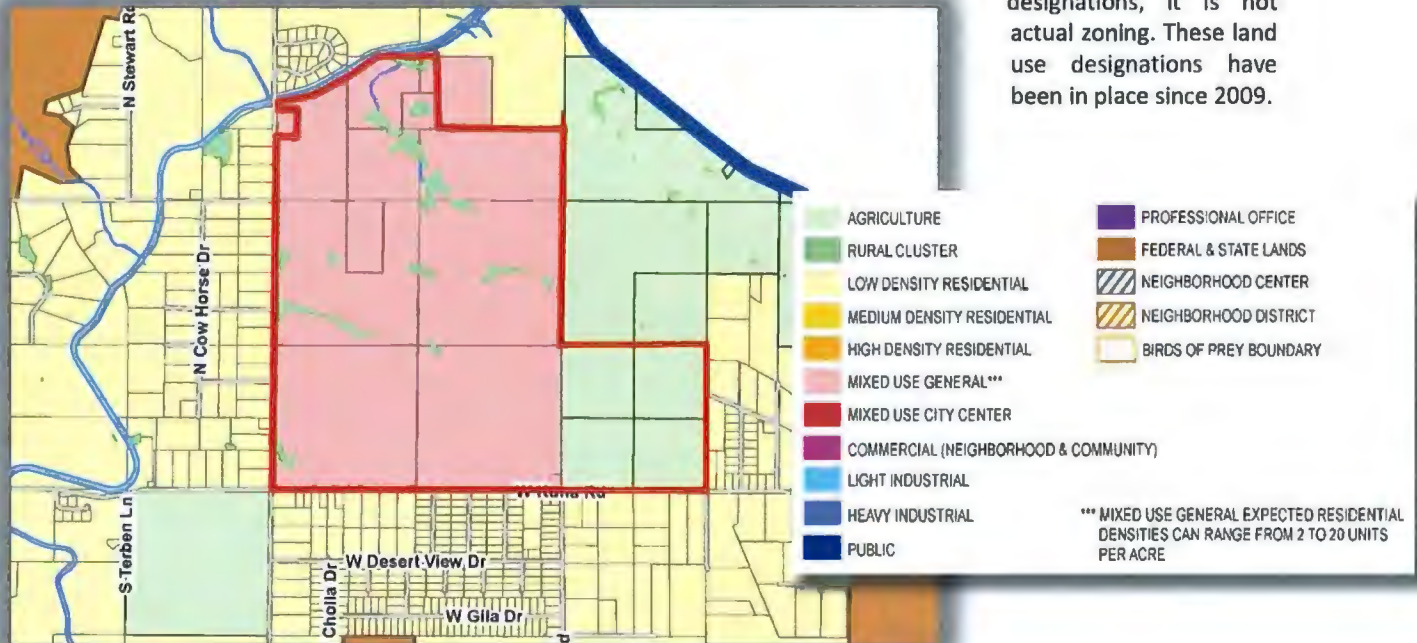
D. Site History:

These lands historically have been used for golf course and agricultural purposes for many years. Approximately 40 acres on the northeast corner of Cloverdale and Kuna Roads were annexed into Kuna, on November 4, 2015, (Case No. 15-01-AN), providing the pathway for annexation for the rest of the golf course as previously planned for future development.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use for most of the site (approximately 865 acres). The remaining 160 acres on the east side are designated as agriculture. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009.



2. Recreation and Pathways Map:

The Rec. & Path Master Plan Map indicates a future trail along the north side of the New York Canal, which is off-site. With this application, staff recommends that the applicant incorporate green and open spaces throughout the project.

3. Surrounding Land Uses:

North	R-1, RR	1 acre Residential & Rural Residential - Ada County
South	Ag, RR	Agriculture – Kuna City and Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

4. Lot Sizes, Current Zoning, Parcel No's, and L & B No's:

Lot Size (Approximately)	Current Zone:	Parcel Number(s)
5 acres	RR - Rural Residential	S1415424915
10 acres	RR - Rural Residential	S1415315300
32.97 acres	RR - Rural Residential	S1415314810
56.46 acres	RR - Rural Residential	S1415336000
40 acres	RR - Rural Residential	S1415341100
80 acres	RR - Rural Residential	S1415430000
160 acres	RR - Rural Residential	S1422110050
138.16 acres	RR - Rural Residential	S1422212400
20 acres	RR - Rural Residential	S1422212000
40 acres	RR - Rural Residential	S1423314800
40 acres	RR - Rural Residential	S1423325400
40 acres	RR - Rural Residential	S1423346600
40 acres	RR - Rural Residential	S1423336000
1.31 acres	RR - Rural Residential	S1422449820
158.65 acres	RR - Rural Residential	S1422417300
119.90 acres	RR - Rural Residential	S1422314810
1.13 acres	RR - Rural Residential	R3297260265
39.01 acres	Agriculture - Kuna City	S1422336000

5. Services (at time of development):

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Pressurized Irrigation – Developer Built and Owned/Maintained
 Fire Protection – Kuna Rural Fire District
 Police Protection – Ada County Sheriff's office; Kuna Police
 Sanitation Services – J & M Sanitation

6. Existing Structures, Vegetation and Natural Features:

The site has multiple structures that typically are associated with a golf course and maintenance facilities and vegetation that is generally associated with a golf course and other Agricultural uses.

7. Transportation / Connectivity:

The site has significant Cloverdale and Kuna Road frontages. The applicant proposes one point of ingress/egress on Cloverdale Road for phase one, approximately 2,000 feet north of Kuna Road to line up with Reining Horse Drive. It is anticipated that the commercial projects proposed for the NEC of Cloverdale and Kuna Road will also seek entrances with future preliminary plat applications. All points of access must follow City & ACHD standards.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. Most of the sites' topography is generally flat with less than 3 percent slope. However, in the north part of the site, there are rolling hills and some grades greater than 3 percent, which provide for bluffs, and overlooks, these are areas within the existing golf course. This site is not within the Nitrate Priority Area (NPA), however, the project will be required to connect to Kuna City sanitary sewer, potable water and provide for a pressure irrigation water system to the project as a whole.

9. **Agency Responses:**

The following agencies returned comments and are included with this case file:

- | | |
|---|----------------------|
| - City Engineer | <i>Exhibit B 1</i> |
| - Ada County Highway District (ACHD) | <i>Exhibit B 2</i> |
| - Ada County Highway District (ACHD Pre Plat) | <i>Exhibit B 2 a</i> |
| - Boise Project Board of Control | <i>Exhibit B 3</i> |
| - COMPASS | <i>Exhibit B 4</i> |
| - Dept. of Environmental Quality (DEQ) | <i>Exhibit B 5</i> |
| - ID Transportation Dept. (ITD) | <i>Exhibit B 6</i> |

F. **Staff Analysis:**

The subject site is at the northeast corner (NEC) of Cloverdale and Kuna Roads. The applicant requests a Comprehensive Plan Map (CPM) change from Agriculture to Mixed-Use for approximately 163 acres on the east side of the subject site. This request will match the current designation of the golf course parcels and will provide continuity for the entire project as a multi-phased, Planned Unit Development (PUD), consisting of approximately 1,028 acres.

The applicant requests annexation into Kuna City limits applying the Category "A" process. The lands in this application touch City limits in the southwest corner of the site and are therefore eligible for annexation, due to a previous annexation approval (15-01-AN). Applicant has submitted an application for annexation of the remaining 990 acres (approximately) and is seeking for two different zones for these proposed annexing parcels. The applicant is seeking the following jurisdiction and zone changes if the annexation is approved:

- Approximately 807 acres are proposed to be annexed with a zone change from Rural Residential (RR) TO R-6 Medium Density Residential (MDR),
- Approximately 184 acres from RR, TO R-12, High Density Residential (HDR).

The applicant seeks to rezone approximately 20.89 acres of the 39 acres already annexed into Kuna and zoned Agriculture, TO C-2 (Area Commercial District), and the remaining 19.60 acres to be zoned R-6 Medium Density Residential (MDR). While the Commercial lot is included in the Preliminary plat, development of the commercial corner will take place separately in the future; a time line for the commercial development is unknown at this time.

Applying the PUD process, the applicant proposes a mix of various uses throughout the project to include; commercial, recreational activities, medium and high density residential uses, to include single family lots, active adult communities, age targeted living, a community center, updated club house (with full food and beverage service and dinner and event space), several private parks, a City park, a considerable open space and pathway network (*13.41 acres in the first preliminary plat alone, or 10.2% of that area*), and the golf courses. The applicant proposes a master-planned active resort-style community for all ages. The applicant is proposing private streets for certain areas that will be built to Kuna and ACHD standards (curb, gutters & sidewalks) and meet Kuna Fire Department requirements. All private roads will be built and maintained by the Home Owners Association (HOA), and anticipates providing a golf cart community (in part), which, when combined with a large network of biking and walking pathways, will help reduce vehicle trips for basic needs, recreation and even food services. Using the PUD process and exceeding the required 10% usable open space, the applicant is eligible to request relief from certain development standards to accommodate mixed-uses and design criteria to create a unique and different development not seen in Kuna before. The applicant has provided a list of standards and requirements they seek relief from and those requested changes are listed in the exhibits of the Development Agreement included for Council's review. The requested changes are presented side-by-side to show current code, compared with the *requested* changes.

Staff notes that proposed phase one requests four shared driveways, provides for two potable well sites (PP note #3) and just two cul-de-sacs. This plat is planned to be an age restricted community and as long as the

CC&R's provide for permanent maintenance, care and responsibility of the shared driveways, staff supports their use for this preliminary plat. Staff also notes that just one permanent entrance off Cloverdale is shown for phase one. The Kuna Rural Fire District (KRFD) has requirements for providing a secondary emergency access (either temporary or permanent) as does the City. Applicant has proposed a temporary secondary access within Block 1, near lot 347. Staff will support a secondary access that is approved by the KRFD. Staff also notes that the applicant is proposing swales with no curb/gutter along Cloverdale, or Kuna Roads. This is contrary to KCC. Along arterial roads, KCC calls for full roadway improvements, including curb/gutter, road widening, and sidewalks at eight feet (either separated or attached). Staff recommends that the applicant be conditioned to demonstrate shared driveway responsibility as explained, secondary emergency access as explained and to follow City standards for full arterial roadway improvements as explained. Otherwise, the proposed preliminary plat appears to be in substantial compliance with KCC.

Staff has determined this application generally complies, or as conditioned, will follow Idaho Statutes §50-222 (Annex) and §65-67 (LLUPA-Subs); Title 5 and title 6 of the Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's stated above, subject to the recommended conditions of approval listed within this report and in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5,
2. City of Kuna Subdivision Ordinance Title 6,
3. City of Kuna Comprehensive Plan and Map, adopted September 1, 2009,
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On January 2, and 15, 2019, the Council did consider the Falcon Crest project; Case No's: 18-03-AN, 18-01-CPM, 18-04-S, 18-02-PUD, 18-02-ZC, and proposed Development Agreement, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This approximately 1,028 acre project site, is adjacent to Kuna City limits and is located at the northeast corner (NEC) of Cloverdale and Kuna Roads and part is zoned Agriculture (Ag.) in the City and the remaining part as RR in the County. 40 acres of the approximate 1,028 acres (net) is in Kuna City and zoned Ag.. The site has varying historical uses, including a golf course, club house, cart barn, agriculture uses and other ancillary subordinate uses. Applicant proposes a Comprehensive Plan Map Change from Ag. to Mixed-Use for part of the site, annexation for approx. 988 acres, a rezone for approx. 40 acres from Ag. to R-6 and C-2 zones, a PUD, a Preliminary Plat for approx. 132 acres, to subdivide said property into 409 buildable lots and 51 common lots and four shared driveways (over common lots), and a subdivision design review for the landscaping of the common lots. This project is adjacent to Cloverdale Road and Kuna Road, both are principle arterial roads.

J. Comprehensive Plan Analysis:

The Kuna Council accepts the Comprehensive Plan components as described below:

The designations of Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed change from Agriculture to Mixed-Use is supported by way of the application and supporting materials and plans provided and staff views this request to be consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Pg. 21).

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed rezone requests a C-2, R-6 and R-12 zone, for commercial and residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: *The proposed application requests a PUD to include mixed-uses including C-2, R-6 and R-12 zones, for commercial and residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. *Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl* (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes a resort style community to include commercial uses, varied housing densities/types including medium and high density residential elements that will contribute to availability of varied types and home sizes in a logical and orderly manner (Master Planned Community) with an opportunity to provide a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: *Applicant proposes a master planned resort-style community that will include a considerable network of green spaces, trails, golf course, and other amenities that will include some public and some private facilities, this is a community designed to be an all-ages development.*

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. (Pg. 179).

Comment: *With this development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant has proposed extensive pathways and sidewalks for pedestrian and non-motorized transportation, daily services, and adding connecting stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

K. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 5 and Title 6 of the KCC.*

2. The site is physically suitable for the proposed new subdivision and site development.

Comment: *The 1,028 acre (approximate) project includes a request for subdividing a portion of the lands into 409 buildable lots and 51 common lots. The site appears to be compatible with the proposal.*

3. The applications are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed, rezoned and subdivided is not used as wildlife habitat. Future roads, dwelling units and open spaces must be designed and planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The development proposal is not likely to cause adverse public health problems.

Comment: *The proposed subdivision of the property appears to follows Kuna City Codes. All development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Council did consider the location of the property and adjacent uses. The subject property (if approved for annexation) will be in Kuna City and will be required to connect to the Kuna City central sewer and potable water systems, and create their own Pressure Irrigation System. The current adjacent uses are large lots in the County, and agricultural in nature and the site is adjacent to two Principle arterial roads.*

6. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and Development Agreement (DA), adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and Development Agreement (D.A.), generally comply with Kuna's Zoning Code.

L. Commission's Recommendation to Council:

On November 27, 2018, the Commission voted to recommend approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A. request by J-U-B- Engineers on behalf of M3 Companies, with the following conditions of approval:

- *Applicant shall follow conditions as outlined within the staff report,*
- *Applicant shall work with staff to refine and finalize the development agreement and include potable water, the default clause, and to submit a clean development agreement to the City Council,*
- *Applicant shall work with staff to include recommendations from ACHD's report to mitigate the traffic of the first preliminary plat,*
- *Applicant shall include the irrigation text from the City Engineer's letter, as appropriate,*
- *Applicant shall include curb, gutter and sidewalks on Cloverdale and Kuna Road if they're not included in the ACHD five-year work plan,*
- *Applicant shall work with staff and ACHD on the alignment of Five Mile Road.*

M. Order of Decision by the Council:

18-03-AN (Annexation), 18-01-CPM (Comp Plan Map), 18-02-ZC (Rezone), 18-04-S (Preliminary Plat), 18-02-PUD (PUD), and a D.A., Based on the facts outlined in staff's Memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the City Council of Kuna, Idaho, the Council hereby approves Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, an Annexation, CPM, PUD, Rezone, Preliminary Plat and D.A. request by J-U-B- Engineers on behalf of M3 Companies, with the following conditions of approval at time of development:

- *Applicant shall follow the conditions as outlined in the staff memo as presented.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths, *except as otherwise approved through the PUD process.*
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code, *except as otherwise approved through the PUD process.*
7. Parking within the site shall comply with Kuna City Code, *unless approved otherwise through the PUD process.*
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and go through Design Review for those approvals.
10. 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.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. The applicant's proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.
13. The applicant's proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

16. As a condition of rezoning, the Developer/Owner/Applicant shall enter into and be bound by that certain Development Agreement with the City entitled "City of Kuna/ M3 Builders, LLC/ Falcon Crest, LLC Development Agreement" draft dated 12-21-2018 as approved by the City Council in this Order.



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

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

Based upon the record contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and DA, a request for annexation, Comp plan map change, rezone, preliminary plat, PUD, and D.A. by J-U-B Engineers, on behalf of M3 Companies, LLC:

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

Comment: *The Kuna City Council held a public hearing on the subject applications on January 2, and 15, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., this proposal generally complies with the Comprehensive Plan and City Code.*

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

3. *Based on the evidence contained in Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and D.A., this proposal generally complies with the City Code.*

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

4. *Kuna's City Council has the authority to approve or deny Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA.*

Comment: *On January 15, 2019, Council voted to approve Case No's 18-03-AN, 18-01-CPM, 18-02-ZC, 18-04-S, 18-02-PUD, and a DA.*

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

Comment: *Notices were mailed out to land owners within 450 FT of the proposed project site on December 21, 2018, and a legal notice was published in the Kuna Melba Newspaper on December 12, and 19, 2018. The applicant placed signs on the property on December 22, 2018.*

DATED: this 5th day of February, 2019.

ATTEST:

Chris Engels
 Chris Engels, Kuna City Clerk



Joe Stear

Joe Stear, Mayor
 Kuna City



October 28, 2021

City of Kuna
 Planning & Zoning Dept
 751 W 4th Street
 Kuna, ID 83634

RE: Falcon Crest Subdivision No. 3 | Statement of Conformance | Final Plat Submittal

The final plat submittal package is enclosed for the proposed Falcon Crest Subdivision No. 3, located at South Coverdale Road in Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Kuna, Idaho. This development consists of approximately 17.6 acres. The subdivision includes 72 buildable lots and 9 common lots. The final plat is in substantial conformance with the specific conditions of approval outlined in the Findings of Fact and Conclusions of Law dated February 5, 2019, as described below:

1) Approvals from the Following Agencies:

- **City Engineer: Approved sewer, drainage, and grading plans signed 4/14/2021.**
- **Kuna Fire District: Fire flow requirements – Kuna Fire District will conduct a fire flow before final plat signature.**
- **Boise Project Board of Control – There are no facilities in this phase.**
- **ACHD – All roads in Falcon Crest Phase 3 are private.**

2) All public rights-of way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department. 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths, except as otherwise approved through the PUD process.

Understood.

3) Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.

Understood.

4) Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

Understood.



5) 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).

Understood.

6) All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code, except as otherwise approved through the PUD process.

Understood.

7) Parking within the site shall comply with Kuna City Code, unless approved otherwise through the PUD process.

Understood.

8) Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.

Understood.

9) All signage within/for the project shall comply with Kuna City Code and go through Design Review for those approvals.

Understood.

10) 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.

Understood.

11) The landowner/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.

Understood.

12) The applicant's proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.

Understood.

13) The applicant's proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process.

Understood.



J-U-B ENGINEERS, INC.

14) Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

Understood.

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

Understood.

16) As a condition of rezoning, the Developer/Owner/Applicant shall enter into and be bound by that certain Development Agreement with the City entitled "City of Kuna/ M3 Builders, LLC/ Falcon Crest, LLC Development Agreement" draft dated 12-21-2018 as approved by the City Council in this Order.

Understood.

Please feel free to contact me at 208-376-7330 if you have any questions.

Sincerely,

J-U-B Engineers, Inc.

A handwritten signature in black ink, appearing to read "Wendy Shrief", written in a cursive style.

**Wendy Shrief
Land Development**

(h) Manager. To retain and pay for the services of a person or firm (the "Manager"), which may include Declarant or any affiliate of Declarant, to manage and operate VMC, including its property, to the extent deemed advisable by the Board. Additional personnel may be employed directly by VMC or may be furnished by the Manager. To the extent permitted by Applicable Law, the Board may delegate any other duties, powers and functions to the Manager. In addition, the Board may adopt transfer fees or any other fees associated with the provision of management services to VMC or the Members. **THE MEMBERS HEREBY RELEASE THE DECLARANT, VMC AND THE MEMBERS OF THE BOARD FROM LIABILITY FOR ANY OMISSION OR IMPROPER EXERCISE BY THE MANAGER OF ANY SUCH DUTY, POWER OR FUNCTION SO DELEGATED.**

(i) Property Services. To pay for water, sewer, garbage removal, street lights, landscaping, security, cable, utility or telecommunication services, gardening, private or public recreational facilities, easements, roads, roadways, rights-of-ways, signs, parks, parkways, median strips, sidewalks, paths, trails, ponds, canals, and lakes and all other utilities, services, repair and maintenance for any portion of the Subject Property, Common Area or Benefited Common Area.

(j) Other Services and Properties. To obtain and pay for any other property and services, and to pay any other taxes or assessments that VMC or the Board is required or permitted to secure or to pay for pursuant to Applicable Law or under the terms of the Documents or as determined by the Board.

(k) Construction on Common Area and Benefited Common Area. To construct new Improvements or additions to Common Area and Benefited Common Area, subject to the approval of the Board and the Declarant until expiration or termination of the Development Period.

(l) Contracts. To enter into Bulk Rate Contracts or other contracts or licenses with Declarant or any third party on such terms and provisions as the Board will determine, to operate and maintain any Common Area, Benefited Common Area, Improvement, or other property, or to provide any service, including but not limited to cable, utility, or telecommunication services, or perform any function on behalf of Declarant, the Board, VMC, or the Members. During the Development Period, all Bulk Rate Contracts must be approved in advance and in writing by the Declarant.

(m) Property Ownership. To acquire, own and dispose of all manner of real and personal property, including habitat, whether by grant, lease, easement, gift or otherwise. During the Development Period, all acquisitions and dispositions of VMC hereunder must be approved in advance and in writing by the Declarant.



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

FINAL PLAT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer

Date: 28 December 2021

RE: Public Works Comments
Falcon Crest Subdivision No. 3, 21-21-FP (Final Plat)

The Falcon Crest Subdivision No. 3, 21-21-FP, Final Plat request dated 6 December 2021 has been reviewed. This review is based on land use as allowed or permitted in a "R-6" zone. This application encompasses approximately 17.6 acres. This application contains a total of 72 single-family residential lots, and 9 common lots.

Public Works staff can support the approval of this final plat. The plat may be officially approved after all conditions are met.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) The responsible engineer of record will provide record drawings upon completion.
- b) The inspection fees for City inspection of the construction of public water, sewer and irrigation facilities associated with this development have been paid.

2) General

- a) Falcon Crest Subdivision No. 3, 21-21-FP will increase demand on constructed facilities and on water rights provided by others. Water rights associated with this property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plans.

- b) This project has previously reserved capacity in the Orchard Lift Station.

4) Potable Water Connection

- a) This project is in agreement with the water master plans.

5) Pressurized Irrigation

- a) This project is in agreement with Section 5.3 of the 2019 Falcon Crest Development Agreement.

6) Grading and Storm Drainage

- a) Grading and drainage plans have been provided as part of the construction drawings.
- b) Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties will be made within the final inspection process.
- c) The final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior or lots.
- d) Runoff from public right-of-way is regulated by ACHD. Satisfaction of this requirement shall be verified before final project acceptance.

7) Final Plat

- a) Comments may result from the final construction review.
 - (1) The final plat appears complete.
 - (2) Upon project completion, the final plat must be compared with the record construction drawings. All lot line adjustments, easements and similar items must be recorded on the final plat such that an accurate and truthful document results.

8) As-Built Drawings

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

9) Exhibits

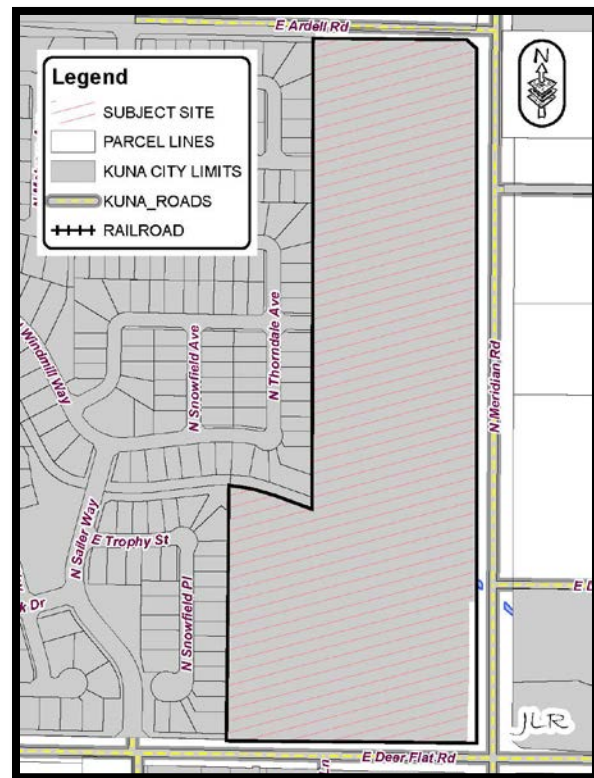
- a) Due to previous approvals for this project, no maps are needed or included to support Public Works comments.

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 21-05-LS (Lot Split)**
)
SH69 HOLDINGS, LLC)
) **STAFF REPORT FOR THE**
) **BLACKROCK MARKETPLACE**
For a Lot Split at 1925 N Meridian Road.) **LOT SPLIT APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. Site History
5. General Project Facts
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:

<i>DESCRIPTION OF EVIDENCE</i>		<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Lot Split Application			X

2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Warranty Deed & Parcel Legal Description			X
2.6	Affidavit of Legal Interest			X
2.7	Proposed Parcels Legal Descriptions – North & South Parcel			X
2.8	Parcel History			X
2.9	Current Parcel			X
2.10	Proposed Parcels Sketch			X
2.11	Agency Transmittal			X
2.12	Public Works Comments			X
2.13	Public Works Email with Updated Comment Regarding Lot Split			X

II PROCESS AND NOTICING

2.1 A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a Public Meeting, with City Council as the decision-making body. As a public meeting, this application does not require formal notice as set forth in Idaho Code §65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.

2.2 Notifications:

2.2.1	Agency Transmittal	November 09, 2021
2.2.2	Letter of Completeness	November 09, 2021
2.2.3	Agenda	January 04, 2022

III APPLICANTS REQUEST

3.1 SH69 Holdings, LLC, requests approval to split an approximately 41-acre parcel into two (2), with the Kuna Canal as the centerline; the North Parcel is proposed to be approximately 24.67-acres while the South Parcel is proposed to be approximately 16.25-acres. The Applicant's request is intended to facilitate development of the South Parcel as a shopping center while simultaneously developing smaller parcels within the North Parcel (after subdividing). There are no requested changes to the previously approved R-20 (High Density Residential) and C-2 (Area Commercial) zoning designations.

IV GENERAL PROJECT FACTS

4.1 **Site History**

4.1.1 The property has historically been used for agricultural purposes with associated outbuildings and a private residence. Annexation for the original 41-acre parcel into Kuna City Limits was approved by City Council on November 17, 2020, with an R-20 (High Density Residential) and C-2 (Area Commercial) zoning designation.

4.2 Surrounding Land Uses

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

4.3 Parcel Size, Current Zoning and Parcel Number

- 4.3.1** Approximately 41 acres
4.3.2 R-20 (High Density Residential), and C-2 (Area Commercial)
4.3.3 S1313449902

4.4 Services

Sanitary Sewer – City of Kuna
 Irrigation – City of Kuna
 Potable Water – 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** On-site vegetation is consistent with that of agriculture fields. The residence and outbuildings are in the process of being demolished. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20-40 inches and greater than 60 inches.

4.6 Environmental Issues

- 4.6.1** Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

V

TRANSPORTATION AND CONNECTIVITY

- 5.1** The subject site lies on the west side of N Meridian Road and spans north to south between W Ardell Road and W Deer Flat Road. Access points to the proposed parcels will be determined upon receipt of development applications.

VI

STAFF ANALYSIS

- 6.1** The Applicant has requested to split an approximately 41-acre parcel into two (2) new parcels, a parcel North of the Kuna Canal and a parcel South of the Kuna Canal. Staff has determined that the subject site has one (1) split available and therefore qualifies for the requested Lot Split. Staff views this proposed Lot Split Application to be consistent with KCC.

Annexation for the original 41-acre parcel into Kuna City Limits was approved by City Council on November 17, 2020, with an R-20 (High Density Residential) and C-2 (Area Commercial) zoning designations. If City Council approves the requested Lot Split, it will yield the following results (**see exhibit 2.10**):

- North Parcel: 24.67 acres
- South Parcel: 16.25 acres

The Comprehensive Plan Future Land Use Map (FLUM) designates the subject site as Mixed-Use; basically, a site which has two (2) different but compatible uses/zones; the R-20 (High Density Residential) and C-2 (Area Commercial) zoning designations meet this definition. Currently, there are no development applications for the subject site, however, this Lot Split request is intended to facilitate development of the South Parcel as a shopping center while simultaneously developing smaller parcels within the North Parcel (after subdividing).

A Public Works Memo regarding the subject site was provided December 14, 2021 with comments regarding future development of the proposed parcels created by this Lot Split application. In an email dated December 21, 2021, Public Works staff provided updated comments regarding the Lot Split specifically.

Staff has determined that this Lot Split request is consistent with Kuna City Code and recommends that if the City Council approves Case No. 21-05-LS, the Applicant be subject to the Conditions of Approval listed in section “VIII” (8) of this report.

VII COUNCIL’S ORDER OF DECISION

Note: This proposed Motion is for Approval, Conditional Approval or Denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** Case No. 21-05-LS, a request from SH69 Holdings, LLC, to split an approximately 41-acre parcel into two (2) new parcels; subject to the following Conditions of Approval:

- 7.1.1** Upon approval of the application by City Council, and subject to the Conditions of Approval and applicable Ordinances, the Owner shall have one (1) year to complete the following tasks:
 - 7.1.2** Cause the property to be surveyed and provide a copy of the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;
 - 7.1.3** Record the record of survey with Ada County;
 - 7.1.4** Execute and record the necessary deeds to accomplish Lot Split as approved;
 - 7.1.5** Obtain new tax parcel numbers from the Ada County Assessor’s Office; and
 - 7.1.6** Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
- 7.2** 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.

- 7.3** Any future development or improvements to the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by City Council.
- 7.4** Applicant shall follow all procedures, staff and agency recommendations.
- 7.5** Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.
- 7.7** Applicant shall adhere to all agencies and staff requirements and recommendations.
- 7.8** Applicant shall comply with all federal, state and local laws.

DATED this 4th day of January, 2022.



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): 21-05-LS

Project Name: Blackrock Marketplace Lot Split

Date Received: 10.21.2021

Date Accepted as Complete: 11.09.2021

Type of review requested (check all that apply):

☐	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: SH69 Holdings, LLC

Address: 199 N. Capitol Blvd. Ste. 200, Boise, ID, 83702

Phone: (208) 861-6665 Email: gronbeck@kkgdev.com

Applicant (Developer) Information

Name: SH69 North, LLC

Address: 199 N. Capitol Blvd. Ste. 200, Boise, ID, 83702

Phone: (208) 861-6665 Email: gronbeck@kkgdev.com

Engineer/Representative Information

Name: Civil Innovations, PLLC

Address: 1043 E. Park Blvd. Ste. 101, Boise, ID, 83712

Phone: (208) 884-8181 Email: ben@civil-innovations.com

Subject Property Information

Site Address: 1925 N. Meridian Road

Nearest Major Cross Streets: Deer Flat Road

Parcel No.(s): S1313449902

Section, Township, Range: Sec. 13, T.2N, R.1W

Property Size: 41 Acres

Current Land Use: Vacant Proposed Land Use: Residential & Commercial

Current Zoning: R-20, C-2 Proposed Zoning: _____

Project Description

Project Name: SH69 Lot Split

General Description of Project: Split the property into two separate parcels. The boundary between the two parcels will be the centerline of the Kuna Canal.

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: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ 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): _____

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: _____

Date: 10/14/21

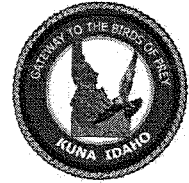
By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Lot Split Application

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



****Office Use Only****

Case No(s): 21-05-LS

Project Name: Blackrock Marketplace Lot Split

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by staff

Date Received: 10.21.2021

Date Accepted as Complete: 11.09.2021

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

- 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": Drawn 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.

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*).

Applicant Signature:  Date: 11/22/21
By signing, you are confirming you have provided all required items listed on this application.



1043 E. Park Blvd. Ste. 101
Boise, ID 83712
Phone: (208) 884-8181
www.civil-innovations.com

October 20, 2021

Kuna City Planning and Zoning
751 W. 4th Street
Kuna, ID 83634

Re: SH69 Lot Split

To whom it may concern:

SH69, LLC is submitting this lot split application today to allow it to divide the property along the natural division, the Kuna Canal. The purpose of the lot split is to allow SH69, LLC to offer a separate parcel for shopping center development now while simultaneously developing smaller parcels to the North that will require subdivision. It is anticipated that the shopping center parcel will also require subdivision.

Sincerely,

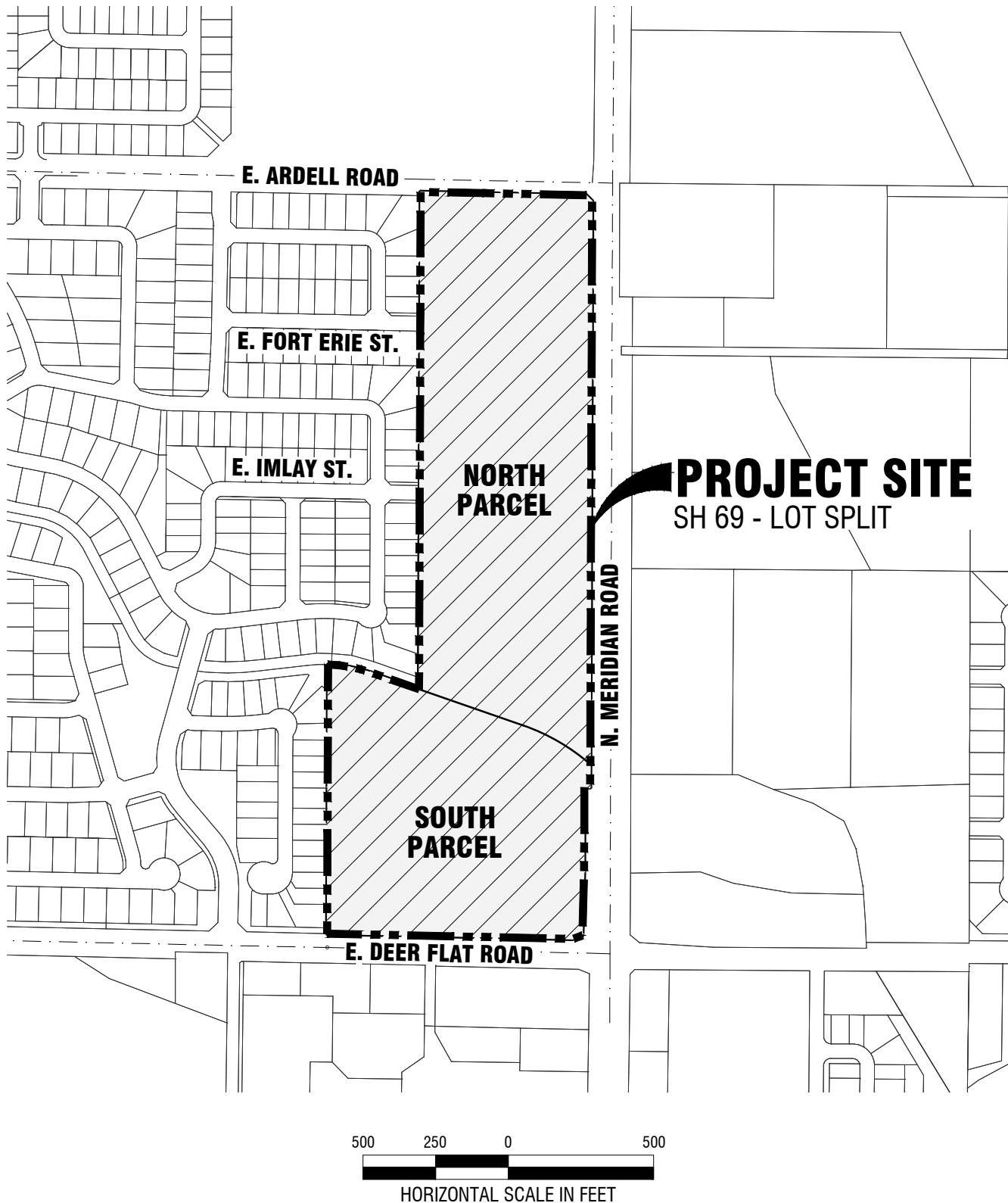
Ben Thomas

Ben Thomas, PE



SH 69 - LOT SPLIT

KUNA, IDAHO - 2021



PROJECT NO.	21-0309-BR
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	BT
CHECKED BY	BT
ISSUE DATE	10/19/2021
SCALE	AS SHOWN
SHEET	1 OF 1

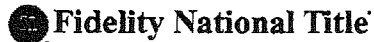
SH 69 - LOT SPLIT

KUNA, IDAHO

VICINITY MAP

CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 BONNIE OBERBILLIG
FIDELITY NATIONAL TITLE - BOISE

2020-122534
09/18/2020 08:48 AM
\$15.00

Escrow No.: 34601806857-KY

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED

Margaret M Hill Family Limited Partnership, an Idaho Limited Partnership

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

SH69 Holdings, LLC, an Idaho Limited Liability Company

whose address is **199 N. Capitol Blvd, Suite 200, Boise, ID 83702**, the Grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that no encumbrances were initiated during the ownership of the undersigned nor is the undersigned aware of any such.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

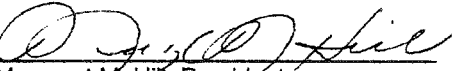
SPECIAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

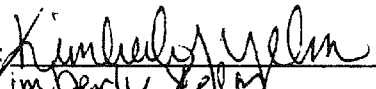
Effective this 17th day of September, 2020.

Margaret M Hill Family Limited Partnership
 BY: Margaret M. Hill Investments, Inc.
 ITS: General Partner

BY: 
 Margaret M. Hill, President

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 17th day of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret M. Hill, known or identified to me to be the person whose name is subscribed to the within instrument, as the President of Margaret M. Hill Investments, Inc. who is the General Partner of Margaret M Hill Family Limited Partnership, a Limited Partnership and acknowledged to me that he executed the same as such

Signature: 
 Name: Kimberly Yelm
 Residing at: _____
 My Commission Expires: _____

(SEAL)

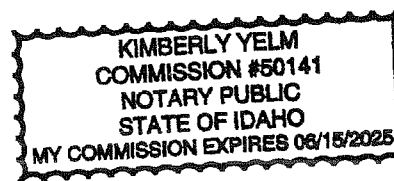


EXHIBIT "A"

Legal Description

A parcel of land situated in the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);
thence

North 88°45'41" West, 973.49 feet along the South line of the Southeast quarter;

thence

North 00°11'35" East, 48.01 feet parallel with and 973.33 feet from the East line of the Southeast quarter to the North right-of-way line of East Deer Flat Road, the POINT OF BEGINNING:

thence

North 00°11'35" East, 925.34 feet parallel with and 973.33 feet from the East line of the Southeast quarter to the center line of the Kuna Canal;

thence

151.82 feet on a non-tangent curve to the right, concave Southerly, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of South 79°28'44" East, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

thence

South 70°46'49" East, 174.05 feet along the center line of the Kuna Canal;

thence

North 00°11'35" East, 1753.96 feet parallel with and 660.00 feet from the East line of the Southeast quarter to the North line of the Southeast quarter;

thence

South 88°51'58" East, 590.08 feet along the North line of the Southeast quarter to the West right-of-way line of North Meridian Road (Hwy 69);

thence

South 00°11'35" West, 2580.24 feet along the West right-of-way line of North Meridian Road (Hwy 69);

thence

South 70°33'25" West, 62.28 feet along the right-of-way lines of North Meridian Road (Hwy 69) and East Deer Flat Road;

thence

North 88°45'41" West, 844.81 feet along the North right-of-way line of East Deer Flat Road to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land situated in Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the Section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

thence

North 88°45'41" West, 70.01 feet along the South line of the Southeast quarter;

thence

North 00°11'35" East, 70.01 feet, parallel with and 70.00 feet from the East line of the Southeast quarter, along the existing West right-of-way line of North Meridian Road (Hwy 69) to the North right-of-way line of East Deer Flat Road, the POINT OF BEGINNING:

thence

South 70°33'25" West, 26.79 feet along the North right-of-way line of East Deer Flat Road;

thence

North 01°33'25" East, 219.77 feet

thence

North 00°11'35" East, 290.00 feet parallel with and 90.00 feet from the East line of the Southeast quarter;

EXHIBIT "A"

Legal Description

thence

South 89°48'25" East, 20.00 feet to the existing West right-of-way line of North Meridian Road (Hwy 69);

thence

South 00°11'35" West, 500.71 feet, parallel with and 70.00 feet from the East line of the Southeast quarter, along the existing West right-of-way line of North Meridian Road (Hwy 69) to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A parcel of Land situated in the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the quarter-section corner common to Sections 13, Range 1 West, and 18, Range 1 East);

thence

North 88°51'58" West, 70.01 feet along the North line of said Southeast quarter to the West right-of-way line of North Meridian Road (Highway 69), the POINT OF BEGINNING.

thence

South 00°11'35" West, 63.51 feet along said West right-of-way line of North Meridian Road (Highway 69);

thence

North 44°20'11" West, 28.52 feet;

thence

North 88°51'58" West, 570.08 feet parallel with and 43.50 feet Southerly from the North line of said Southeast quarter;

thence

North 00°11'35" East, 43.51 feet parallel with and 660.00 feet Westerly from the East line of said Southeast quarter to the North line of said Southeast quarter;

thence

South 88°51'58" East, 590.08 feet along the North line of said Southeast quarter to the POINT OF BEGINNING.



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

I, Full Name SH69 Holdings, LLC

Address	199 N. Capitol Blvd., Ste. 200	City	Boise	State	ID	ZIP	83702
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A. That I am the record owner of the property described on the attached, and I grant my permission to

Full Name **SH69 North, LLC**

Address **199 N. Capitol Blvd. Ste. 200** City **Boise** State **ID** ZIP **83702**

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 22nd day of OCTOBER, 20 21

Signature _____

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

Kara Medrano
Residing at: 840 E. Aralon
Kuna, ID 83634

My Commission expires: 9-3-2027
Signature Lara Medina



**DESCRIPTION FOR
NORTH PARCEL
BLACKROCK MARKET PLACE**

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 174.05 feet to the **REAL POINT OF BEGINNING**;

thence North 00°11'35" East, 1710.45 feet to a point on the South right-of-way line of E. Ardell Road;

thence along said South right-of-way line the following 2 courses and distances:

thence South 88°51'58" East, 570.07 feet;

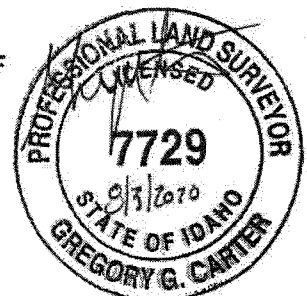
thence South 44°20'11" East, 28.54 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

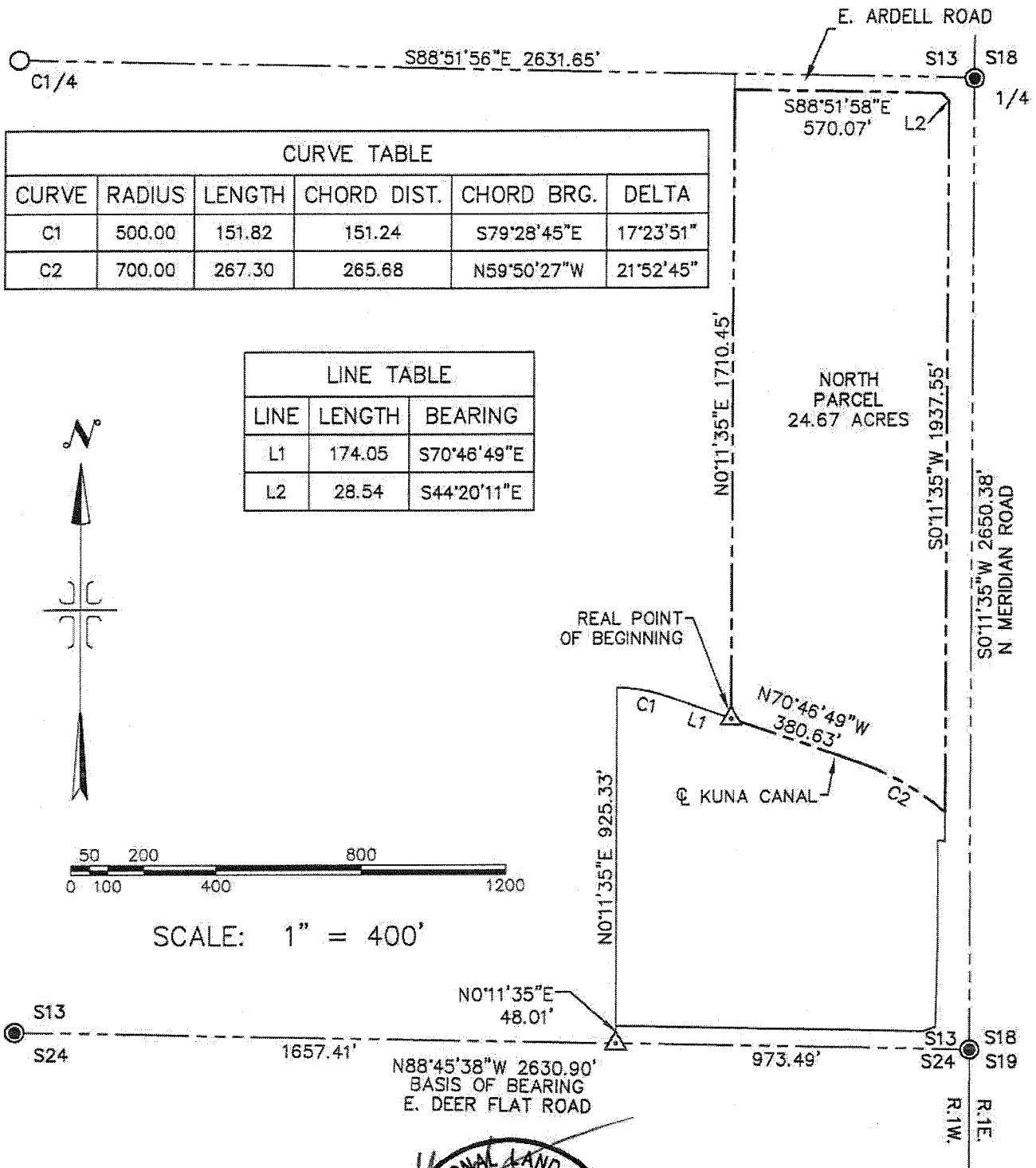
thence along said East right-of-way line South 00°11'35" West, 1937.55 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 2 courses and distances:

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 24.67 acres, more or less.





\\Kuna\Markets\Topo 18-129\dwg\North Parcel.dwg 8/3/2020 2:38:53 PM

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-9570

**EXHIBIT DRAWING FOR
NORTH PARCEL
BLACKROCK MARKET PLACE**

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
18-129

SHEET NO.
1

DWG. DATE
8/3/2020

**DESCRIPTION FOR
SOUTH PARCEL
BLACKROCK MARKET PLACE**

A parcel of land located in the E 1/2 of the SE 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the SE corner of said Section 13 from which the S 1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

thence along the South boundary line of said Section 13 North 88°45'38" West, 973.49 feet;

thence leaving said South boundary line North 00°11'35" East, 48.01 feet to a point on the North right-of-way line of E. Deer Flat Road, said point also being the **REAL POINT OF BEGINNING**;

thence continuing North 00°11'35" East, 925.33 feet to a point on the centerline of the Kuna Canal;

thence along the centerline of the Kuna Canal the following 3 courses and distances:

thence 151.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 500.00 feet, a central angle of 17°23'51" and a long chord which bears South 79°28'45" East, 151.24 feet;

thence South 70°46'49" East, 554.68 feet

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears South 59°50'27" East, 265.68 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

thence along said East right-of-way line the following 4 courses and distances:

thence South 00°11'35" West, 78.47 feet;

thence North 89°48'25" West, 20.00 feet;

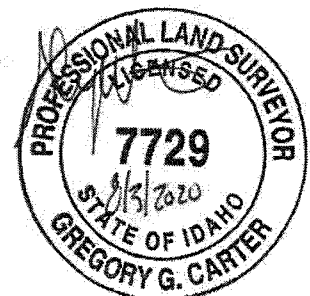
thence South 00°11'35" West, 290.00 feet;

thence South 01°33'25" West, 219.77 feet to a point on the North right-of-way line of E. Deer Flat Road;

thence along said North right-of-way line the following 2 courses and distances:

thence South 70°33'25" West, 35.49 feet;

thence North 88°45'38" West, 844.81 feet to the **REAL POINT OF BEGINNING**. Containing 16.255 acres, more or less.

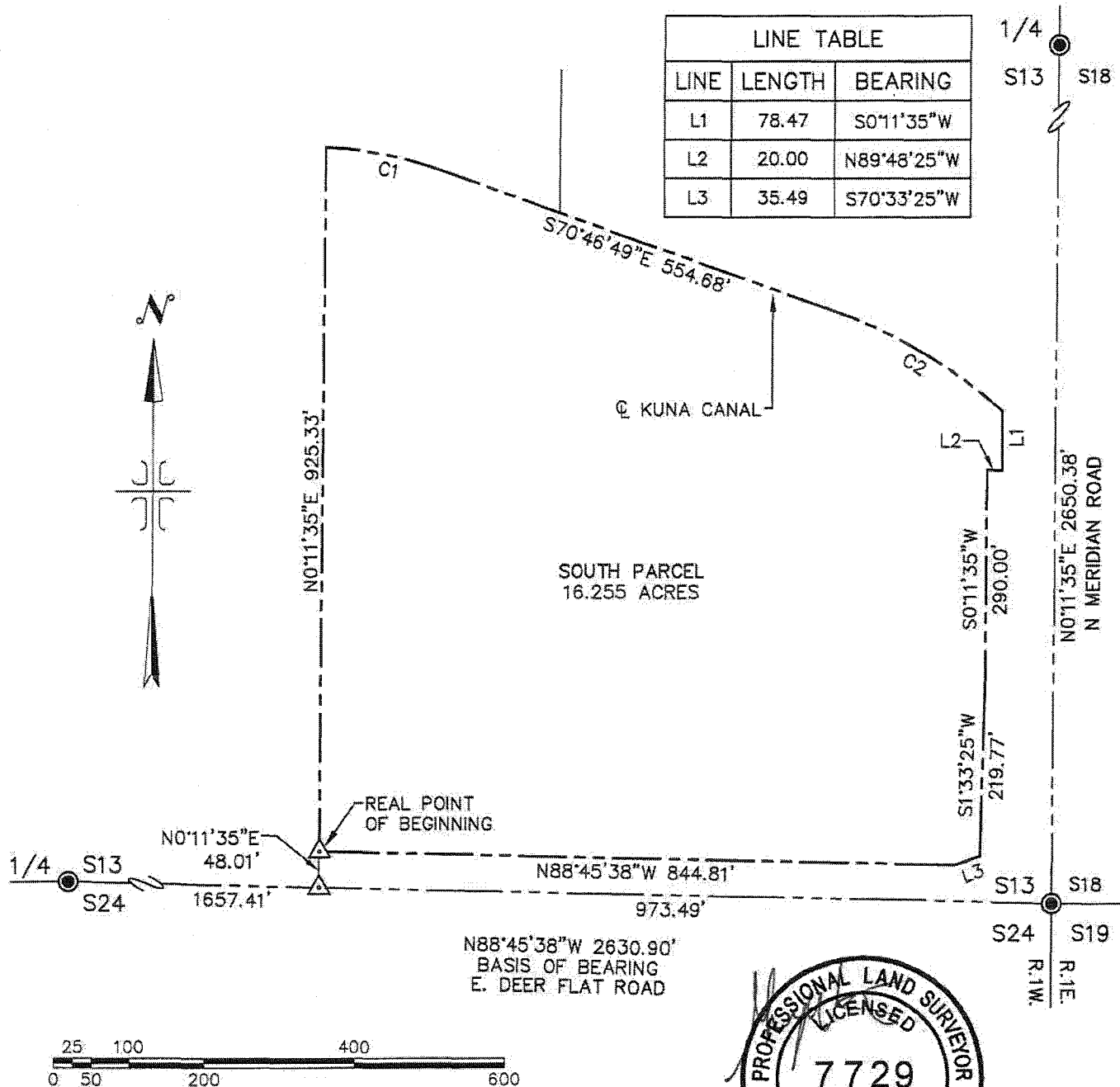


CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"
C2	700.00	267.30	265.68	S59°50'27"E	21°52'45"

LINE TABLE

LINE	LENGTH	BEARING
L1	78.47	S0°11'35"W
L2	20.00	N89°48'25"W
L3	35.49	S70°33'25"W



D:\Kuna Market\place_Topo 18-129\dwg\South Parcel.dwg exhibit.dwg 8/3/2020 2:38:38 PM



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8970

**EXHIBIT DRAWING FOR
SOUTH PARCEL
BLACKROCK MARKET PLACE**

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
18-129

SHEET NO.
1

DWG. DATE
8/3/2020

Property History for proposed lot split:

Original Parel: SE ¼ of Section 13, T.2N., R.1W

Owner: Wayne L Kuhlman

Deed: Instrument #620720, September 5, 1965

1st Split:

Owner: Margaret M. Hill Limited Partnership

Deed #1: Instrument #2016-105800, November 1, 2016

Deed #2: Instrument #2016-105801, November 1, 2016

- The property contained in deed #1 has been subdivided into Winfield Springs Subdivision.
- The property contained in deed #2 is the subject parcel of land at the NW corner of Meridian and Deer Flat Roads.
- See ROS No. 10672, Instrument #2016-100815, October 20, 2016

ORIGINAL PARCEL

WARRANTY DEED

BOOK 526 PAGE 31

For Value Received

NORA E. KUHLMAN, a widow,
the grantor, does hereby grant, bargain, sell and convey unto

WAYNE L. KUHLMAN, as his sole and separate property,
the grantee, the following described premises, to-wit:

SE $\frac{1}{4}$ of Section 13, Twp. 2 N., R. 1 W., B.M., in
Ada County, Idaho. EXCEPT a strip of land 15
feet wide off the West side for road purposes;
and EXCEPT Right of Way of the State of Idaho.

Together with all water, water rights, ditches and
ditch rights of way, appurtenant thereto or connected
therewith.

Together with 125 shares of stock in the New York
Canal Company, Ltd.

The Grantor does hereby reserve to herself a life
estate in the above described property.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee,
his heirs and assigns forever. And the said Grantor does hereby covenant to and
with the said Grantee, that she is the owner in fee simple of said premises; that said
premises are free from all incumbrances

and that she will warrant and defend the same from all lawful claims whatsoever.

Dated: 2nd day of September, 1965.

Nora E. Kuhlman

STATE OF IDAHO, COUNTY OF ADA

On this 2nd day of September 1965,
before me, a notary public in and for said State, personally
appeared

NORA E. KUHLMAN, a widow,

known to me to be the person whose name is
subscribed to the within instrument, and acknowledged to
me that she executed the same.

Residing at
Comm. Expires

Notary Public
Meridian, Idaho

STATE OF IDAHO, COUNTY OF Ada

I hereby certify that this instrument was filed for record at
the request of Ambrose & Child

at 15 minutes past 9 o'clock A.M.,
this 5 day of Sept,
1965, in my office, and duly recorded in Book
of Deeds at page

CLARENCE A. PLANTING
Ex-Officio Recorder

By Clarence A. Planting Deputy.

Fees \$ 50.00
Mail to: AMBROSE & CHILD

ATTORNEYS AT LAW
929 E. FRANKLIN ST. BY NEW YORK COMPANY, Boise
MERIDIAN, IDAHO

INSTRUMENT NO.

620720

Warranty Deed 205-A

ACCOMMODATION

FIRST SPLIT DEED #1

PioneerTitleCo.
GOING BEYOND5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 582967 CH/JAS

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 DAWN TRIVOLIS
PIONEER TITLE COMPANY OF ADA COUNTY2016-105800
11/01/2016 01:27 PM
\$13.00

QUITCLAIM DEED

For Value Received

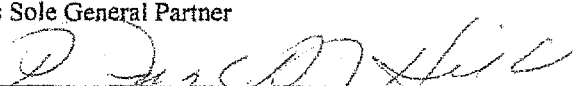
Margaret M Hill Family Limited Partnership, an Idaho limited Partnership
do hereby convey, release, remise and forever quit claim untoMargaret M. Hill Family Limited Partnership, an Idaho limited Partnership
whose address is 1556 E Locust View Lane, Meridian, ID 83642

the following described premises, to-wit:

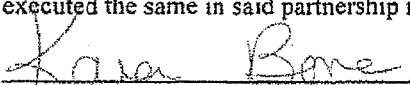
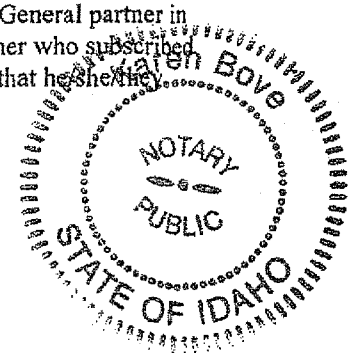
See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: October 26, 2016

Margaret M. Hill Family Limited Partnership
By: Margaret M Hill Investments, Inc.
Its Sole General Partner

By: Margaret M Hill, Pres
State of Id, County of Ada

On this 28th day of October in the year of 2016, before me, the undersigned, a Notary Public
in and for said State, personally appeared Margaret M Hill, known or
identified to me to be the President of the corporation that is the Sole General partner in
the partnership of Margaret M Hill Family Limited Partnership, and the partner who subscribed
said partnership name to the foregoing instrument, and acknowledged to me that he/she/they
executed the same in said partnership name.


Residing at: Meridian, Id
Comm exp: 6/23/2020




J-U-B ENGINEERS, INC.

EXHIBIT A

J-U-B COMPANIES

THE
LANGDON
GROUPGATEWAY
MAPPING
INC.

Kuna Hill
Coleman Parcel
Boundary Description

Project Number 10-15-125 December 18, 2015

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the south line of the southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the east line of the southeast quarter to the north right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N88°45'41"W, 1657.45 feet along the north right-of-way line of E. Deer Flat Road to the west line of the southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the west line of the southeast quarter to the northwest corner of the southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the north line of the southeast quarter;

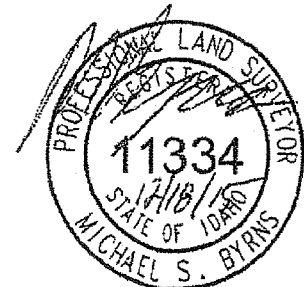
Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the east line of the southeast quarter to the center line of the Kuna Canal;

Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 111.18 acres, more or less.



Page 1 of 1

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 f 208-323-9336 w www.jub.com

ACCOMMODATION

FIRST SPLIT DEED #2


Pioneer Title Co.
 GOING BEYOND

 5680 E. Franklin Rd., Ste. 150
 Nampa, ID 83687

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

File No. 582967 CH/JAS

 ADA COUNTY RECORDER Christopher D. Rich
 BOISE IDAHO Pgs=2 DAWN TRIVOLIS
 PIONEER TITLE COMPANY OF ADA COUNTY

2016-105801
 11/01/2016 01:27 PM
 \$13.00

QUITCLAIM DEED

For Value Received

 Margaret M Hill Family Limited Partnership, an Idaho limited Partnership
 do hereby convey, release, remise and forever quit claim unto

 Margaret M. Hill Family Limited Partnership, an Idaho limited Partnership
 whose address is 1556 E Locust View Lane, Meridian, ID 83642

the following described premises, to-wit:

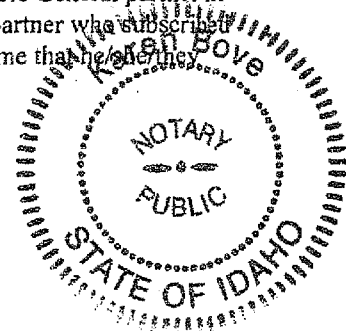
See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: October 26, 2016

 Margaret M. Hill Family Limited Partnership
 By: Margaret M Hill Investments, Inc.
 Its Sole General Partner

 By: *Margaret M Hill*
 Margaret M Hill, Pres
State of Id, County of Ada
 On this 28th day of October in the year of 2016, before me, the undersigned, a Notary Public
 in and for said State, personally appeared Margaret M Hill, known or
 identified to me to be the Sole General Partner of the corporation that is the Sole General partner in
 the partnership of Margaret M Hill Family Limited Partnership, and the partner who subscribed
 said partnership name to the foregoing instrument, and acknowledged to me that he/she/they
 executed the same in said partnership name.

Karen Bove
 Residing at: Meridian, ID
 Comm Exp: 6/23/2020


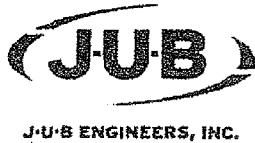


EXHIBIT A

J-U-B COMPANIES

THE
LANGDON
GROUPGATEWAY
MAPPING
INC.

Kuna Hill
Commercial Parcel
Boundary Description

Project Number 10-15-125 August 25, 2016

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the south line of the southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the east line of the southeast quarter to the north right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N00°11'35"E, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the center line of the Kuna Canal;

Thence 151.82 feet on a non-tangent curve to the right, concave southerly, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of S79°28'44"E, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S70°46'49"E, 174.05 feet along the center line of the Kuna Canal;

Thence N00°11'35"E, 1753.96 feet parallel with and 660.00 feet from the east line of the southeast quarter to the north line of the southeast quarter;

Thence S88°51'58"E, 590.08 feet along the north line of the southeast quarter to the west right-of-way line of N. Meridian Road (Hwy 69);

Thence S00°11'35"W, 2580.24 feet along the west right-of-way line of N. Meridian Road (Hwy 69);

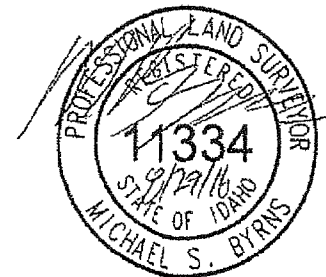
Thence S70°33'25"W, 62.28 feet along the right-of-way lines of N. Meridian Road (Hwy 69) and E. Deer Flat Road;

Thence N88°45'41"W, 844.81 feet along the north right-of-way line of E. Deer Flat Road to the POINT OF BEGINNING:

The above-described parcel contains 41.66 acres, more or less.

Page 1 of 1

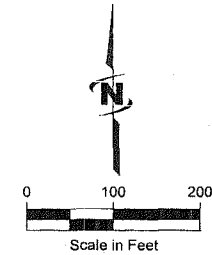
a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 f 208-323-9336 w www.jub.com



Record of Survey No. 10672

Situated in the Southeast Quarter of
Section 13, Township 2 North, Range 1 West, B.M.,
Ada County, Idaho.

Survey For: Coleman



Legend

- Parcel Line
- Section Line
- Quarter-Section Line
- Right-of-way Line
- Adjacent Property Line
- Life Estate Line
- Road Agreement Line
- ITD Ditch Easement Line
- Pipeline Easement Line
- Powerline Easement Line
- Bridge Easement Line
- Section Corner, Found Aluminum Cap
- Quarter-Section Corner, Found Aluminum Cap
- Found 5/8" Rebar
- Found Right-of-Way Marker
- Point Not Set or Found
- Set 5/8"x30" Rebar, with Plastic Cap Marked "JUB 11334"
- WC / RM — Witness Corner / Reference Monument

County Recorder's Certificate

State of Idaho } ss. Instrument No. 2016-100815
County of Ada }

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at

45 minutes past 9 o'clock A.M., this 20th day of October, 2016.

Fee \$ 5.00

[Signature]
Deputy

Christopher D. Rich
Ex-Officio Recorder



J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944

p 208 376 7330 f 208 323 9336 w www.jub.com

Date: 10/12/2016 Project No. 10-15-125

SHEET 1 OF 1

Reference Documents

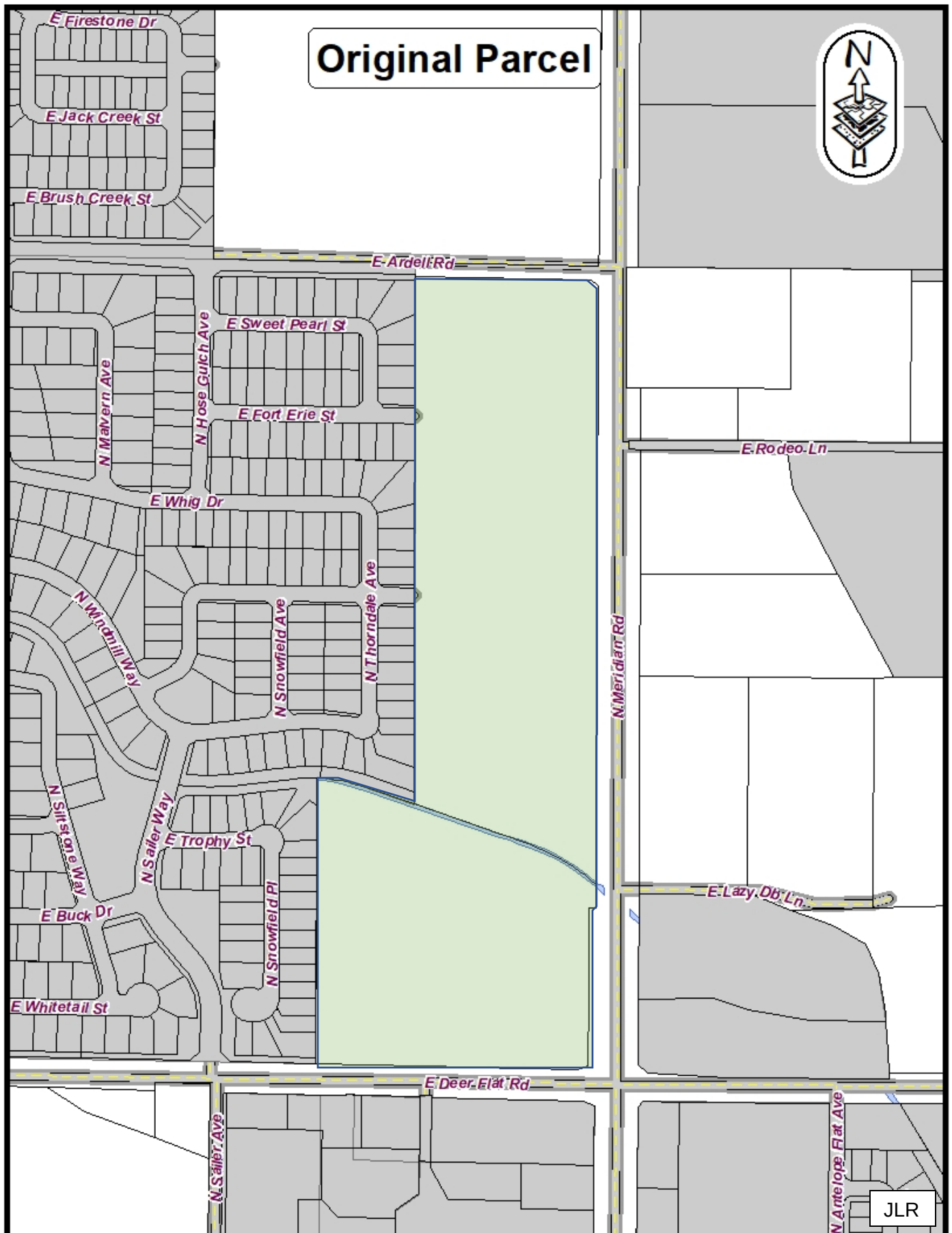
- EASEMENTS**
- Roadway Easement Instrument No.: 80276, Book 136 of Deeds at Page 241
 - Power Line Easement to Idaho Power Company Instrument No.: 895212
 - Highway Bridge Structure Easement to Idaho Instrument No.: 8707780
 - Irrigation Ditch Easement to Idaho Instrument No.: 96076228
 - Easement For Irrigation Ditch In Favor of: State of Idaho Instrument No.: 96076230
 - Pipeline Easement to City of Kuna Instrument No.: 110074195
- DEEDS**
- 1914 Idaho to Lawrence Beal via Humphrey (1904) (NE4SE4 & NW4SE4) Inst. No. 55083
1914 Idaho to Lawrence Beal via Grigby (1904) (NE4SE4 & NW4SE4) Inst. No. 55084
1843 Beal family to Kuhlmann (SE4) Inst. No. 234579
2005 Kuhlmann to Hills (SE4 subject to life estate) Inst. No. 105091035
2008 Hills to Hill Family Partnership (SE4 subject to life estate) Inst. No. 108135134
Others 80276 & 108135135

- SUBDIVISIONS**
- Sandpoint Heights Subdivision — Book 74 Pages 7676-7877
Sable Ridge No. 2 — Book 86 Pages 9767-9768

- SURVEYS**
- RDSs 2060, 3684, 3985, & 9004
ITD R-O-W Plans SH-69 Project No. STP-3782(101) KN5153 Sheets 36-38



INDEX No. 214-13-2-0-0-0-0





LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY SPLIT LINE
- SECTION LINE
- SECTION TIE LINE
- EXISTING PROPERTY LINE

SH 69 - LOT SPLIT

SCALE: 1" = 100'-0" HORIZONTAL

HORIZONTAL SCALE IN FEET

150 100 50 0 100 200

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	151.82'	500.00'	17°23'51"	S79°28'45"E	151.24'
C2	267.30'	700.00'	21°52'45"	N69°50'27"W	265.68'



CIVIL INNOVATIONS, PLLC

1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

REVISIONS			
NO.	DESCRIPTION	BY	DATE

SH 69 - LOT SPLIT

KUNA, IDAHO

SH 69 - LOT SPLIT

PROJECT NO.	21-009A-L07
DWG FILE	LS.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	10/28/21
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

LS.100

SHEET 1 OF 1



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 SPLIT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director

From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer

Date: 14 December 2021

RE: Public Works Comments
Blackrock Marketplace – 21-05-LS (Lot Split)

The Blackrock Marketplace property, 21-05-LS, lot split request dated 9 November 2021 has been reviewed. The applicant wishes to lot split with a City of Kuna (City) R-20 (high density multifamily residential) zone and C-2 (area commercial district) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Once sewer improvements are complete, Public Works staff can support this lot split application. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

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 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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) If applicable, 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) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for the 5 acres of R-20 townhomes is approximately 318 people.
- b) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- d) A plan approval letter will be required if this project affects any local irrigation districts.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- 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 permits will be issued and no construction can begin without adequate fire protection.

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 or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, 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 Connection

- a) The applicant's property is not connected to City services. 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 City is unable to promise sewer capacity until the 18-in. force main project is complete.
- c) In accordance with a meeting held March 24th, 2021 between the Developer Team and Public Works Department, the receiving manhole and 8-in line shall be evaluated by Developer Team proving there is existing capacity for the proposed subdivision.
- d) The applicant proposes a lift station to service this project. The City requests gravity sewer be attempted. The City wishes to not take over maintenance operations of the proposed lift station.

- e) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- f) Sewer must provide connectivity for surrounding developments.
- g) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- h) All sewer infrastructure must meet or exceed City of Kuna requirements.
- i) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- j) Sewer connection fees apply to each lot containing a home or other facility.
- k) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

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. 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. It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- b) In accordance with a meeting held March 24th, 2021 between the Developer Team and Public Works Department, water mainline shall be constructed along N Meridian Rd.
- c) All existing wells shall be abandoned in accordance with IDWR requirements. Documentation shall be provided to the City of Kuna.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- f) Water connection fees apply to each lot containing a home or other facility.
- g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. City Code 6-4-2 requires the subdivision to connect to the City municipal irrigation system. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- b) In accordance with a meeting held March 24th, 2021 between the Developer Team and Public Works Department, a pressurized irrigation pump and pond is required in this quadrant. The minimum required size is 500,000 gallons, but 1,000,000 gallons is preferred. An irrigation pump and pond is eligible for proportional reimbursement.
- c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Annexation into the municipal irrigation system 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 and accommodate adequate pressurized irrigation supply. The associated costs shall be paid by the developer.
- 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 and assessment fee.

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) 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.
- 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.
- e) Sidewalks, 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.

8) As-Built Drawings

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

9) Exhibits

- a) No maps are included to support Public Works comments.

From: [Catherine Feistner](#)
To: [Jessica Reid](#)
Subject: Blackrock Marketplace Lot Split (21-05-LS)
Date: Tuesday, December 21, 2021 3:41:01 PM
Attachments: [image001.png](#)

Good afternoon Jessica,

Public Works Staff supports the Blackrock Marketplace lot split (21-05-LS) with the understanding that the applicant has no immediate plans for development. The applicant shall be aware that the Public Works department is unable to provide serviceability to this parcel at this time.

Thank you,

Cat Feistner, EIT

City of Kuna – Asst. City Engineer

Office: 208-639-5347



751 W 4th St
PO Box 13
Kuna, ID 83634

(Space above reserved for recording)

**ORDINANCE NO. 2022-01
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[M3 ID RISING SUN LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S M3 ID RISING SUNLLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as M3 ID RISING SUN LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 4th day of January 2022.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON M3 ID RISING SUN LLC RISING SUN SUBDIVISION NO. 1

That portion of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the north quarter corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the northwest corner of said Section 30 bears North 89°33'00" West, 2542.42 feet; Thence along the north line of said Section 30, North 89°33'00" West, 1,344.16 feet; Thence departing from said north line, South 00°27'00" West, 25.00 feet to the southerly right-of-way line of E. Kuna Road; Thence along the east line of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, South 00°22'43" West, 202.26 feet to the **POINT OF BEGINNING**;

Thence continuing S 00°22'43" W, 373.24 feet along said east line of Block 6;
Thence S 89°37'17" E, 8.99 feet departing from said east line;
Thence S 00°22'43" W, 132.10 feet;
Thence S 74°48'41" E, 31.92 feet;
Thence S 79°47'54" E, 144.30 feet;
Thence S 89°37'17" E, 80.37 feet;
Thence N 73°20'48" E, 96.83 feet;
Thence S 89°58'07" E, 174.23 feet;
Thence S 68°48'20" E, 163.50 feet;
Thence N 00°22'43" E, 442.21 feet;
Thence S 89°20'57" E, 126.48 feet;
Thence N 00°39'03" E, 17.65 feet;
Thence S 89°20'57" E, 175.00 feet;
Thence S 00°39'03" W, 673.96 feet;
Thence N 80°28'51" W, 39.02 feet;
Thence S 09°31'09" W, 50.00 feet;
Thence N 80°28'51" W, 9.41 feet;
Thence S 00°39'10" W, 177.12 feet to the southerly line of the Debra Young Tax Parcel according to Record of Survey No. 10925, Ada County Records;

Thence along said southerly line the following nineteen (19) courses:

- 1) N 87°06'51" W, 90.54 feet;
- 2) N 78°58'49" W, 144.70 feet;
- 3) N 56°46'53" W, 110.79 feet;
- 4) N 72°16'56" W, 169.65 feet;
- 5) S 55°44'04" W, 157.47 feet;
- 6) S 89°56'48" W, 227.37 feet;
- 7) N 45°19'03" W, 179.01 feet;
- 8) N 89°06'31" W, 153.27 feet;

- 9) N 69°19'32" W, 91.26 feet;
- 10) S 78°51'32" W, 201.10 feet;
- 11) S 43°04'08" W, 114.28 feet;
- 12) S 66°46'54" W, 55.20 feet;
- 13) S 37°04'13" W, 79.52 feet;
- 14) S 20°11'13" W, 54.91 feet;
- 15) S 03°24'46" W, 100.21 feet;
- 16) S 62°07'11" W, 42.84 feet;
- 17) S 87°46'28" W, 134.59 feet;
- 18) N 51°42'59" W, 70.13 feet;
- 19) N 47°20'06" W, 72.74 feet;

Thence along the westerly and northwesterly lines of said Debora Young Tax Parcel the following twenty-three (23) courses:

- 1) N 00°47'53" W, 281.56 feet to the beginning of a non-tangent curve;
- 2) Along said non-tangent curve to the right an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of S 52°35'31" E and a chord length of 12.43 feet;
- 3) S 48°50'30" E, 141.03 feet;
- 4) S 54°24'29" E, 55.42 feet to the beginning of a non-tangent curve;
- 5) Along said non-tangent curve to the left an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of S 79°34'52" E and a chord length of 32.36 feet to the beginning of a non-tangent curve;
- 6) Along said non-tangent curve to the left an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of N 65°42'17" E and a chord length of 65.81 feet to the beginning of a non-tangent curve;
- 7) Along said non-tangent curve to the left an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of N 33°39'56" E and a chord length of 115.90 feet to the beginning of a non-tangent curve;
- 8) Along said non-tangent curve to the left an arc length of 20.01 feet, having a radius of 45.42 feet, a central angle of 25°14'38", a chord bearing of N 09°00'10" E and a chord length of 19.85 feet;
- 9) N 00°27'38" E, 91.98 feet to the beginning of a non-tangent curve;
- 10) Along said non-tangent curve to the right an arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'22", a chord bearing of N 14°05'48" E and a chord length of 90.73 feet to the beginning of a non-tangent curve;
- 11) Along said non-tangent curve to the right an arc length of 56.46 feet, having a radius of 95.00 feet, a central angle of 34°03'00", a chord bearing of N 44°45'35" E and a chord length of 55.63 feet;
- 12) N 51°08'49" E, 67.26 feet to the beginning of a non-tangent curve;
- 13) Along said non-tangent curve to the left an arc length of 73.93 feet, having a radius of 215.91 feet, a central angle of 19°37'08", a chord bearing of N 21°44'39" E and a chord length of 73.57 feet;

- 14) N 15°27'35" E, 54.66 feet;
- 15) N 08°29'05" E, 64.63 feet to the beginning of a non-tangent curve;
- 16) Along said non-tangent curve to the right an arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13", a chord bearing of N 22°53'58" E and a chord length of 52.50 feet;
- 17) N 40°39'48" E, 102.55 feet;
- 18) N 36°40'09" E, 72.95 feet to the beginning of a non-tangent curve;
- 19) Along said non-tangent curve to the right an arc length of 144.55 feet, having a radius of 214.67 feet, a central angle of 38°34'46", a chord bearing of N 63°14'59" E and a chord length of 141.83 feet;
- 20) N 81°53'53" E, 100.21 feet;
- 21) N 67°54'04" E, 53.20 feet;
- 22) N 52°46'18" E, 63.95 feet;
- 23) N 49°50'12" E, 44.27 feet to the east line of Block 6 of said Amended Plat of Part of the Avalon Orchard Tracts and the **POINT OF BEGINNING**.

The above-described parcel of land contains 22.87 acres, more or less.

