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, March 01, 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 February 15, 2022.

B. Accounts Payable Dated February 24, 2022, in the amount of $785,650.09

C. Final Plats

1. Case No. 22-01-FP (Final Plat) Cazador Estates No. 2

2. Case No. 22-02-FP (Final Plat) Gran Prado No. 3

D. Resolutions

1. Resolution R12-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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.

2. Resolution R13-2022.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R14-2022

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

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE JOURNEY'S END NO. 3 SEWER TRUNK PROJECT REIMBURSEMENT AGREEMENT
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE.

4. Resolution R15-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DECLARING CERTIAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY AND ACCEPTING AGRICULTURAL IRRIGATION EQUIPMENT FROM BRISBIE LLC.

4. External Reports:

A. Update on the Sheriff's Office and the relationship with Kuna. Sheriff Clifford, Ada County Sheriff's Office.

B. Valley Regional Transit (VRT) presentation and report/update.

Valley Regional Transit (VRT) is partnering with the City of Kuna to evaluate providing public transportation access within and connecting to Kuna. Transpo Group, the consultant hired to assist with the Kuna Transit Study, will give an overview of study goals, scope and schedule.

C. City of Kuna 2021 Audit Presentation concerning audit results.

5. 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.

A. Case No. 21-12-AN (Annexation) Boise Basin – Markovetz: Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100) Doug Hansen, Planning and Zoning ACTION ITEM

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

B. Case No. 21-02-ZC (Rezone) First Choice Collision Repair: Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404340200). Doug Hansen, Planning and Zoning ACTION ITEM

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

7. Business Items:

A. Consideration to approve reallocation of Capital Improvement funds and a contingency request from the Enterprise funds. Bobby Withrow, Parks and Facilities Director ACTION ITEM

B. Consideration to approve Case No. 21-05-LLA (Lot Line Adjustment) – Lots 3 & 4, Block 12, *Ashton Estates Subdivision No. 2* – Troy Behunin, Senior Planner ACTION ITEM

Stephanie Hopkins with KM Engineering, is requesting Lot Line Adjustment for two (2) parcels within the Ashton Estates Subdivision No. 2 known as Lots 3 & 4, Block 12. The proposal is to create two (2) new parcels; one (1) as a 0.648 ac. Lot, and the second a 1.727 ac. Lot. The subject property address is in Ashton Estates Sub No. 2, within Section 19, Township 2 North, Range 1 East; (APNs: R0539771340 and R0539771360).

C. Consideration to approve Case No. 21-09-LS (Lot Split) 721 N Linder. Jessica Reid, Planning & Zoning Specialist ACTION ITEM

Frederick Wheeler requests to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into a front parcel proposed to be approximately 0.271-acres, and a rear parcel proposed to be approximately 0.459-acres. There is no Rezone request to change the current R-6 (Medium Density Residential) zone, and the Applicant intends to construct a duplex on the rear parcel.

8. Ordinances:

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

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
MINUTES
Tuesday, February 15, 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

(Timestamp 00:00:04)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear
Council President Greg McPherson
Council Member Chris Bruce
Council Member Warren Christensen
Council Member John Laraway

CITY STAFF PRESENT:
Marc Bybee, City Attorney
Chris Engels, City Clerk
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Jace Hellman, P & Z Director
Doug Hanson, P & Z
Troy Behunin, P & Z
Jessica Reid, P & Z
Morgan Treasure, Economic Development Director
Nancy Stauffer, HR Director

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:22)

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.

(Timestamp 00:00:40)

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A. Regular City Council Meeting Minutes Dated February 1, 2022.

B. Accounts Payable Dated February 10, 2022, in the amount of $533,278.91

C. Findings of Facts Conclusions of Law

1. Ledgestone South Case No. 21-07-AN (Annexation)

D. Final Plats

1. Case No. 21-12-FP (Final Plat) for Journey's End No. 4

2. Case No. 21-15-FP (Final Plat) for Springhill No. 3

E. Resolutions

1. Resolution R06-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE *"PARK USE AGREEMENT"* WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R07-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO VACATING THE REMAINING EASEMENTS ESTABLISHED IN INSTRUMENT NUMBERS 2017-013829 AND 2020-044292.

3. Resolution R08-2022.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE *"DEVELOPMENT AGREEMENT"* BETWEEN STERLING MEADOWS LLC AND CITY OF KUNA, PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution R09-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING RECITALS AND FINDINGS; AND
- APPOINTING A NEW COMMISSIONER TO SEAT NO. 1; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

5. Resolution R10-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.

6. Resolution R11-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH THE METTS GROUP FOR THE PREPARATION OF THE EAST KUNA DISTRICT URBAN RENEWAL PLAN.

Motion To: Approve the Consent Agenda as Published
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Bruce, Christensen, Laraway, and McPherson
Voting No: None
Absent: None
Motion Passed: 4-0-0

4. Executive Session:

(Timestamp 00:01:18) 6:01 PM

Mayor stated an executive session to get information from the City Attorney
Motion To: Enter Executive Session
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Motion carried: 4-0

A. Executive Session under 74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.

(Timestamp 02:29:29) Adjourn from Executive Session at 6:41 PM

Motion To: Adjourn from Executive Session
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Motion carried: 4-0

5. 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.
(Timestamp 000:02:46)

A. Consideration to approve Case No. 21-04-S (Preliminary Plat) for *Falcon Crest Golf Villages Subdivision. Continued from 02.01.2022 City Council Meeting* ACTION ITEM

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within R-6 (Medium Density Residential) and R-12 (High Density Residential) zones. (APN: S1422110300). Section 22, Township 2 North, Range 1 East – Troy Behunin, Senior Planner.

P & Z Director Jace Hellman reported to Mayor and Council the purpose of the application and compliance with the development agreement from 2019

David Reinhart, Kuna School District, presented a follow up letter in regards to the case.

Council responds.

Richard Durrant, commented on the case and Kuna growth.

Layne Saxton, retired from Kuna School District (2015) commented on the case and Kuna growth.

Heathe Clark, Attorney for Developer, discussed issues with growth and schools. Expressed that the issues that were brought up in the school letter to the council were answered two years ago when the project was originally approved and brought forward.

Council Member Christensen asked for clarification on the age restriction comment Mr. Clark made.

Heathe Clark clarified.

Mark Tate, Developer, reiterated what Heathe Clark commented on.

Wendy Johnson, Kuna School District, clarified when the last school bond was passed (2017)

Council Member Christensen asked for clarification on findings that city staff had made.

Jace Hellman, Planning and Zoning Director, answers Council Member Christensen's question.

Council President McPherson asked when the code changed for open green space for parks in developments.

Bobby Withrow, Parks Director responded.

Council Member Christensen asked about zoning ordinance and city code.

Marc Bybee, City of Kuna Attorney responded.

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

Motion To: Open the Public Hearing
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0-0

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

Motion To: Approve Case No. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision.
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Bruce, Christensen, Laraway, McPherson
Voting No: None
Motion Passed: 4-0-0

7. Business Items:

(Timestamp 01:08:43)

A. Consideration to approve Case No. 21-06-LLA (Lot Line Adjustment) 531 N School Avenue & 900 W 4th Street: Jim Washburn with The Land Group INC., on behalf of David Doan and Eric Jacobsen requests Lot Line Adjustment approval between two (2) parcels totaling approximately 1.9 acres. The subject sites are located at 531 N School Avenue and 900 W 4th Street, Kuna ID, 83634, within Section 23, Township 2 North, Range 1 West; (APNs: S1323314910, S1323314932). ACTION ITEM

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

Council Member Christensen asked about the designation.

Doug Hansen responded.

Motion To: Approve Case No. 21-06-LLA (Lot Line Adjustment) 531 N School Avenue & 900 W 4th Street
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0-0

B. Quarterly Report, Jared Empey, City Treasurer ACTION ITEM
(Timestamp 01:12:05)

Jared Empey, City Treasurer, reviewed the report and stood for questions.

8. Ordinances:

(Timestamp 01:19:16)

A. Consideration to approve Ordinance 2022-05 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 DB DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-05
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None

Recused: None
Absent: None
Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-05
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Christensen, Laraway,
Voting No: None
Absent: None
Motion Passed: 4-0-0

B. Consideration to approve Ordinance 2022-06 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. R0615250525 AND R0615250700 OWNED BY M3 ID RISING SUN, LLC, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Motion To: Waive three readings of Ordinance 2022-06
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Recused: None
Absent: None
Motion Passed: 4-0-0

Motion To: Approve Ordinance 2022-06
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Christensen, Laraway, Council President Mcpherson
Voting No: None

Absent: None
Motion Passed: 4-0-0

9. Executive Session:

(Timestamp 01:22:46) 8:02 PM

Motion To: Enter Executive Session
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Motion carried: 4-0

Executive Session:

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

74-206(b)
To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student;

(Timestamp 01:24:13) 8:13 PM

Motion To: Adjourn from Executive Session
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Motion carried: 4-0

7C. Business Continued
Consideration to consent to Mayor's appointment of new Planning and Zoning Director
ACTION ITEM

Motion To: Approve the Mayors appointment of Doug Hansen to Planning and Zoning Director.
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Motion carried: 4-0

10. Mayor/Council Announcements:

11. Adjournment: 8:18

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 03.01.2022

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
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17059		SHOP RENT FOR MARCH'22 - PARKS	02/15/2022	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	2/22		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17059		SHOP RENT FOR MARCH'22 - WATER	02/15/2022	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	2/22		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17059		SHOP RENT FOR MARCH'22 - SEWER	02/15/2022	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	2/22		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	17059		SHOP RENT FOR MARCH'22 - PI	02/15/2022	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	2/22		
Total 17059:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	02222022ACP		PROSECUTORIAL SERVICES FOR MARCH 2022	02/22/2022	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	2/22		
Total 02222022ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	095259		SHERIFF SERVICE CONTRACT FOR FEB'22	02/04/2022	226,256.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	2/22		
Total 095259:						226,256.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						226,256.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-021722		NEW EMPLOYEE DRUG SCREEN, A. PETERSON, CLAIM #5303668, FEB'22 - PARKS	12/21/2021	25.00	.00	01-5950 TEAM BUILDING, ONBOARDING	0	2/22		
Total 8773-021722:						25.00	.00					
Total ALLIANCE MEDICAL GROUP LLC:						25.00	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	80210		QUARTERLY PEST CONTROL, TREATMENT PLANT - WATER	02/10/2022	46.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80210		QUARTERLY PEST CONTROL, TREATMENT PLANT - SEWER	02/10/2022	46.20	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80210		QUARTERLY PEST CONTROL, TREATMENT PLANT - P.I	02/10/2022	17.60	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 80210:						110.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	80218		QUARTERLY PEST CONTROL SERVICES, CITY HALL - ADMIN	02/10/2022	26.60	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80218		QUARTERLY PEST CONTROL SERVICES, CITY HALL - WATER	02/10/2022	24.70	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80218		QUARTERLY PEST CONTROL SERVICES, CITY HALL - SEWER	02/10/2022	24.70	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80218		QUARTERLY PEST CONTROL SERVICES, CITY HALL - P.I	02/10/2022	9.50	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
1804	ALPHA HOME PEST CONTROL, LLC	80218		QUARTERLY PEST CONTROL SERVICES, CITY HALL - P&Z	02/10/2022	9.50	.00	01-6140 MAINT. & REPAIR BUILDING	1003	2/22		
Total 80218:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	80219		QUARTERLY PEST CONTROL, SENIOR CENTER	02/10/2022	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	2/22		

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 80219:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	80220		QUARTERLY PEST CONTROL, PARKS OFFICE	02/10/2022	95.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	2/22		
Total 80220:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						395.00	.00					
ALPINE OFFICE PRODUCTS												
2118	ALPINE OFFICE PRODUCTS	WO-9040-1		5 EA HAND SANITIZER, 1 PACK FACIAL TISSUE, FOR CITY HALL, FEB'22 - ADMIN	02/11/2022	15.19	.00	01-6165 OFFICE SUPPLIES	0	2/22		
2118	ALPINE OFFICE PRODUCTS	WO-9040-1		5 EA HAND SANITIZER, 1 PACK FACIAL TISSUE, FOR CITY HALL, FEB'22 - WATER	02/11/2022	10.40	.00	20-6165 0FFICE SUPPLIES	0	2/22		
2118	ALPINE OFFICE PRODUCTS	WO-9040-1		5 EA HAND SANITIZER, 1 PACK FACIAL TISSUE, FOR CITY HALL, FEB'22 - SEWER	02/11/2022	10.40	.00	21-6165 OFFICE SUPPLIES	0	2/22		
2118	ALPINE OFFICE PRODUCTS	WO-9040-1		5 EA HAND SANITIZER, 1 PACK FACIAL TISSUE, FOR CITY HALL, FEB'22 - PI	02/11/2022	3.99	.00	25-6165 OFFICE SUPPLIES	0	2/22		
2118	ALPINE OFFICE PRODUCTS	WO-9040-1		1 DOZEN BLUE GEL PENS, FEB'22 - BUILDING INSPECTION	02/11/2022	20.17	.00	01-6165 OFFICE SUPPLIES	1005	2/22		
Total WO-9040-1:						60.15	.00					
Total ALPINE OFFICE PRODUCTS:						60.15	.00					
BAILEY & COMPANY, CHARTERED												
125	BAILEY & COMPANY, CHARTERED	103593		FYE 2021 ANNUAL AUDIT SERVICE-ADMIN	02/28/2022	4,000.00	.00	01-6202 PR0FESSI0NAL SERVICES	0	2/22		
125	BAILEY & COMPANY, CHARTERED	103593		FYE 2021 ANNUAL AUDIT SERVICE-WATER	02/28/2022	5,280.00	.00	20-6202 PROFESSIONAL SERVICES	0	2/22		

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
125	BAILEY & COMPANY, CHARTERED	103593		FYE 2021 ANNUAL AUDIT SERVICE-SEWER	02/28/2022	5,280.00	.00	21-6202 PR0FESSI0NAL SERVICES	0	2/22		
125	BAILEY & COMPANY, CHARTERED	103593		FYE 2021 ANNUAL AUDIT SERVICE-PI	02/28/2022	1,440.00	.00	25-6202 PROFESSIONAL SERVICES	0	2/22		
Total 103593:						16,000.00	.00					
Total BAILEY & COMPANY, CHARTERED:						16,000.00	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	022322BSR	13089	LIFT RENTAL TO PAINT TREATMENT PLANT, J. MORFIN, FEB'22 - WATER	02/09/2022	126.00	.00	20-6212 RENT - EQUIPMENT	0	2/22		
1846	BIG SKY RENTALS LLC	022322BSR	13089	LIFT RENTAL TO PAINT TREATMENT PLANT, J. MORFIN, FEB'22 - SEWER	02/09/2022	126.00	.00	21-6212 RENT-EQUIPMENT	0	2/22		
1846	BIG SKY RENTALS LLC	022322BSR	13089	LIFT RENTAL TO PAINT TREATMENT PLANT, J. MORFIN, FEB'22 - PI	02/09/2022	48.00	.00	25-6212 RENT - EQUIPMENT	0	2/22		
Total 022322BSR:						300.00	.00					
Total BIG SKY RENTALS LLC:						300.00	.00					
BI-MART CORPORATION												
1931	BI-MART CORPORATION	39061		TENT FOR COLLECTING WATER SAMPLES, J.COX, FEB.'22	02/22/2022	36.99	.00	20-6150 M & R - SYSTEM	0	2/22		
Total 39061:						36.99	.00					
Total BI-MART CORPORATION:						36.99	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	03012022BKID		2022 SPRING ASSESSMENT FOR KUNA TOWNSITE SEC. 23 02N-01W	03/01/2022	125,080.74	.00	25-6116 IRRIGATION / WATER COSTS	0	2/22		

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 03012022BKID:						125,080.74	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	03012022BKID		SPRING ASSESSMENT FOR SADIE CREEK, SEC.25 02N-01W	03/01/2022	1,348.38	.00	25-6116 IRRIGATION / WATER COSTS	0	2/22		
Total 03012022BKID-SC:						1,348.38	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						126,429.12	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	100009/2	13119	12 ROLLS OF PRINTER PAPER, D.STEPHENS, FEB'22 - BUILDING INSPECTION	02/16/2022	208.32	.00	01-6165 OFFICE SUPPLIES	1005	2/22		
Total 100009/2:						208.32	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						208.32	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 01/25-02/24/2022-WATER	01/25/2022	23.41	23.41	20-6255 TELEPH0NE EXPENSE	0	2/22	02/11/2022	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 01/25-02/24/2022-SEWER	01/25/2022	23.41	23.41	21-6255 TELEPH0NE EXPENSE	0	2/22	02/11/2022	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 01/25-02/24/2022-PI	01/25/2022	8.91	8.91	25-6255 TELEPH0NE EXPENSE	0	2/22	02/11/2022	
Total 2089221136586B01252022:						55.73	55.73					
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/22 - 03/06/22 - ADMIN	02/07/2022	14.76	14.76	01-6255 TELEPH0NE	0	2/22	02/18/2022	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/22 - 03/06/22 - P&Z	02/07/2022	5.27	5.27	01-6255 TELEPH0NE	1003	2/22	02/18/2022	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/22 - 03/06/22 - WATER	02/07/2022	13.70	13.70	20-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/22 - 03/06/22 - SEWER	02/07/2022	13.70	13.70	21-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/22 - 03/06/22 - PI	02/07/2022	5.28	5.28	25-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
Total 2089229179548B02072022:						52.71	52.71					
62	CENTURYLINK	208922932280		INTERNET SERVICES AT THE SHOP, 01/25-02/24/2022-PARKS	01/25/2022	100.58	100.58	01-6255 TELEPH0NE	1004	2/22	02/11/2022	
Total 2089229322801B01252022:						100.58	100.58					
Total CENTURYLINK:						209.02	209.02					
CORE & MAIN LP												
63	CORE & MAIN LP	Q308345	13021	FLANGES AND KIT TO REMOVE BACKFLOW AT WELL #5, FEB.'22	02/02/2022	171.42	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	2/22		
Total Q308345:						171.42	.00					
Total CORE & MAIN LP:						171.42	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8854	13077	PUMP DIAGNOSIS AT MEMORY RANCH LIFT STATION, T.FLEMING, FEB'22 - SEWER	02/09/2022	170.00	.00	21-6150 M & R - SYSTEM	0	2/22		
Total 8854:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						170.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
D & B SUPPLY												
75	D & B SUPPLY	29997	13081	RETURN SPARK PLUGS AND AIR FILTER, J. PEREZ, FEB'22	02/10/2022	-17.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
75	D & B SUPPLY	29997	13081	SPARK PLUGS AND FILTER, FOR WEED EATER, J. PEREZ, FEB'22	02/10/2022	22.47	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 29997:						4.50	.00					
75	D & B SUPPLY	30673	13095	REPLACEMENT CHAINS FOR CHAINSAWS, R.WARWICK, FEB.'22	02/14/2022	49.37	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 30673:						49.37	.00					
75	D & B SUPPLY	30786	13105	COVERALLS & RAIN GEAR FOR W. TAGGART, FEB'22 - SEWER	02/15/2022	353.96	.00	21-6285 UNIF0RMS EXPENSE	0	2/22		
Total 30786:						353.96	.00					
75	D & B SUPPLY	78977	13087	BAR & CHAIN OIL FOR CHAINSAWS, J. MORFIN, FEB'22	02/10/2022	17.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 78977:						17.99	.00					
75	D & B SUPPLY	94283	13098	FBD KM BED REDEFINER, R.WARWICK, FEB.'22	02/14/2022	249.99	.00	01-6175 SMALL TOOLS	1004	2/22		
Total 94283:						249.99	.00					
Total D & B SUPPLY:						675.81	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-2235859	13069	1 TOTE CHLORINE, D. CROSSLEY, FEB'22	02/11/2022	751.06	.00	20-6151 M & R - PROCESS CHEMICALS	0	2/22		

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 IN-2235859:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	252109	13071	1 EA HYDRO FILTER, FOR JACOBSEN MOWER, FEB'22 - PARKS	02/09/2022	59.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
2115	DYNA PARTS LLC	252109		REFUND/CREDIT, 1 EA TRAN FILTER, INV #250543, FEB'22 - PARKS	02/09/2022	-9.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 252109:						49.98	.00					
2115	DYNA PARTS LLC	252134		WARRANTY/CREDIT, OXYGEN SENSOR, FOR WATER VEHICLE #25, INV #251026, FEB'22 - WATER	02/09/2022	-64.07	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2115	DYNA PARTS LLC	252134		1 EA OXYGEN SENSOR, FOR WATER TRUCK #25, FEB'22 - WATER	02/09/2022	64.07	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
Total 252134:						.00	.00					
2115	DYNA PARTS LLC	252239	13090	JACOBSEN MOWER HOSE REPLACEMENT, J. DURHAM, FEB'22 - PARKS	02/10/2022	12.34	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 252239:						12.34	.00					
2115	DYNA PARTS LLC	252257	13090	1 EA JACOBSEN MOWER RADIATOR HOSE, FEB'22 - PARKS	02/11/2022	11.94	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
2115	DYNA PARTS LLC	252257		RETURN/CREDIT JACOBSEN MOWER RADIATOR HOSE, INV #252239, FEB'22 - PARKS	02/11/2022	-12.34	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
2115	DYNA PARTS LLC	252257		1 EA JACOBSEN MOWER HOSE REDUCERS, FEB'22 - PARKS	02/11/2022	7.41	.00	01-6142 MAINT. & REPAIR -				

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
								EQUIPMENT	1004	2/22		
Total 252257:						7.01	.00					
2115	DYNA PARTS LLC	252296		WARRANTY/CREDIT, OXYGEN SENSOR, FOR WATER TRUCK #25, INV #252134, FEB'22 - WATER	02/11/2022	-64.07	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2115	DYNA PARTS LLC	252296		1 EA OXYGEN SENSOR, FOR WATER VEHICLE #25, FEB'22 - WATER	02/11/2022	64.07	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
Total 252296:						.00	.00					
2115	DYNA PARTS LLC	252389	13096	METRIC TAP, B. WITHROW, FEB'22 - PARKS	02/14/2022	4.65	.00	01-6175 SMALL TOOLS	1004	2/22		
Total 252389:						4.65	.00					
2115	DYNA PARTS LLC	252458	13101	FILTERS FOR PARKS GATOR, J. DURHAM, FEB'22 - PARKS	02/15/2022	24.77	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 252458:						24.77	.00					
2115	DYNA PARTS LLC	252486	13106	CLIPS FOR GATOR FUEL LINE, J. DURHAM, FEB'22 - PARKS	02/15/2022	6.59	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/22		
Total 252486:						6.59	.00					
2115	DYNA PARTS LLC	252711		1 EA DISC PAD, FOR WATER TRUCK #30, FEB'22 - WATER	02/18/2022	29.59	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2115	DYNA PARTS LLC	252711		1 EA DISC PAD, FOR WATER TRUCK #30, FEB'22 - PI	02/18/2022	7.40	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/22		

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 252711:						36.99	.00					
2115	DYNA PARTS LLC	252718		1 EA DISK BRAKE TOOL SET, FOR WATER TRUCK #30, FEB'22 - WATER	02/18/2022	57.59	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2115	DYNA PARTS LLC	252718		1 EA DISK BRAKE TOOL SET, FOR WATER TRUCK #30, FEB'22 - PI	02/18/2022	14.40	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/22		
Total 252718:						71.99	.00					
2115	DYNA PARTS LLC	252739		REFUND/CREDIT, INV #252718, 1 EA DISK BRAKE TOOL SET, FOR WATER TRUCK #30, FEB'22 - WATER	02/18/2022	-57.59	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2115	DYNA PARTS LLC	252739		REFUND/CREDIT, INV #252718, 1 EA DISK BRAKE TOOL SET, FOR WATER TRUCK #30, FEB'22 - PI	02/18/2022	-14.40	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/22		
Total 252739:						-71.99	.00					
Total DYNA PARTS LLC:						142.33	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	6809122		PROPANE FOR 201 AVE A, FEB'22 - PARKS	02/11/2022	145.91	.00	01-6290 UTILITIES	1004	2/22		
Total 6809122:						145.91	.00					
1731	ED STAUB & SONS PETROLEUM, INC	6809123		PROPANE FOR 475 SHORTLINE RD, FEB'22 - ADMIN	02/11/2022	166.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	2/22		
1731	ED STAUB & SONS PETROLEUM, INC	6809123		PROPANE FOR 475 SHORTLINE RD, FEB'22 - WATER	02/11/2022	114.25	.00	20-6150 M & R - SYSTEM	0	2/22		
1731	ED STAUB & SONS PETROLEUM, INC	6809123		PROPANE FOR 475 SHORTLINE RD, FEB'22 - SEWER	02/11/2022	114.25	.00	21-6150 M & R - SYSTEM	0	2/22		

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
1731	ED STAUB & SONS PETROLEUM, INC	6809123		PROPANE FOR 475 SHORTLINE RD, FEB'22 - PI	02/11/2022	43.95	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	2/22		
Total 6809123:						439.44	.00					
Total ED STAUB & SONS PETROLEUM, INC:						585.35	.00					
ELAM & BURKE												
796	ELAM & BURKE	194398		PROFESSIONAL LEGAL SERVICES FOR 1/3-31/2022 - GENERAL REPRESENTATION, URBAN RENEWAL	01/31/2022	535.00	.00	52-6202 PROFESSIONAL SERVICES	0	2/22		
Total 194398:						535.00	.00					
796	ELAM & BURKE	194399		PROFESSIONAL SERVICES, 1/3 -31/2022 - KUNA EAST PLAN	01/31/2022	2,033.00	.00	01-6202 PR0FESSI0NAL SERVICES	0	2/22		
Total 194399:						2,033.00	.00					
Total ELAM & BURKE:						2,568.00	.00					
EVENT RENT												
1263	EVENT RENT	61594	13025	EVENT SET UP ITEMS FOR ECONOMIC DEVELOPMENT EVENT, S.MONTENEGRO, FEB.'22	02/15/2022	3,190.22	.00	01-6135 PUBLIC ENTERTAINMENT	0	2/22		
Total 61594:						3,190.22	.00					
Total EVENT RENT:						3,190.22	.00					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	2205		SANITIZING FOR TREATMENT PLANT, FEB'22 - WATER	02/15/2022	84.00	.00	20-6025 JANITORIAL	0	2/22		
1730	EVER-FRESH CARPET CLEANING	2205		SANITIZING FOR TREATMENT PLANT, FEB'22 - SEWER	02/15/2022	84.00	.00	21-6025 JANITORIAL	0	2/22		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1730	EVER-FRESH CARPET CLEANING	2205		SANITIZING FOR TREATMENT PLANT, FEB'22 - PI	02/15/2022	32.00	.00	25-6025 JANITORIAL	0	2/22		
Total 2205:						200.00	.00					
Total EVER-FRESH CARPET CLEANING:						200.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0810557	13067	FITTINGS FOR STOCK, T. FLEMING, FEB'22 - SEWER	02/09/2022	2,395.79	.00	21-6150 M & R - SYSTEM	0	2/22		
Total 0810557:						2,395.79	.00					
219	FERGUSON ENTERPRISES INC	0811076	12955	VIRTUAL TRAINING CLASSES FOR C. DEYOUNG, T. FLEMING , JACOB COX, M. DAVILA, D. CROSSLEY, JAN. '22	02/14/2022	80.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	2/22		
Total 0811076:						80.00	.00					
Total FERGUSON ENTERPRISES INC:						2,475.79	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	3985		CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR FEB. '22 -ADMIN	02/01/2022	1,150.50	1,150.50	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	3985		CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR FEB. '22 -WATER	02/01/2022	1,518.66	1,518.66	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	3985		CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR FEB. '22 -SEWER	02/01/2022	1,518.66	1,518.66	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	3985		CMIT MARATHON & GUARDIAN ONLINE SUPPORT FOR FEB. '22 -PI	02/01/2022	414.18	414.18	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22	02/11/2022	
Total 3985:						4,602.00	4,602.00					

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2014	FREUND PROPERTIES LLC	4065		IT TICKETS AND SUPPORT FOR JAN. '22-ADMIN	02/03/2022	184.06	184.06	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	4065		IT TICKETS AND SUPPORT FOR JAN. '22-WATER	02/03/2022	242.96	242.96	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	4065		IT TICKETS AND SUPPORT FOR JAN. '22-SEWER	02/03/2022	242.96	242.96	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22	02/11/2022	
2014	FREUND PROPERTIES LLC	4065		IT TICKETS AND SUPPORT FOR JAN. '22-PI	02/03/2022	66.27	66.27	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22	02/11/2022	
Total 4065:						736.25	736.25					
2014	FREUND PROPERTIES LLC	4123		2 EA DESKTOP COMPUTERS, FOR CITY HALL, FEB'22 - ADMIN	02/15/2022	426.01	426.01	01-6141 IT SMALL EQUIPMENT	0	2/22	02/18/2022	
2014	FREUND PROPERTIES LLC	4123		2 EA DESKTOP COMPUTERS, FOR CITY HALL, FEB'22 - WATER	02/15/2022	562.33	562.33	20-6141 IT SMALL EQUIPMENT	0	2/22	02/18/2022	
2014	FREUND PROPERTIES LLC	4123		2 EA DESKTOP COMPUTERS, FOR CITY HALL, FEB'22 - SEWER	02/15/2022	562.33	562.33	21-6141 IT SMALL EQUIPMENT	0	2/22	02/18/2022	
2014	FREUND PROPERTIES LLC	4123		2 EA DESKTOP COMPUTERS, FOR CITY HALL, FEB'22 - PI	02/15/2022	153.37	153.37	25-6141 IT SMALL EQUIPMENT	0	2/22	02/18/2022	
Total 4123:						1,704.04	1,704.04					
Total FREUND PROPERTIES LLC:						7,042.29	7,042.29					
IDAHO POWER (CONSTRUCTION)												
1668	IDAHO POWER (CONSTRUCTION)	02112022IP		PIVOT UPGRADE PROJECT, 3400 SWAN FALLS RD, FEB. '22	02/11/2022	2,266.00	2,266.00	21-6020 CAPITAL IMPR0VEMENTS	1272	2/22	02/11/2022	
Total 02112022IP:						2,266.00	2,266.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IDAHO POWER (CONSTRUCTION):						2,266.00	2,266.00					
IDAHO POWER CO												
38	IDAHO POWER CO	01312022I		ELECTRIC SERVICE 12/11/2021-1/18/22 - STREET LIGHTS	01/31/2022	2,092.36	2,092.36	01-6290 UTILITIES	1002	2/22	02/18/2022	
Total 01312022I:						2,092.36	2,092.36					
Total IDAHO POWER CO:						2,092.36	2,092.36					
IDAHO POWER COMPANY (FIBER OPTIC)												
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-22-01		ANNUAL POLE ATTACHMENT RENTALS FOR 2022 - WATER	02/08/2022	46.37	.00	20-6150 M & R - SYSTEM	0	2/22		
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-22-01		ANNUAL POLE ATTACHMENT RENTALS FOR 2022 - SEWER	02/08/2022	46.37	.00	21-6150 M & R - SYSTEM	0	2/22		
1867	IDAHO POWER COMPANY (FIBER OPTIC)	CK-22-01		ANNUAL POLE ATTACHMENT RENTALS FOR 2022 - PI	02/08/2022	17.66	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	2/22		
Total CK-22-01:						110.40	.00					
Total IDAHO POWER COMPANY (FIBER OPTIC):						110.40	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	18659	13040	AD#200022, LEGAL PUBLIC NOTICE, FIRST CHOICE COLLISION REPAIR, CASE NO. 21-02-ZC, D. HANSON, FEB'22	02/09/2022	35.52	35.52	01-6125 LEGAL PUBLICATI0NS	1003	2/22	02/11/2022	
Total 18659:						35.52	35.52					
1802	IDAHO PRESS TRIBUNE, LLC	18660	13040	AD#200025. LEGAL PUBLIC NOTICE, BOISE BASIN/MARKOVETZ, CASE NO. 21-12-AN, D. HANSON, FEB'22	02/09/2022	34.78	34.78	01-6125 LEGAL PUBLICATI0NS	1003	2/22	02/11/2022	
Total 18660:						34.78	34.78					

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
1802	IDAHO PRESS TRIBUNE, LLC	18927	13078	AD#204060, LEGAL PUBLIC NOTICE, MERLIN COTTAGES, 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP, FEB'22 - P&Z	02/16/2022	57.36	.00	01-6125 LEGAL PUBLICATI0NS	1003	2/22		
Total 18927:						57.36	.00					
1802	IDAHO PRESS TRIBUNE, LLC	18928	13078	AD#204062, LEGAL PUBLIC NOTICE, SKYLAR RANCH, 21-17 -AN, 21-06-CPF, 21-06-DA, FEB'22 - P&Z	02/16/2022	52.92	.00	01-6125 LEGAL PUBLICATI0NS	1003	2/22		
Total 18928:						52.92	.00					
Total IDAHO PRESS TRIBUNE, LLC:						180.58	70.30					
INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	Y22M2-749	12968	PATAGONIA LIFT STATION UPGRADES, T. FELMING, JAN'22	02/21/2022	31,800.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	1057	2/22		
Total Y22M2-749:						31,800.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						31,800.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196012		NATURAL GAS CONSUMPTION, 12/28/2021-01/25/2022-SENIOR CENTER	01/26/2022	483.95	483.95	01-6290 UTILITIES	1001	2/22	02/11/2022	
Total 48213519601262022:						483.95	483.95					
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 01/06-02/02/2022-WATER	02/03/2022	1,134.75	1,134.75	20-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 01/06-02/02/2022-SEWER	02/03/2022	1,134.75	1,134.75	21-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT WASTEWATER TREATMENT PLANT, 01/06-02/02/2022-PI	02/03/2022	432.29	432.29	25-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	
Total 48219500002032022:						2,701.79	2,701.79					
37	INTERMOUNTAIN GAS CO	482327070126		NATURAL GAS CONSUMPTION AT PARKS,12/28/2021-01/25/2022	01/26/2022	58.51	58.51	01-6290 UTILITIES	1004	2/22	02/11/2022	
Total 4823270701262022:						58.51	58.51					
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/2021-01/25/2022-ADMIN	01/26/2022	180.71	180.71	01-6290 UTILITIES	0	2/22	02/11/2022	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/2021-01/25/2022-WATER	01/26/2022	167.80	167.80	20-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/2021-01/25/2022-SEWER	01/26/2022	167.80	167.80	21-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/2021-01/25/2022-PI	01/26/2022	64.54	64.54	25-6290 UTILITIES EXPENSE	0	2/22	02/11/2022	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/2021-01/25/2022-P&Z	01/26/2022	64.53	64.53	01-6290 UTILITIES	1003	2/22	02/11/2022	
Total 48263466501262022:						645.38	645.38					
Total INTERMOUNTAIN GAS CO:						3,889.63	3,889.63					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02042022-021		SANITATION RECEIPT TRANSFER 02/04-02/10/2022	02/11/2022	68,324.36	68,324.36	26-7000 SOLID WASTE SERVICE FEES	0	2/22	02/11/2022	
230	J & M SANITATION, INC.	02042022-021		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 02/04-02/10/2022	02/11/2022	-6,750.45	-6,750.45	01-4170 FRANCHISE FEES	0	2/22	02/11/2022	

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 02042022-02102022:						61,573.91	61,573.91					
230	J & M SANITATION, INC.	02112022-0217		SANITATION RECEIPT TRANSFER 2/11-2/17/22	02/18/2022	108,744.13	108,744.13	26-7000 SOLID WASTE SERVICE FEES	0	2/22	02/18/2022	
230	J & M SANITATION, INC.	02112022-0217		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 02/11-02/17/22	02/18/2022	-10,743.92	-10,743.92	01-4170 FRANCHISE FEES	0	2/22	02/18/2022	
Total 02112022-02172022:						98,000.21	98,000.21					
Total J & M SANITATION, INC.:						159,574.12	159,574.12					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3900732		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY FOR JAN'22 - ADMIN	02/01/2022	46.52	46.52	01-6052 CONTRACT SERVICES	0	2/22	02/18/2022	
1328	JACK HENRY & ASSOCIATES, INC.	3900732		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY FOR JAN'22 - WATER	02/01/2022	31.83	31.83	20-6052 CONTRACT SERVICES	0	2/22	02/18/2022	
1328	JACK HENRY & ASSOCIATES, INC.	3900732		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY FOR JAN'22 - SEWER	02/01/2022	31.83	31.83	21-6052 C0NTRACT SERVICES	0	2/22	02/18/2022	
1328	JACK HENRY & ASSOCIATES, INC.	3900732		ENTERPRISE PAYMENTS SOLUTIONS MONTHLY FOR JAN'22 - PI	02/01/2022	12.25	12.25	25-6052 C0NTRACT SERVICES	0	2/22	02/18/2022	
Total 3900732:						122.43	122.43					
Total JACK HENRY & ASSOCIATES, INC.:						122.43	122.43					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0150208		PROFFESIONAL SERVICES FOR ARPA GRANT ADMIN, 01/01/22 - 01/29/22	02/10/2022	1,020.00	.00	03-6369 CARES ACT/ARPA EXPENDITURE	0	2/22		

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 0150208:						1,020.00	.00					
1236	J-U-B ENGINEERS, INC.	0150213		PROFESSIONAL SERVICES FROM 12/01/2021-02/05/2022, EAST URD PLAN	02/10/2022	3,000.00	.00	01-6202 PR0FESSI0NAL SERVICES	0	2/22		
Total 0150213:						3,000.00	.00					
1236	J-U-B ENGINEERS, INC.	0150214		PROFESSIONAL SERVICES FOR KUNA OVERPASS PEL PLANNING STUDY, NTP-JANUARY 29, 2022	02/10/2022	9,492.20	.00	40-6020 CAPITAL IMPROVEMENTS	1273	2/22		
Total 0150214:						9,492.20	.00					
1236	J-U-B ENGINEERS, INC.	0150216		PROFESSIONAL SERVICES FOR 4TH STREET IMPROVEMENTS, 01/01/22 - 01/29/22	02/10/2022	2,873.60	.00	40-6020 CAPITAL IMPROVEMENTS	1253	2/22		
Total 0150216:						2,873.60	.00					
1236	J-U-B ENGINEERS, INC.	0150217		PROFESSIONAL SERVICES FOR PARKING LOT DESIGN, 01/01/22 - 01/29/22	02/10/2022	3,200.00	.00	40-6020 CAPITAL IMPROVEMENTS	1173	2/22		
Total 0150217:						3,200.00	.00					
Total J-U-B ENGINEERS, INC.:						19,585.80	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0220061		PROFESSIONAL SERVICES, KUNA MODEL UPDATE, 01/01/22 - 01/31/22 - WATER	02/07/2022	3,520.13	.00	20-6202 PROFESSIONAL SERVICES	0	2/22		
429	KELLER ASSOCIATES, INC.	0220061		PROFESSIONAL SERVICES, KUNA MODEL UPDATE, 01/01/22 - 01/31/22 - SEWER	02/07/2022	3,520.13	.00	21-6202 PR0FESSI0NAL SERVICES	0	2/22		

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429	KELLER ASSOCIATES, INC.	0220061		PROFESSIONAL SERVICES, KUNA MODEL UPDATE, 01/01/22 - 01/31/22 - PI	02/07/2022	1,340.99	.00	25-6202 PROFESSIONAL SERVICES	0	2/22		
Total 0220061:						8,381.25	.00					
Total KELLER ASSOCIATES, INC.:						8,381.25	.00					
KUNA LUMBER												
499	KUNA LUMBER	A127292	13084	NOZZLE AND SCREWS, M.NADEAU, FEB.'22	02/10/2022	12.69	.00	21-6150 M & R - SYSTEM	0	2/22		
Total A127292:						12.69	.00					
499	KUNA LUMBER	A127363	13107	WIRE COVERS FOR TROYS OFFICE, J. ADAMS, FEB'22-P&Z	02/15/2022	36.07	.00	01-6165 OFFICE SUPPLIES	1003	2/22		
499	KUNA LUMBER	A127363	13107	WIRE COVERS FOR TROYS OFFICE, J. ADAMS, FEB'22-WATER	02/15/2022	1.80	.00	20-6165 0FFICE SUPPLIES	0	2/22		
499	KUNA LUMBER	A127363		WIRE COVERS FOR TROYS OFFICE, J. ADAMS, FEB'22-SEWER	02/15/2022	1.80	.00	21-6165 OFFICE SUPPLIES	0	2/22		
499	KUNA LUMBER	A127363	13107	WIRE COVERS FOR TROYS OFFICE, J. ADAMS, FEB'22-PI	02/15/2022	.41	.00	25-6165 OFFICE SUPPLIES	0	2/22		
Total A127363:						40.08	.00					
499	KUNA LUMBER	A127375	13116	RETURN 4X4 PRESSURE TREAT BOARDS, B.VILLANUEVA, FEB.'22	02/16/2022	-41.47	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
499	KUNA LUMBER	A127375	13116	PURCHASE 2X4 PRESSURE TREAT BOARDS FOR OLD PUMP HOUSE REPAIR, B.VILLANUEVA, FEB.'22	02/16/2022	26.08	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
Total A127375:						-15.39	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	A127410	13129	CAULK AND TOILET SHIMS FOR WWTP REMODEL, J. ADAMS, FEB'22 - WATER	02/18/2022	7.17	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	A127410	13129	CAULK AND TOILET SHIMS FOR WWTP REMODEL, J. ADAMS, FEB'22 - SEWER	02/18/2022	7.17	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	A127410	13129	CAULK AND TOILET SHIMS FOR WWTP REMODEL ,J. ADAMS, FEB'22 - PI	02/18/2022	2.73	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total A127410:						17.07	.00					
499	KUNA LUMBER	A127418		RETURN SS BRAID FLEX FOR WWTP TOILET REPAIR, S. HOWELL, FEB. '22-WATER	02/18/2022	-3.02	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	A127418		RETURN SS BRAID FLEX FOR WWTP TOILET REPAIR, S. HOWELL, FEB. '22-SEWER	02/18/2022	-3.02	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	A127418		RETURN SS BRAID FLEX FOR WWTP TOILET REPAIR, S. HOWELL, FEB. '22-PI	02/18/2022	-1.15	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total A127418:						-7.19	.00					
499	KUNA LUMBER	B159359	13074	KEY & REPAIR OF THE KUNA ART PIECE, J. PEREZ, FEB. '22	02/09/2022	6.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
Total B159359:						6.56	.00					
499	KUNA LUMBER	B159463	13093	HOLE PATCH REPAIR FOR CITY HALL, J. ADAMS, FEB'22-ADMIN	02/14/2022	1.91	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	B159463	13093	HOLE PATCH REPAIR FOR CITY HALL, J. ADAMS, FEB'22-WATER	02/14/2022	1.31	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	B159463	13093	HOLE PATCH REPAIR FOR CITY HALL, J. ADAMS, FEB'22--SEWER	02/14/2022	1.31	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		

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499	KUNA LUMBER	B159463	13093	HOLE PATCH REPAIR FOR CITY HALL, J. ADAMS, FEB'22-PI	02/14/2022	.50	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total B159463:						5.03	.00					
499	KUNA LUMBER	B159469	13097	PHILLIPS EXTENSIONS, T.FLEMING, FEB'22 - PI	02/14/2022	18.88	.00	25-6175 SMALL TOOLS	0	2/22		
Total B159469:						18.88	.00					
499	KUNA LUMBER	B159476	13118	LUMBER FOR DISPLAY CASE AT WWTP, J.ADAMS, FEB.'22-WATER	02/16/2022	76.25	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	B159476	13118	LUMBER FOR DISPLAY CASE AT WWTP, J.ADAMS, FEB.'22-SEWER	02/16/2022	76.25	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	B159476	13118	LUMBER FOR DISPLAY CASE AT WWTP, J.ADAMS, FEB.'22-PI	02/16/2022	29.04	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total B159476:						181.54	.00					
499	KUNA LUMBER	B159522		SUPPLIES TO REPAIR INDIAN CREEK OLD PUMP BEHIND PARKS OFFICE, B VILLANUEVA, FEB. '22	02/16/2022	45.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
Total B159522:						45.70	.00					
499	KUNA LUMBER	B159524	13117	HOT SAW BLADE, J.DALRYMPLE, FEB'22 - SEWER	02/16/2022	6.29	.00	21-6175 SMALL TOOLS	0	2/22		
Total B159524:						6.29	.00					
499	KUNA LUMBER	B159572	13127	HOSES TO INSTALL TOILETS AT WWTP, S. HOWELL, FEB'22-WATER	02/18/2022	6.04	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B159572	13127	HOSES TO INSTALL TOILETS AT WWTP, S. HOWELL, FEB'22-SEWER	02/18/2022	6.04	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
499	KUNA LUMBER	B159572	13127	HOSES TO INSTALL TOILETS AT WWTP, S. HOWELL, FEB'22-PI	02/18/2022	2.30	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total B159572:						14.38	.00					
Total KUNA LUMBER:						325.64	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1032699		COPIER CONTRACT & SERVICE AND OVERAGES, MODEL#MPC4504EX, SERIAL #C737M540155 & C737M540938,2/3-3/2/22 - ADMIN	02/04/2022	122.22	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/22		
1619	LOCAHAN LLC	AR1032699		COPIER CONTRACT & SERVICE AND OVERAGES, MODEL#MPC4504EX, SERIAL #C737M540155 & C737M540938,2/3-3/2/22 - P&Z	02/04/2022	43.65	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	2/22		
1619	LOCAHAN LLC	AR1032699		COPIER CONTRACT & SERVICE AND OVERAGES, MODEL#MPC4504EX, SERIAL #C737M540155 & C737M540938,2/3-3/2/22 - WATER	02/04/2022	113.49	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	2/22		
1619	LOCAHAN LLC	AR1032699		COPIER CONTRACT & SERVICE AND OVERAGES, MODEL#MPC4504EX, SERIAL #C737M540155 & C737M540938,2/3-3/2/22 - SEWER	02/04/2022	113.49	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22		
1619	LOCAHAN LLC	AR1032699		COPIER CONTRACT & SERVICE AND OVERAGES, MODEL#MPC4504EX, SERIAL #C737M540155 & C737M540938,2/3-3/2/22 - P.I	02/04/2022	43.66	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22		

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 AR1032699:						436.51	.00					
Total LOCAHAN LLC:						436.51	.00					
McGUIRE BEARING COMPANY												
729	McGUIRE BEARING COMPANY	3197137-01	12787	10 BRANDED V BELTS, M. NADEAU, DEC'21	02/18/2022	884.34	.00	21-6150 M & R - SYSTEM	0	2/22		
Total 3197137-01:						884.34	.00					
Total McGUIRE BEARING COMPANY:						884.34	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	02142022HH		ASHTON ESTATES SUB NO 04 CASH BOND	02/14/2022	93,929.15	93,929.15	30-2080 DEVELOPER DEPOSITS	0	2/22	02/18/2022	
Total 02142022HH:						93,929.15	93,929.15					
1849	MISCELLANEOUS #2	02152022CF		REIMBURSEMENT FOR EIT LICENSE RENEWAL, C.FEISTNER, FEB.'22 - P & Z	02/15/2022	5.88	5.88	01-6265 TRAINING & SCH00LING	1003	2/22	02/18/2022	
1849	MISCELLANEOUS #2	02152022CF		REIMBURSEMENT FOR EIT LICENSE RENEWAL, C.FEISTNER, FEB.'22 - WATER	02/15/2022	8.23	8.23	20-6265 TRAINING & SCH00LING EXPENSE	0	2/22	02/18/2022	
1849	MISCELLANEOUS #2	02152022CF		REIMBURSEMENT FOR EIT LICENSE RENEWAL, C.FEISTNER, FEB.'22 - SEWER	02/15/2022	8.23	8.23	21-6265 TRAINING & SCH00LING EXPENSE	0	2/22	02/18/2022	
1849	MISCELLANEOUS #2	02152022CF		REIMBURSEMENT FOR EIT LICENSE RENEWAL, C.FEISTNER, FEB.'22 - P.I	02/15/2022	1.16	1.16	25-6265 TRAINING & SCH00LING EXPENSE	0	2/22	02/18/2022	
Total 02152022CF:						23.50	23.50					
1849	MISCELLANEOUS #2	02182022SB		REIMBURSEMENT, RESIDENTIAL PLANS EXAM, S. BARKER, FEB.'22	02/18/2022	230.00	230.00	01-6265 TRAINING & SCH00LING	1005	2/22	02/18/2022	

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 02182022SB:						230.00	230.00					
1849	MISCELLANEOUS #2	02232022AMH		AMH DEVELOPMENT, PRINTING FEES REFUND	02/23/2022	320.00	.00	01-4155 ADMINISTRATI0N SERVICES	1005	2/22		
Total 02232022AMH:						320.00	.00					
Total MISCELLANEOUS #2:						94,502.65	94,182.65					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1110	13094	PIVOT PADS, T.FLEMING, FEB'22 - SEWER	02/11/2022	7,123.00	.00	21-6020 CAPITAL IMPR0VEMENTS	1272	2/22		
Total 1110:						7,123.00	.00					
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1111		DEMO & CONCRETE FLATWORK, FOR SUTTERS MILL PUMP PAD, FEB'22 - PI	02/22/2022	1,867.00	.00	25-6020 CAPITAL IMPR0VEMENTS	1215	2/22		
Total 1111:						1,867.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						8,990.00	.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-233792	13125	HVAC ACTUATOR, FOR WATER TRUCK, J. DURHAM, FEB'22 - WATER	02/18/2022	17.50	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/22		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-233792	13125	HVAC ACTUATOR, FOR WATER TRUCK, J. DURHAM, FEB'22 - PI	02/18/2022	4.38	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/22		
Total 5841-233792:						21.88	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						21.88	.00					
PEAK ALARM COMPANY, INC												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1021	PEAK ALARM COMPANY, INC	1181188		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, & SEGO PRAIRIE) 03/01/22 - 03/31/22 - WATER	03/01/2022	221.41	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
1021	PEAK ALARM COMPANY, INC	1181188		ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, & SEGO PRAIRIE) 03/01/22 - 03/31/22 - PI	03/01/2022	55.35	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 1181188:						276.76	.00					
1021	PEAK ALARM COMPANY, INC	1181192		FIRE ALARM SERVICE, FOR TREATMENT PLANT, MARCH'22 - WATER	03/01/2022	40.04	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
1021	PEAK ALARM COMPANY, INC	1181192		FIRE ALARM SERVICE, FOR TREATMENT PLANT, MARCH'22 - SEWER	03/01/2022	40.04	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
1021	PEAK ALARM COMPANY, INC	1181192		FIRE ALARM SERVICE, FOR TREATMENT PLANT, MARCH'22 - PI	03/01/2022	15.26	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 1181192:						95.34	.00					
Total PEAK ALARM COMPANY, INC:						372.10	.00					
PORTAPROS, LLC												
829	PORTAPROS, LLC	119910-1		ADA PORTABLE RESTROOM RENTAL & HAND SANTIZER STAND, FOR META ANNOUNCEMENT, FEB'22	02/18/2022	448.00	.00	01-6135 PUBLIC ENTERTAINMENT	0	2/22		
Total 119910-1:						448.00	.00					
Total PORTAPROS, LLC:						448.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216057448	13072	FERTILIZER AND HERBICIDE, FOR SEASON OPENER, B.WITHROW, FEB'22 - PARKS	02/15/2022	17,182.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
491	SIMPLOT PARTNERS	216057448	13072	FERTILIZER AND HERBICIDE, FOR SEASON OPENER, FOR THE FARM, T. FLEMING, FEB'22	02/15/2022	8,430.00	.00	21-6090 FARM EXPENDITURES	0	2/22		
Total 216057448:						25,612.00	.00					
Total SIMPLOT PARTNERS:						25,612.00	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	30792		WELL #12 CONSTRUCTION SUPPORT, NOV'21 - WATER	11/30/2021	6,572.00	6,572.00	20-6045 C0NTINGENCY	1246	2/22	02/18/2022	
Total 30792:						6,572.00	6,572.00					
1498	SPF WATER ENGINEERING, L.L.C.	83700	13003	REPAIR PARTS FOR CHLORINE SKID, T. SHAFFER, FEB'22 - SEWER	02/04/2022	270.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22		
Total 83700:						270.99	.00					
Total SPF WATER ENGINEERING, L.L.C.:						6,842.99	6,572.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	22621117	13057	BOX OF BUSINESS CARDS FOR Z. MONTENEGRO, FEB'22 - ECONOMIC DEVELOPMENT	02/09/2022	40.00	.00	01-6165 OFFICE SUPPLIES	4000	2/22		
Total 22621117:						40.00	.00					
Total TAYLOR CORPORATION:						40.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4319		CAMERA FOR NEW PLAYGROUND AT BERNIE FISHER PARK, FEB'22	02/09/2022	2,278.29	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		

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 4319:						2,278.29	.00					
Total TECHNOLOGY SOLUTIONS LLC:						2,278.29	.00					
THE SHERWIN-WILLIAMS COMPANY												
554	THE SHERWIN-WILLIAMS COMPANY	0334-6	13042	PAINT & ROLLERS, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - WATER	02/03/2022	84.40	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
554	THE SHERWIN-WILLIAMS COMPANY	0334-6	13042	PAINT & ROLLERS, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - SEWER	02/03/2022	84.40	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
554	THE SHERWIN-WILLIAMS COMPANY	0334-6	13042	PAINT & ROLLERS, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - PI	02/03/2022	32.16	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 0334-6:						200.96	.00					
554	THE SHERWIN-WILLIAMS COMPANY	8986-7	13054	PAINT, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - WATER	02/04/2022	106.33	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
554	THE SHERWIN-WILLIAMS COMPANY	8986-7	13054	PAINT, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - SEWER	02/04/2022	106.33	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
554	THE SHERWIN-WILLIAMS COMPANY	8986-7	13054	PAINT, FOR TREATMENT PLANT REMODEL, J. ADAMS, FEB'22 - PI	02/04/2022	40.51	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 8986-7:						253.17	.00					
Total THE SHERWIN-WILLIAMS COMPANY:						454.13	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:08055057		1 CASE OF COFFEE, FEB'22 - PARKS	02/09/2022	68.36	.00	01-6165 OFFICE SUPPLIES	1004	2/22		
Total 2160:08055057:						68.36	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
992	TREASURE VALLEY COFFEE	2160:08055093		3 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, FEB'22 - ADMIN	02/09/2022	4.85	.00	01-6165 OFFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08055093		3 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, FEB'22 - WATER	02/09/2022	3.32	.00	20-6165 0FFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08055093		3 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, FEB'22 - SEWER	02/09/2022	3.32	.00	21-6165 OFFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08055093		3 EA CANISTERS OF CREAM, 2 EA CANISTERS OF SUGAR, FOR CITY HALL, FEB'22 - PI	02/09/2022	1.26	.00	25-6165 OFFICE SUPPLIES	0	2/22		
Total 2160:08055093:						12.75	.00					
992	TREASURE VALLEY COFFEE	2160:08081239	13091	9 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, 2 EA WATER COOLER RENTAL, 3 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, FEB'22 - WATER	02/11/2022	55.86	.00	20-6165 0FFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08081239	13091	9 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, 2 EA WATER COOLER RENTAL, 3 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, FEB'22 - SEWER	02/11/2022	55.86	.00	21-6165 OFFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08081239	13091	9 EA 5-GALLON WATER BOTTLES, 1 CASE OF COFFEE, 2 EA WATER COOLER RENTAL, 3 EA SLEEVES OF CUPS, FOR TREATMENT PLANT, FEB'22 - PI	02/11/2022	21.29	.00	25-6165 OFFICE SUPPLIES	0	2/22		
Total 2160:08081239:						133.01	.00					
992	TREASURE VALLEY COFFEE	2160:08081270	13092	3 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, FEB'22 - PARKS	02/11/2022	28.10	.00	01-6165 OFFICE SUPPLIES	1004	2/22		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2160:08081270:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:08081306	13092	5 EA 5-GALLON WATER BOTTLES, 3 EA SLEEVES OF CUPS, 1 EA WATER COOLER RENTAL, FOR CITY HALL, FEB'22 - ADMIN	02/11/2022	23.75	.00	01-6165 OFFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08081306	13092	5 EA 5-GALLON WATER BOTTLES, 3 EA SLEEVES OF CUPS, 1 EA WATER COOLER RENTAL, FOR CITY HALL, FEB'22 - WATER	02/11/2022	16.25	.00	20-6165 0FFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08081306	13092	5 EA 5-GALLON WATER BOTTLES, 3 EA SLEEVES OF CUPS, 1 EA WATER COOLER RENTAL, FOR CITY HALL, FEB'22 - SEWER	02/11/2022	16.25	.00	21-6165 OFFICE SUPPLIES	0	2/22		
992	TREASURE VALLEY COFFEE	2160:08081306	13092	5 EA 5-GALLON WATER BOTTLES, 3 EA SLEEVES OF CUPS, 1 EA WATER COOLER RENTAL, FOR CITY HALL, FEB'22 - PI	02/11/2022	6.25	.00	25-6165 OFFICE SUPPLIES	0	2/22		
Total 2160:08081306:						62.50	.00					
992	TREASURE VALLEY COFFEE	2160:08081310	13092	1 EA WATER COOLER RENTAL, FEB.'22 - PARKS	02/11/2022	13.00	.00	01-6165 OFFICE SUPPLIES	1004	2/22		
Total 2160:08081310:						13.00	.00					
Total TREASURE VALLEY COFFEE:						317.72	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	465531226		COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & #C737M540155, CONTRACT PAYMENT & PROPERTY DAMAGE SURCHARGE, FEB'22 - ADMIN	02/15/2022	412.85	.00	01-6212 RENT-EQUIPMENT	0	2/22		

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 465531226:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	114-12835019		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/04/22 - 03/03/22 - BUTLER PARK	02/08/2022	212.57	212.57	01-6212 RENT-EQUIPMENT	1004	2/22	02/18/2022	
Total 114-12835019:						212.57	212.57					
2124	UNITED SITE SERVICES OF NEVADA INC	114-12846310		ADA WHEELCHAIR ACCESSIBLE & STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 02/10/22 - 03/09/22 - CITY HALL AT GREENBELT	02/11/2022	287.00	287.00	01-6212 RENT-EQUIPMENT	1004	2/22	02/18/2022	
Total 114-12846310:						287.00	287.00					
Total UNITED SITE SERVICES OF NEVADA INC:						499.57	499.57					
UTILITY REFUND #13												
2106	UTILITY REFUND #13	100040.01		GINA CONPAZ LLC, 757 W GINA DR, UTILITY REFUND	02/15/2022	83.36	.00	20-4500 METERED WATER SALES	0	2/22		
2106	UTILITY REFUND #13	100040.01		GINA CONPAZ LLC, 757 W GINA DR, UTILITY REFUND	02/15/2022	130.00	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	100040.01		GINA CONPAZ LLC, 757 W GINA DR, UTILITY REFUND	02/15/2022	80.25	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 100040.01:						293.61	.00					
2106	UTILITY REFUND #13	100210.02		CHARLOTTE STARK, 249 S ALLIE AVE - UTILITY REFUND	02/15/2022	25.15	.00	20-4500 METERED WATER SALES	0	2/22		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2106	UTILITY REFUND #13	100210.02		CHARLOTTE STARK, 249 S ALLIE AVE - UTILITY REFUND	02/15/2022	29.88	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	100210.02		CHARLOTTE STARK, 249 S ALLIE AVE - UTILITY REFUND	02/15/2022	21.73	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 100210.02:						76.76	.00					
2106	UTILITY REFUND #13	181820.01		JOEL HARTMAN, 1560 N KOLNES AVE, UTILITY REFUND	02/17/2022	8.59	.00	20-4500 METERED WATER SALES	0	2/22		
2106	UTILITY REFUND #13	181820.01		JOEL HARTMAN, 1560 N KOLNES AVE, UTILITY REFUND	02/17/2022	5.59	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	181820.01		JOEL HARTMAN, 1560 N KOLNES AVE, UTILITY REFUND	02/17/2022	4.80	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 181820.01:						18.98	.00					
2106	UTILITY REFUND #13	200040.03		ANA MURILLO, 2023 N SPARROW HAWK AVE - UTILITY REFUND	02/14/2022	39.78	.00	20-4500 METERED WATER SALES	0	2/22		
2106	UTILITY REFUND #13	200040.03		ANA MURILLO, 2023 N SPARROW HAWK AVE - UTILITY REFUND	02/14/2022	41.86	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	200040.03		ANA MURILLO, 2023 N SPARROW HAWK AVE - UTILITY REFUND	02/14/2022	29.23	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 200040.03:						110.87	.00					
2106	UTILITY REFUND #13	268031.03A		JARED RAGOZZINE, 2835 W AQUAMARINE ST - UTILITY REFUND	02/14/2022	91.05	.00	20-4500 METERED WATER SALES	0	2/22		
Total 268031.03A:						91.05	.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
2106	UTILITY REFUND #13	278068.02		DONALD JORDAN, 2920 W GINGER GOLD DR - UTILITY REFUND	02/18/2022	36.06	.00	20-4500 METERED WATER SALES	0	2/22		
2106	UTILITY REFUND #13	278068.02		DONALD JORDAN, 2920 W GINGER GOLD DR - UTILITY REFUND	02/18/2022	38.35	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	278068.02		DONALD JORDAN, 2920 W GINGER GOLD DR - UTILITY REFUND	02/18/2022	26.19	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 278068.02:						100.60	.00					
2106	UTILITY REFUND #13	281137.00A		VENTA HOMES, 1460 W CARAVAN ST, UTILITY REFUND	02/17/2022	16.76	.00	20-4500 METERED WATER SALES	0	2/22		
Total 281137.00A:						16.76	.00					
2106	UTILITY REFUND #13	310323.02		DAMON WAITS, 1014 W SELDOVIA DR - UTILITY REFUND - WATER	02/11/2022	31.22	.00	20-4500 METERED WATER SALES	0	2/22		
2106	UTILITY REFUND #13	310323.02		DAMON WAITS, 1014 W SELDOVIA DR - UTILITY REFUND - SEWER	02/11/2022	37.57	.00	21-4600 SEWER USER FEES	0	2/22		
2106	UTILITY REFUND #13	310323.02		DAMON WAITS, 1014 W SELDOVIA DR - UTILITY REFUND - TRASH	02/11/2022	27.11	.00	26-4975 SOLID WASTE USER FEES	0	2/22		
Total 310323.02:						95.90	.00					
2106	UTILITY REFUND #13	310339.02A		SAMUEL SCRANTON, 9317 S RUSSELL AVE, UTILITY REFUND	02/14/2022	98.70	.00	20-4500 METERED WATER SALES	0	2/22		
Total 310339.02A:						98.70	.00					
2106	UTILITY REFUND #13	90670.01A		SCOTT BROWN, 1158 W GOLD ST, UTILITY REFUND	02/14/2022	50.34	.00	20-4500 METERED WATER SALES	0	2/22		

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 90670.01A:						50.34	.00					
Total UTILITY REFUND #13:						953.57	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	281061.00		STACY CONSTRUCTION, 1338 W WINSETT ST, UTILITY REFUND - WATER	01/26/2022	50.59	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	281061.00		STACY CONSTRUCTION, 1338 W WINSETT ST, UTILITY REFUND - SEWER	01/26/2022	16.26	.00	21-4600 SEWER USER FEES	0	2/22		
Total 281061.00:						66.85	.00					
2004	UTILITY REFUND #9	282053.00		CBH HOMES, 1302 W TREEHOUSE ST, UTILITY REFUND - WATER	02/02/2022	85.81	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	282053.00		CBH HOMES, 1302 W TREEHOUSE ST, UTILITY REFUND - SEWER	02/02/2022	17.33	.00	21-4600 SEWER USER FEES	0	2/22		
Total 282053.00:						103.14	.00					
2004	UTILITY REFUND #9	282056.00		CBH HOMES, 1368 W TREEHOUSE ST, UTILITY REFUND - WATER	01/26/2022	63.52	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	282056.00		CBH HOMES, 1368 W TREEHOUSE ST, UTILITY REFUND - SEWER	01/26/2022	64.48	.00	21-4600 SEWER USER FEES	0	2/22		
Total 282056.00:						128.00	.00					
2004	UTILITY REFUND #9	282080.00A		CBH HOMES, 1529 W NANNYBERRY ST - UTILTY REFUND	02/14/2022	61.42	.00	20-4500 METERED WATER SALES	0	2/22		

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 282080.00A:						61.42	.00					
2004	UTILITY REFUND #9	293222.00		CBH HOMES, 3532 W COMMEMORATION AVE, UTILITY REFUND - WATER	01/26/2022	40.90	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	293222.00		CBH HOMES, 3532 W COMMEMORATION AVE, UTILITY REFUND - SEWER	01/26/2022	34.33	.00	21-4600 SEWER USER FEES	0	2/22		
Total 293222.00:						75.23	.00					
2004	UTILITY REFUND #9	293234.00		CBH HOMES, 6448 S FESTIVAL AVE, UTILITY REFUND - WATER	02/02/2022	90.75	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	293234.00		CBH HOMES, 6448 S FESTIVAL AVE, UTILITY REFUND - SEWER	02/02/2022	20.84	.00	21-4600 SEWER USER FEES	0	2/22		
Total 293234.00:						111.59	.00					
2004	UTILITY REFUND #9	303603.00		HUBBLE HOMES, 2599 N RAPID CREEK WAY, UTILITY REFUND - WATER	02/04/2022	107.39	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	303603.00		HUBBLE HOMES, 2599 N RAPID CREEK WAY, UTILITY REFUND - SEWER	02/04/2022	34.65	.00	21-4600 SEWER USER FEES	0	2/22		
Total 303603.00:						142.04	.00					
2004	UTILITY REFUND #9	304501.00		CBH HOMES, 3061 N NEW MORNING AVE, UTILITY REFUND - WATER	01/26/2022	44.90	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	304501.00		CBH HOMES, 3061 N NEW MORNING AVE, UTILITY REFUND - SEWER	01/26/2022	32.15	.00	21-4600 SEWER USER FEES	0	2/22		
Total 304501.00:						77.05	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2004	UTILITY REFUND #9	304527.00		CBH HOMES, 2491 E MOON EYE DR, UTILITY REFUND - WATER	02/02/2022	99.28	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	304527.00		CBH HOMES, 2491 E MOON EYE DR, UTILITY REFUND - SEWER	02/02/2022	32.67	.00	21-4600 SEWER USER FEES	0	2/22		
Total 304527.00:						131.95	.00					
2004	UTILITY REFUND #9	304528.00		CBH HOMES, 2475 E MOON EYE DR, UTILITY REFUND - WATER	02/04/2022	105.07	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	304528.00		CBH HOMES, 2475 E MOON EYE DR, UTILITY REFUND - SEWER	02/04/2022	39.13	.00	21-4600 SEWER USER FEES	0	2/22		
Total 304528.00:						144.20	.00					
2004	UTILITY REFUND #9	304536.00		CBH HOMES, 3029 N NEW MORNING AVE, UTILITY REFUND - WATER	02/02/2022	95.44	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	304536.00		CBH HOMES, 3029 N NEW MORNING AVE, UTILITY REFUND - SEWER	02/02/2022	24.90	.00	21-4600 SEWER USER FEES	0	2/22		
Total 304536.00:						120.34	.00					
2004	UTILITY REFUND #9	304543.00		CBH HOMES, 3056 N NIGHT OWL AVE, UTILITY REFUND - WATER	02/02/2022	100.68	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	304543.00		CBH HOMES, 3056 N NIGHT OWL AVE, UTILITY REFUND - SEWER	02/02/2022	34.47	.00	21-4600 SEWER USER FEES	0	2/22		
Total 304543.00:						135.15	.00					
2004	UTILITY REFUND #9	304558.00		CBH HOMES, 3006 N NIGHT OWL AVE - UTILITY REFUND	02/14/2022	147.61	.00	20-4500 METERED WATER SALES	0	2/22		

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 304558.00:						147.61	.00					
2004	UTILITY REFUND #9	320133.00		HAYDEN HOMES, 1805 E PORTER ST, UTILITY REFUND - WATER	02/03/2022	100.85	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	320133.00		HAYDEN HOMES, 1805 E PORTER ST, UTILITY REFUND - SEWER	02/03/2022	26.44	.00	21-4600 SEWER USER FEES	0	2/22		
Total 320133.00:						127.29	.00					
2004	UTILITY REFUND #9	323029.00		TRESIDIO HOMES, 1921 N RYDE AVE, UTILITY REFUND - WATER	02/02/2022	93.73	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	323029.00		TRESIDIO HOMES, 1921 N RYDE AVE, UTILITY REFUND - SEWER	02/02/2022	17.99	.00	21-4600 SEWER USER FEES	0	2/22		
Total 323029.00:						111.72	.00					
2004	UTILITY REFUND #9	323038.00		TRESIDIO HOMES, 2206 E TIMBER TRAIL ST, UTILITY REFUND - WATER	02/02/2022	110.04	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	323038.00		TRESIDIO HOMES, 2206 E TIMBER TRAIL ST, UTILITY REFUND - SEWER	02/02/2022	36.97	.00	21-4600 SEWER USER FEES	0	2/22		
Total 323038.00:						147.01	.00					
2004	UTILITY REFUND #9	330408.00		TOLL BROS INC, 2201 N HOSE GULCH AVE, UTILITY REFUND - WATER	02/04/2022	99.15	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	330408.00		TOLL BROS INC, 2201 N HOSE GULCH AVE, UTILITY REFUND - SEWER	02/04/2022	29.94	.00	21-4600 SEWER USER FEES	0	2/22		

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 330408.00:						129.09	.00					
2004	UTILITY REFUND #9	330445.00		TOLL BROS INC, 1305 E SWEET PEARL ST, UTILITY REFUND - WATER	02/02/2022	101.81	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	330445.00		TOLL BROS INC, 1305 E SWEET PEARL ST, UTILITY REFUND - SEWER	02/02/2022	35.16	.00	21-4600 SEWER USER FEES	0	2/22		
Total 330445.00:						136.97	.00					
2004	UTILITY REFUND #9	330449.00		TOLL BROS INC, 1249 E SWEET PEARL ST, UTILITY REFUND - WATER	02/02/2022	101.42	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	330449.00		TOLL BROS INC, 1249 E SWEET PEARL ST, UTILITY REFUND - SEWER	02/02/2022	32.28	.00	21-4600 SEWER USER FEES	0	2/22		
Total 330449.00:						133.70	.00					
2004	UTILITY REFUND #9	330450.00		TOLL BROS INC, 1235 E SWEET PEARL ST, UTILITY REFUND - WATER	02/02/2022	103.14	.00	20-4500 METERED WATER SALES	0	2/22		
2004	UTILITY REFUND #9	330450.00		TOLL BROS INC, 1235 E SWEET PEARL ST, UTILITY REFUND - SEWER	02/02/2022	34.06	.00	21-4600 SEWER USER FEES	0	2/22		
Total 330450.00:						137.20	.00					
Total UTILITY REFUND #9:						2,367.55	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	80416		STATEMENT PRINTING & POSTAGE, FOR JAN'22 - ADMIN	01/31/2022	2,022.76	2,022.76	01-6190 POSTAGE & BILLING	0	2/22	02/18/2022	
857	VALLI INFORMATION SYSTEMS, INC	80416		STATEMENT PRINTING & POSTAGE, FOR JAN'22 - WATER	01/31/2022	1,383.99	1,383.99	20-6190 POSTAGE & BILLING	0	2/22	02/18/2022	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	80416		STATEMENT PRINTING & POSTAGE, FOR JAN'22 - SEWER	01/31/2022	1,383.99	1,383.99	21-6190 P0STAGE & BILLING	0	2/22	02/18/2022	
857	VALLI INFORMATION SYSTEMS, INC	80416		STATEMENT PRINTING & POSTAGE, FOR JAN'22 - PI	01/31/2022	532.31	532.31	25-6190 P0STAGE & BILLING	0	2/22	02/18/2022	
Total 80416:						5,323.05	5,323.05					
857	VALLI INFORMATION SYSTEMS, INC	80503		LOCKBOX TRANSACTIONS FOR JAN'22 - ADMIN	01/31/2022	73.98	73.98	01-6505 BANK FEES	0	2/22	02/18/2022	
857	VALLI INFORMATION SYSTEMS, INC	80503		LOCKBOX TRANSACTIONS FOR JAN'22 - WATER	01/31/2022	50.62	50.62	20-6505 BANK FEES	0	2/22	02/18/2022	
857	VALLI INFORMATION SYSTEMS, INC	80503		LOCKBOX TRANSACTIONS FOR JAN'22 - SEWER	01/31/2022	50.62	50.62	21-6505 BANK FEES	0	2/22	02/18/2022	
857	VALLI INFORMATION SYSTEMS, INC	80503		LOCKBOX TRANSACTIONS FOR JAN'22 - PI	01/31/2022	19.46	19.46	25-6505 BANK FEES	0	2/22	02/18/2022	
Total 80503:						194.68	194.68					
Total VALLI INFORMATION SYSTEMS, INC:						5,517.73	5,517.73					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE FOR 1/2-2/1/22 - ADMIN	02/01/2022	47.35	47.35	01-6255 TELEPH0NE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE FOR 1/2-2/1/22 - P&Z	02/01/2022	89.68	89.68	01-6255 TELEPH0NE	1003	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE FOR 1/2-2/1/22 - PARKS	02/01/2022	27.80	27.80	01-6255 TELEPH0NE	1004	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE FOR 1/2-2/1/22 - BUILDING DEPT	02/01/2022	37.67	37.67	01-6255 TELEPH0NE	1005	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE AND EQUIPMENT FOR 1/2-2/1/22 - WATER	02/01/2022	558.41	558.41	20-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE AND EQUIPMENT FOR 1/2-2/1/22 -								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				SEWER	02/01/2022	1,253.16	1,253.16	21-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533039		TABLET SERVICE AND EQUIPMENT FOR 1/2-2/1/22 - P.I	02/01/2022	144.32	144.32	25-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
Total 9898533039:						2,158.39	2,158.39					
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - ADMIN	02/01/2022	56.68	56.68	01-6255 TELEPH0NE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - P&Z	02/01/2022	9.77	9.77	01-6255 TELEPH0NE	1003	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - PARKS	02/01/2022	258.01	258.01	01-6255 TELEPH0NE	1004	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - WATER	02/01/2022	250.35	250.35	20-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - SEWER	02/01/2022	219.08	219.08	21-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - P.I	02/01/2022	66.15	66.15	25-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533040		CELL PHONE AND LAPTOP SERVICE FOR 1/2-2/1/22 - ECONOMIC DEVELOPMENT	02/01/2022	39.10	39.10	01-6255 TELEPH0NE	4000	2/22	02/18/2022	
Total 9898533040:						899.14	899.14					
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - ADMIN	02/01/2022	90.92	90.92	01-6255 TELEPH0NE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - P&Z	02/01/2022	35.62	35.62	01-6255 TELEPH0NE	1003	2/22	02/18/2022	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - PARKS	02/01/2022	301.73	301.73	01-6255 TELEPH0NE	1004	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - BUILDING DEPT	02/01/2022	79.40	79.40	01-6255 TELEPH0NE	1005	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - WATER	02/01/2022	181.12	181.12	20-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - SEWER	02/01/2022	292.29	292.29	21-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
1575	VERIZON WIRELESS	9898533041		CELL PHONE SERVICE FOR 1/2 -2/1/22 - P.I	02/01/2022	51.17	51.17	25-6255 TELEPH0NE EXPENSE	0	2/22	02/18/2022	
Total 9898533041:						1,032.25	1,032.25					
Total VERIZON WIRELESS:						4,089.78	4,089.78					
W.W. GRAINGER												
162	W.W. GRAINGER	9206947005	13068	PARTS TO FIX PORTABLE HEATER FOR SEWER DEPT, S. HOWELL, FEB'22 - SEWER	02/09/2022	19.23	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/22		
Total 9206947005:						19.23	.00					
Total W.W. GRAINGER:						19.23	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	01312022WPG		LEGAL FEES AND EXPENSES FOR JAN. '22-ADMIN	01/31/2022	3,914.33	3,914.33	01-6202 PR0FESSI0NAL SERVICES	0	2/22	02/11/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	01312022WPG		LEGAL FEES AND EXPENSES FOR JAN. '22-P&Z	01/31/2022	2,610.00	2,610.00	01-6202 PR0FESSI0NAL SERVICES	1003	2/22	02/11/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	01312022WPG		LEGAL FEES AND EXPENSES FOR JAN. '22-SEWER	01/31/2022	126.00	126.00	21-6202 PR0FESSI0NAL SERVICES	0	2/22	02/11/2022	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	01312022WPG		LEGAL FEES AND EXPENSES FOR JAN. '22-UPR	01/31/2022	443.09	443.09	40-6020 CAPITAL IMPROVEMENTS	1207	2/22	02/11/2022	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	01312022WPG		LEGAL FEES AND EXPENSES FOR JAN. '22-ECONOMIC DEVELOPMENT	01/31/2022	117.00	117.00	01-6202 PR0FESSI0NAL SERVICES	4000	2/22	02/11/2022	
Total 01312022WPGN:						7,210.42	7,210.42					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						7,210.42	7,210.42					
YMC INC												
2025	YMC INC	174118		INSPECT & ADDRESS HEATING ISSUES AT CITY HALL, FEB'22 - ADMIN	02/21/2022	824.60	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/22		
2025	YMC INC	174118		INSPECT & ADDRESS HEATING ISSUES AT CITY HALL, FEB'22 - WATER	02/21/2022	564.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/22		
2025	YMC INC	174118		INSPECT & ADDRESS HEATING ISSUES AT CITY HALL, FEB'22 - SEWER	02/21/2022	564.20	.00	21-6140 MAINT & REPAIR BUILDING	0	2/22		
2025	YMC INC	174118		INSPECT & ADDRESS HEATING ISSUES AT CITY HALL, FEB'22 - PI	02/21/2022	217.00	.00	25-6140 MAINT & REPAIR BUILDING	0	2/22		
Total 174118:						2,170.00	.00					
Total YMC INC:						2,170.00	.00					
ZAMZOWS												
66	ZAMZOWS	394124603	13065	PROPANE, FOR WEED BURNER, B.VILLANUEVA, FEB22 - PARKS	02/08/2022	38.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/22		
Total 394124603:						38.70	.00					
Total ZAMZOWS:						38.70	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Grand Totals:						785,650.09	293,338.30					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-01-FP (Final Plat)**
	)	
LEE ABRAMS	)	
	)	**STAFF MEMO FOR THE CAZADOR ESTATES NO. 2 FINAL PLAT APPLICATION.**
	)	
For Cazador Estates No. 2 Final Plat.	)	

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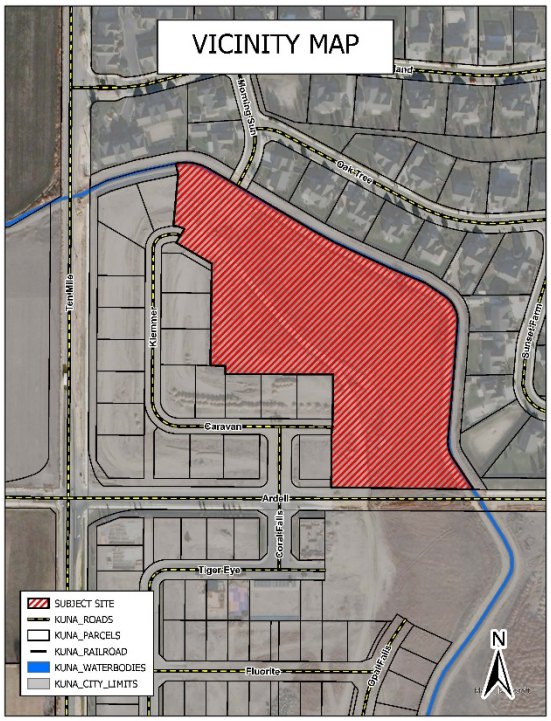
1. Exhibit List
2. Process and Noticing
3. General Project Facts
4. Applicable Standards
5. General Project Facts
6. Staff Analysis
7. Applicable Standards
8. Council's Order of Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Final Plat Application			X

2.3	Final Plat			X
2.4	Construction Plans			X
2.5	Original Findings – Approved 01.18.2018			X
2.6	Statement of Conformance			X
2.8	Common Area Maintenance Agreement			X
2.9	Central District Health Department Comments			X
2.10	Kuna Rural Fire District Comments			X
2.11	Public Works Memo			X

II
PROCESS AND NOTICING

2.1 A Final Plat (FP) 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, Chapter 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.

III
GENERAL PROJECT FACTS

3.1 Amanda Wiemiller of KM Engineering, LLP, on behalf of Lee Abrams, requests Final Plat approval for Cazador Estates No. 2. The project is approximately 7.219-acres acres with an R-4 (Medium Density Residential) zone, and will consist of 23 total lots; 21 single-family buildable lots and two (2) common lots. The subject site is located near the northeast corner of the N Ten Mile Road and W Ardell Road intersection (APN: S1314325620); Section 14, Township 2 North, Range 1 West.

IV
STAFF ANALYSIS

4.1 In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Cazador Estates No. 2.

4.2 Per Public Works Department, this project has previously reserved capacity in the Crimson Point Lift Station.

4.3 Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans.

4.4 The Central District Health Department has reviewed the Final Plat and provided approval for the project as of September 15, 2021.

4.5 The Kuna Rural Fire District has reviewed the Final Plat and provided approval of the project as of January 26, 2022.

4.6 Staff has determined the proposed Final Plat for Cazador Estates No. 2 is in substantial conformance with the Council-approved Preliminary Plat (January 18, 2018).

V
APPLICABLE STANDARDS

5.1 Kuna City Code Title 6, Subdivision Regulations

5.2 Kuna Comprehensive Plan and Future Land Use Map.

5.3 Idaho Code Title 50, Chapter 13, Plats and Vacations.

VI
CONDITIONS OF APPROVAL

6.1 Water Rights associated with property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources).

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

6.3 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.

6.4 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 City Council or Planning and Zoning.

6.5 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.

6.6 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

6.7 Developer/Owner/Applicant shall follow Staff, City Engineers and other agency requirements as applicable.

6.8 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

6.9 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

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

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

DATED this 1st day of March, 2022.

KUNA
Planning & Zoning

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): 22-01-FP

Project Name: Cazador Estates No. 2

Date Received: 01.17.2022

Date Accepted as Complete: 01.25.2022

Type of review requested (check all that apply):

	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development	x	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: Lee Abrams

Address: 20655 Muddy Muddle Ln. Greenleaf ID 83626

Phone: _____ Email: abramslee827@gmail.com

Applicant (Developer) Information

Name: Same as Owner

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: KM Engineering, LLP

Address: 5725 N. Discovery Way, Boise ID 83713

Phone: 208.639.6939 Email: awiemiller@kmengllp.com

Subject Property Information

Site Address: 2480 N. Ten Mile Rd., Kuna

Nearest Major Cross Streets: N Ten Mile Rd & W Ardell Rd

Parcel No.(s): S1314233815

Section, Township, Range: Sec 14, T2N, R1W

Property Size: 7.219

Current Land Use: undeveloped Proposed Land Use: single family residential

Current Zoning: R4 Proposed Zoning: R4

Project Description

Project Name: Cazador Estates Subdivision No. 2

General Description of Project: Final plat for 21 buildable lots and 2 common lots, for 23 total.
One (1) shared driveway (Lot 5, Block 3) to be recorded as an easement - See Note 13. ~JLR

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: Pathways within common lots

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: 21 No. of Building Lots: 21

No. of Common Lots: 2 No. of Other Lots: ~~n/a~~ 1 shared driveway

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

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): 2.9 du/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 3.4 du/acre

Percentage of Open Space provided: 13.6% Acreage of Open Space: .98 acres

Type of Open Space provided (i.e. public, common, landscaping): common lots & 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: 12/20/21

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

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you 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).: 22-01-FP

Project Name: Cazador Estates No. 2

Date Received: 01.17.2022

Date Accepted as Complete: 01.25.2022

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: See P&Z Application Coversheet Date: 01.17.2022

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

PLAT OF
Cazador Estates Subdivision No. 2

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°33'22"W	37.44
L2	S89°38'11"E	80.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	55.00'	29.04'	30°15'16"	N74°33'49"W	28.71'
C2	120.00'	89.29'	42°37'50"	S80°35'14"E	87.24'
C3	75.00'	79.09'	60°25'26"	S25°55'37"E	75.48'
C4	75.00'	49.69'	37°57'52"	S14°01'45"E	48.79'
C5	1500.00'	25.04'	0°57'23"	S59°57'33"E	25.04'
C6	1500.00'	133.43'	5°05'47"	S62°59'09"E	133.38'
C7	65.00'	80.08'	70°35'21"	N30°14'21"W	75.11'
C8	65.00'	97.19'	85°40'08"	N47°28'34"E	88.38'
C9	92.00'	68.45'	42°37'50"	N80°35'12"W	66.89'
C10	29.00'	29.37'	58°01'01"	S88°29'22"E	28.13'
C11	29.00'	17.28'	34°08'54"	N45°25'40"E	17.03'
C12	29.00'	17.28'	34°08'54"	S11°16'46"W	17.03'
C13	29.00'	27.17'	53°41'10"	S32°38'17"E	26.19'
C14	1480.00'	70.88'	2°44'39"	S60°51'11"E	70.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C15	1480.00'	80.02'	3°05'53"	S63°46'27"E	80.01'
C16	1480.00'	5.45'	0°12'39"	S65°25'43"E	5.45'
C17	85.00'	21.33'	14°22'50"	N58°20'37"W	21.28'
C18	85.00'	46.15'	31°06'21"	N35°36'02"W	45.58'
C19	85.00'	36.94'	24°54'11"	N7°35'46"W	36.65'
C20	85.00'	60.19'	40°34'15"	N24°58'44"E	58.94'
C21	85.00'	56.77'	38°16'12"	N64°23'58"E	55.73'
C22	85.00'	10.05'	6°46'35"	N86°55'21"E	10.05'
C23	45.00'	67.35'	85°45'09"	N47°26'04"E	61.24'
C24	45.00'	55.44'	70°35'19"	N30°14'23"W	52.00'
C25	1520.00'	63.04'	2°22'34"	S64°20'46"E	63.03'
C26	30.00'	41.36'	78°59'15"	S77°20'54"W	38.16'
C27	45.00'	22.82'	29°03'16"	N52°22'54"E	22.58'
C28	45.00'	45.67'	58°08'36"	S84°01'10"E	43.73'
C29	45.00'	43.16'	54°56'52"	S27°28'26"E	41.52'
C30	45.00'	16.27'	20°43'06"	S10°21'33"W	16.18'
C31	30.00'	41.99'	80°11'57"	N19°22'53"W	38.65'
C32	47.00'	49.57'	60°25'26"	N25°55'39"W	47.30'

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND AND LINE/CURVE TABLES

SHEET 2 – NOTES AND CERTIFICATE OF OWNERS

SHEET 3 – CERTIFICATES AND APPROVALS

REFERENCES

R1. PLAT OF GALIANO ESTATES SUBDIVISION, BOOK 99 OF PLATS AT PAGES 12780–12783, RECORDS OF ADA COUNTY, IDAHO.

R2. RECORD OF SURVEY No. 11697, RECORDS OF ADA COUNTY, IDAHO.

R3. PLAT OF CAZADOR SUBDIVISION No. 2, BOOK 119 OF PLATS AT PAGES 18403–18407, RECORDS OF ADA COUNTY, IDAHO.

R4. PLAT OF CAZADOR ESTATES SUBDIVISION No. 1, BOOK ____ OF PLATS AT PAGES _____–_____, RECORDS OF ADA COUNTY, IDAHO.

R5. QUITCLAIM DEED PER INSTRUMENT No. 2019–021830, RECORDS OF ADA COUNTY, IDAHO.

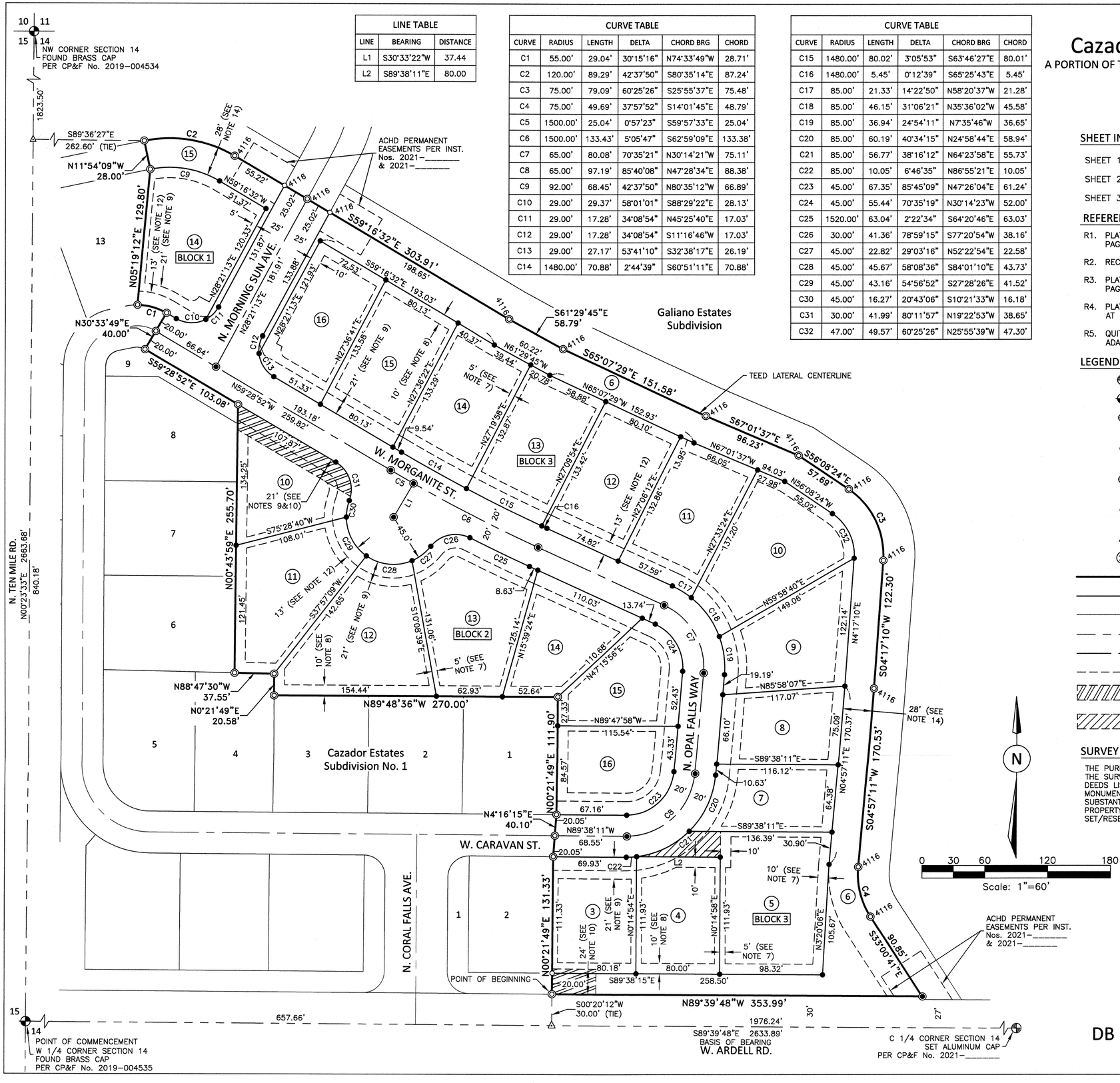
LEGEND

- SET ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB PLS 12459", UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB PLS 12459", UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (14) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 10)
- INGRESS/EGRESS EASEMENT (SEE NOTE 13)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

Scale: 1"=60'



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
6.24.2021

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 19-186 | SHEET 1 OF 3

PLAT OF
Cazador Estates Subdivision No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS N89°39'48"W A DISTANCE OF 2,633.89 FEET FROM A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14;
THENCE FOLLOWING THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 14, S89°39'48"E A DISTANCE OF 657.64 FEET TO A POINT;
THENCE LEAVING SAID SOUTHERLY LINE, N00°20'12"E A DISTANCE OF 30.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF CAZADOR ESTATES SUBDIVISION NO. 1 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF SAID CAZADOR ESTATES SUBDIVISION NO. 1 THE FOLLOWING TWELVE (12) COURSES:

1. N00°21'49"E A DISTANCE OF 131.33 FEET TO A FOUND 5/8-INCH REBAR;
2. N04°16'15"E A DISTANCE OF 40.10 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°21'49"E A DISTANCE OF 111.90 FEET TO A FOUND 5/8-INCH REBAR;
4. N89°48'36"W A DISTANCE OF 270.00 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°21'49"E A DISTANCE OF 20.58 FEET TO A FOUND 5/8-INCH REBAR;
6. N88°47'30"W A DISTANCE OF 37.55 FEET TO A FOUND 5/8-INCH REBAR;
7. N00°43'59"E A DISTANCE OF 255.70 FEET TO A FOUND 5/8-INCH REBAR;
8. N59°28'52"W A DISTANCE OF 103.08 FEET TO A FOUND 5/8-INCH REBAR;
9. N30°33'49"E A DISTANCE OF 40.00 FEET TO A FOUND 5/8-INCH REBAR;
10. 29.04 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 30°15'16", A CHORD BEARING OF N74°33'49"W AND A CHORD DISTANCE OF 28.71 FEET TO A FOUND 5/8-INCH REBAR;
11. N05°19'12"E A DISTANCE OF 129.80 FEET TO A FOUND 5/8-INCH REBAR;
12. N11°54'09"W A DISTANCE OF 28.00 FEET TO A FOUND 5/8-INCH REBAR TO THE SOUTHERLY BOUNDARY LINE OF GALIANO ESTATES SUBDIVISION (BOOK 99, PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID EASTERLY AND NORTHERLY SUBDIVISION BOUNDARY LINES AND FOLLOWING SAID SOUTHERLY SUBDIVISION BOUNDARY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. 89.29 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 42°37'50", A CHORD BEARING OF S80°35'14"E AND A CHORD DISTANCE OF 87.24 FEET TO A FOUND 5/8-INCH REBAR;
2. S59°16'32"E A DISTANCE OF 303.91 FEET TO A FOUND 5/8-INCH REBAR;
3. S61°29'45"E A DISTANCE OF 58.79 FEET TO A FOUND 5/8-INCH REBAR;
4. S65°07'29"E A DISTANCE OF 151.58 FEET TO A FOUND 5/8-INCH REBAR;
5. S67°01'37"E A DISTANCE OF 96.23 FEET TO A FOUND 5/8-INCH REBAR;
6. S56°08'24"E A DISTANCE OF 57.69 FEET TO A FOUND 5/8-INCH REBAR;
7. 79.09 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°25'26", A CHORD BEARING OF S25°55'37"E AND A CHORD DISTANCE OF 75.48 FEET TO A FOUND 5/8-INCH REBAR;
8. S04°17'10"W A DISTANCE OF 122.30 FEET TO A FOUND 5/8-INCH REBAR;
9. S04°57'11"W A DISTANCE OF 170.53 FEET TO A FOUND 5/8-INCH REBAR;
10. 49.69 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 37°57'52", A CHORD BEARING OF S14°01'45"E AND A CHORD DISTANCE OF 48.79 FEET TO A FOUND 5/8-INCH REBAR;
11. S33°00'41"E A DISTANCE OF 90.85 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHERLY RIGHT-OF-WAY LINE OF W. ARDELL RD.;

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N89°39'48"W A DISTANCE OF 353.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.219 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

BRET LEE ABRAMS

NIKEELA RENAE ABRAMS

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON January 11th, 2022, BY BRET LEE ABRAMS AND NIKEELA RENAE ABRAMS, A MARRIED COUPLE.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10/7/2027

AMANDA HOWARD
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 55278
MY COMMISSION EXPIRES 10-7-2027

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. DIRECT LOT OR PARCEL ACCESS TO W. ARDELL RD. IS PROHIBITED.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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".
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
6. LOT 15, BLOCK 1, AND LOT 6, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
7. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
8. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
9. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 21.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
10. A PORTION OF LOT 10, BLOCK 2 AND A PORTION OF LOTS 3 AND 6, 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 No. 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.
11. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2021-_____, RECORDS OF ADA COUNTY, IDAHO.
12. ACHD PERMANENT EASEMENT (SIDEWALK) PER INSTRUMENT No. 2021-_____, RECORDS OF ADA COUNTY, IDAHO.
13. A PORTION OF LOT 5, BLOCK 3, AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE SHARED ACCESS TO LOTS 4 AND 5, BLOCK 3. SEE THE SUBDIVISION COVENANT'S, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
14. AS SHOWN HEREON, A PORTION OF LOT 15, BLOCK 1 AND A PORTION OF LOT 6, BLOCK 3 IS SUBJECT TO A 28.00 FOOT WIDE EASEMENT FOR THE OPERATION AND MAINTENANCE OF TEED LATERAL IN FAVOR OF BOISE PROJECT BOARD OF CONTROL.
15. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AS INSTRUMENT No. 202_-_____ AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
16. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S 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 A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
17. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD

6.24.2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF
Cazador Estates Subdivision No. 2

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____,202__.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

_____
CITY OF KUNA ENGINEER, P.E. No. _____

_____
DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, A.D. 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CITY CLERK
KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH * ADA COUNTY *

Lori Bailey REHS 9.15.2021
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ _____
COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
ADA COUNTY }

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 2 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD

9.9.2021

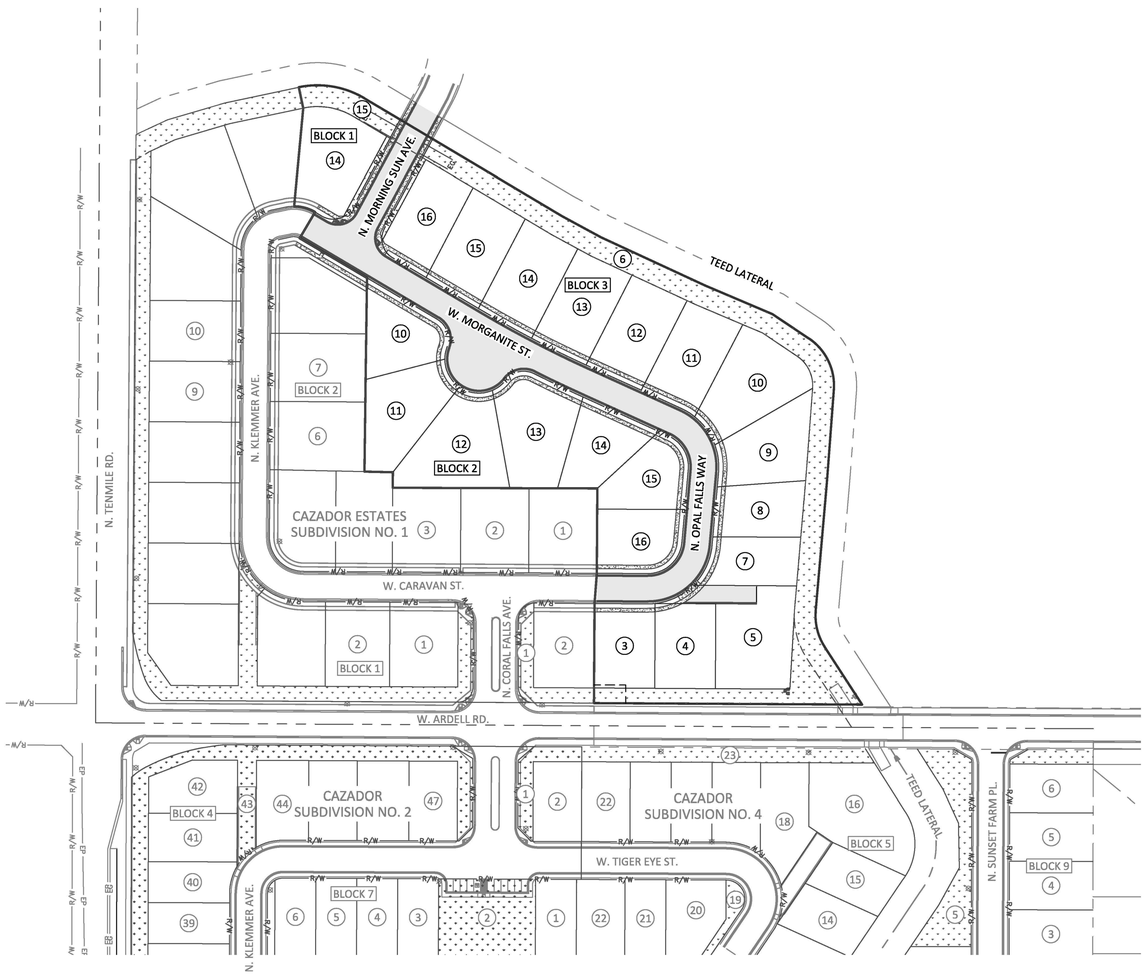
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

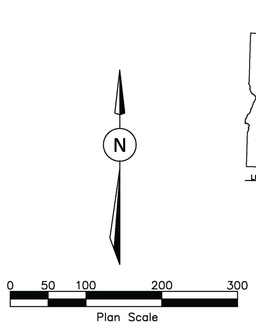
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

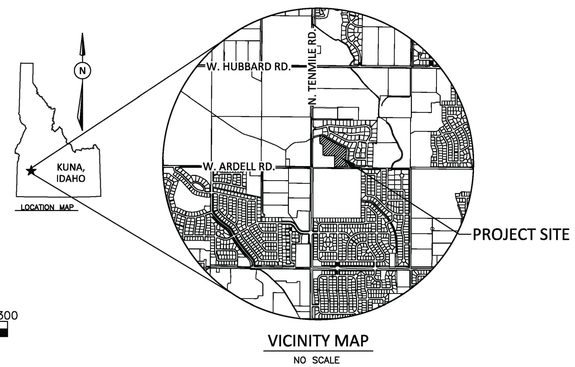
CAZADOR ESTATES SUBDIVISION NO. 2

CONSTRUCTION PLANS

KUNA, IDAHO







VICINITY MAP
NO SCALE

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LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

CONTACT INFORMATION

ENGINEERING CONSULTANT
KM ENGINEERING, LLP
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: Kevin McCarthy, P.E.
EMAIL: kevin@kmengllp.com

OWNER
LEE ABRAMS
20655 MUDDY PUDDLE LANE
GREENLEAF IDAHO 83626

DEVELOPER
DB DEVELOPMENT, LLC
6152 W. HALF MOON LANE
EAGLE, ID 83616
CONTACT: timothyeck@me.com

ACHD COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT:

- NONE

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.

APPROVED BY: R. Blackwood
APPROVED WITH CORRECTIONS
SEE ATTACHED LETTER
DATE: 3/23/2021
KUNA RURAL FIRE DISTRICT

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Jenni Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 07/27/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

Digitally signed by Kevin McCarthy, PE
Date: 2021.07.27 16:06:40 -06'00'

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO
COVER SHEET

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C1.0

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 COVER.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]

PROJECT GENERAL NOTES

1. ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
2. ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH QUALITY MANNER. SUBSTANDARD, INCOMPLETE OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
3. CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
4. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
6. CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
7. ALL POTABLE/NON-POTABLE WATER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC SD 407.
8. ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE AT LEAST SIX (6) INCHES THICK.
9. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
10. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL LOCATE AND PROTECT CRITICAL CONSTRUCTION CONTROL POINTS WITHIN THE PROJECT WORK LIMITS.
12. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
14. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
15. EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
16. ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
17. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT-OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
18. ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
19. ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
20. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
21. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378-5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
23. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
24. PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISPWC AND ACHD STANDARDS.
25. PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
26. ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
27. THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
28. THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
29. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
    a. CLEAN ALL SEWER MAINLINES
    b. DEFLECTION TEST SEWER MAINLINE
    c. VISUALLY INSPECT EACH MANHOLE
    d. WITNESS SEWER MAINLINE AIR PRESSURE TEST
    e. WITNESS WATER MAINLINE PRESSURE TEST
    f. WITNESS PRESSURE IRRIGATION PRESSURE TEST
    g. CLEAN AND TELEVISE ALL SEWER MAIN LINES
    h. VISUAL INSPECTION OF THE SEWER MAINS
    i. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
    j ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
30. CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
31. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
32. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
33. THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS.: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD OR THUMB DRIVE IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

WATER NOTES

1. ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS. CONTACT IDWR 208-334-2190.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
3. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
4. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
5. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, PIPE BEDDING SHALL BE AT LEAST SIX (6) INCHES THICK MEASURED FROM THE PIPE BELL.
6. ALL WATER MAIN PIPE SHALL BE COVERED WITH AT LEAST FOUR (4) FEET AND NO MORE THAN SIX (6) FEET OF APPROVED FILL MATERIAL. FILL SHALL BE MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
7. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
8. PLACE MARKING TAPE ABOVE ALL WATER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, BLUE IN COLOR, WITH "WATER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
9. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX.

   WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VEIFICATION TEST BEFORE PAVING.
10. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
11. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP

    INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
12. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD-403.
13. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
14. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
15. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE ALL TESTING.
16. LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401.
17. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE

    INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
18. DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
19. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
20. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
21. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
22. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
23. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
24. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
25. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD-406.
26. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
27. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET.

    HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
28. INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10-FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD-401.
29. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
30. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL ¾-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
31. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
32. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
33. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER

SEWER NOTES

1. ABANDON ALL EXISTING SEPTIC SYSTEMS IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. PROVIDE DOCUMENTATION TO THE CITY OF KUNA UPON REQUEST.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISPWC SD 407.
3. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.
4. TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.
5. CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY

   THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
6. CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
7. ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).
8. SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
9. PLACE MARKING TAPE ABOVE ALL FORCE MAIN SEWER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, GREEN IN COLOR, WITH "SEWER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
10. CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.
11. SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE

    FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:

    1. STANDARD MANHOLE - TYPE A, DRAWING NO. SD-501 AND SD-501A.
    2. STANDARD SHALLOW MANHOLE - DRAWING NO. SD-505.
    3. MANHOLE COLLAR DETAIL - DRAWING NO. SD-508.
    4. MANHOLE COVER AND FRAME - DRAWING NO. SD-507.
    5. STANDARD SEWER SERVICE LINE - DRAWING NO. SD-511 & SD-511A.
    6. SEWER SERVICE MARKER - DRAWING NO. SD-512.
12. CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
13. MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.
14. SET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
15. PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
16. PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
17. COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
18. CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA.

    ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD or THUMB) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
19. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
20. CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

ABBREVIATIONS

CL	–	CENTERLINE
CO	–	CLEANOUT
E	–	EASTING
ELEV	–	ELEVATION
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
FLG	–	FLANGE
GI	–	GRAVITY IRRIGATION
HP	–	HIGH POINT
INV	–	INVERT
L	–	STATION OFFSET LEFT
LF	–	LINEAR FOOT
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
MJ	–	MECHANICAL JOINT
MW	–	MONITORING WELL
N	–	NORTHING
OHP	–	OVERHEAD POWER
PC	–	POINT OF CURVATURE
PI	–	PRESSURE IRRIGATION
PS	–	PRESSURE SEWER
PT	–	POINT OF TANGENCY
R	–	STATION OFFSET RIGHT
RIM	–	RIM OF STRUCTURE
SD	–	STORM DRAIN
SDMH	–	STORM DRAIN MANHOLE
SG	–	SAND AND GREASE TRAP
SS	–	SANITARY SEWER
SSMH	–	SEWER MANHOLE
STA	–	ROADWAY STATION FROM CENTERLINE
SW	–	SIDEWALK
TBC	–	TOP BACK OF CURB
TOC	–	TOP OF CONCRETE

IRRIGATION NOTES

1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
3. MAINTAIN PRESSURIZED IRRIGATION CIRCUITS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS. DO NOT JUMPER ACROSS FROM ONE CIRCUIT TO ANOTHER. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO CORRECT CROSS CONNECTIONS WHEN DISCOVERED.
4. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
5. LOT SERVICE REQUIREMENTS:

LOT SIZE S.F.	IRRIGATION RISERS
0-14,000	ONE 1"
14,000 – 26,000	TWO 1" OR ONE 1.5"
26,000+	DETERMINED BY CITY ENGINEER

6. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
7. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
8. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF APPROVED COVER MATERIAL MEASURED FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE-DRAINING. NO IRRIGATION MAIN LINE PIPING SHALL BE COVERED WITH MORE THAN SIX (6) FEET OF APPROVED COVER MATERIAL.
9. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.
10. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.
11. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
12. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
13.

ACHD NOTES

1. ALL CONSTRUCTION WITHIN THE ADA COUNTY HIGHWAY DISTRICT'S (ACHD) RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE DISTRICT.
2. ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTERS, SIDEWALK OR OTHER STREET IMPROVEMENTS.
3. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN THE DISTRICT'S RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE PAVEMENT SECTION SHOWN ON THE ROADWAY PLANS. USE WHICHEVER IS PAVEMENT SECTION IS GREATER.
4. TRUNCATED DOMES SHALL BE CONSTRUCTED ON ALL PEDESTRIAN RAMPS WITHIN ACHD RIGHT-OF-WAY. DOMES SHALL BE CONSTRUCTED PER ISPWC SD-712. DOMES SHALL BE CAST INTO THE CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW.'
5. TRAFFIC PLANS AND SAWCUTS ASSOCIATED WITH THE CONSTRUCTION OF ANY UTILITY WILL BE COORDINATED AND APPROVED THROUGH INSPECTION SERVICES OF ACHD (387-6284) PRIOR TO INITIATING ANY CONSTRUCTION.
6. ACHD WILL INSPECT ALL IMPROVEMENTS WHICH FALL WITHIN THE ACHD RIGHT-OF-WAY OR EASEMENT INCLUDING BUT NOT LIMITED TO STORM DRAIN CONSTRUCTION, TRENCH BACKFILL PROCEDURES, ROAD WAY CONSTRUCTION AND CONCRETE WORK. ANY WORK TO BE DONE OUTSIDE OF THE 300' EXTENDED BOUNDARY OF THE PROJECT WILL REQUIRE A SEPARATE PERMIT THROUGH ACHD INSPECTION SERVICES DIVISION. THE CONTRACTOR WILL SCHEDULE AND INSPECTION, REQUESTED THROUGH ACHD CONSTRUCTION SERVICES, 208-387-6284, A MINIMUM OF 24 HRS. PRIOR TO CONSTRUCTION STARTING.
7. ALL UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED TO ACCOMMODATE THE COLLAR REQUIREMENT PER ISPWC SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPWC.
8. UTILITY STREET CUTS IN PAVEMENT LESS THAN FIVE YEARS OLD ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE DISTRICT. CONTACT THE DISTRICT'S UTILITY COORDINATOR AT 387-6258 (WITH FILE NUMBERS) FOR DETAILS.
9. ACHD INSPECTION STAFF WILL BE MORE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. AS A REMINDER, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
10. ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
11. FOR SUBDIVISION SIGN INSTALLATION; OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.
12. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
13. IF A PAVEMENT CUT IS REQUIRED IN A PUBLIC ROADWAY INCLUDED IN THE FIVE YEAR MORATORIUM, A WRITTEN REQUEST MUST BE REDIRECTED TO THE ACHD UTILITY COORDINATOR AND APPROVED BY THE PAVEMENT CUT REVIEW COMMITTEE.
14. BRASS PLUGS SHALL BE PLACED AS RIGHT-OF-WAY MARKERS IN AREAS WHERE THE SIDEWALK IS OVERLAPPED BY THE RIGHT-OF-WAY. BRASS PLUGS MUST BE USED IN LIEU OF REBAR PINS. BRASS PLUGS MUST BE PLACED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

DEMOLITION NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC)..
2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIGLINE (1-800-342-1585) FOR EXACT LOCATION A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
3. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
5. ALL DEMOLISHED DEBRIS MUST BE COMPLETELY REMOVED FROM THE SITE. REMOVAL OF EXISTING CONSTRUCTION DEBRIS MUST CONTINUE TO EXPOSE NATIVE, UNDISTURBED GRANULAR SOILS. SUITABLE NATIVE SOILS INCLUDE GW, GP, GM, SW, SP, SM IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
6. AFTER REMOVAL OF ALL DEBRIS, THE EXPOSED, EXCAVATED AREA SHALL BE INSPECTED BY THE GEOTECHNICAL CONSULTANT TO VERIFY SUITABILITY OF SUBGRADE FOR PLACEMENT OF STRUCTURAL FILL. THE EXPOSED SUBGRADE MUST BE IN A COMPACT, FIRM AND STABLE CONDITION PRIOR TO FILL PLACEMENT. THIS WILL BE CONFIRMED BY PROOF-ROLLING THE SUBGRADE IN A MANNER ACCEPTABLE TO THE TESTING AND INSPECTION CONSULTANT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED BY ANY POLITICAL SUBDIVISION OR AGENCY.
9. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
10. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
11. CONTRACTOR SHALL CLEAR AND GRUB PER THE GEOTECHNICAL REPORT RECOMMENDATION WITHIN THE CLEARING LIMITS SHOWN ON THE CONSTRUCTION PLANS. ADDITIONAL DEPTHS MAY BE NECESSARY TO OBTAIN SUITABLE SUBGRADE MATERIALS AS DETERMINED BY THE GEOTECH CONSULTANT.
12. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING UNSUITABLE TOPSOIL AND VEGETATION WHERE STRUCTURAL FILL IS TO BE PLACED. CONTRACTOR SHALL STOCKPILE MATERIAL IN DESIGNATED ON-SITE SPOIL PILE LOCATION FOR LANDSCAPING. MATERIAL IN EXCESS OF THE LANDSCAPING NEEDS SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION.
13. ITEMS SHOWN ON SHEET C1.3 REPRESENT THE EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
14. ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE REEXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
2. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT.
3. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
4. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.
   1. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
   2. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
   3. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE.MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
   4. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
   5. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
5. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE NECESSARY FOR A POTABLE WATER MAIN AND A NON-POTABLE WATER MAIN TO CROSS TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
6. THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).

GRADING NOTES

1. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPWC AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THE PROJECT SITE BY SITE CONSULTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT CRAIG SHEPHARD AT THE SOUTHWEST REGIONAL DEQ OFFICE (373-0557). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED BUMPS AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
3. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL CLEAR THE SITE OF ALL WASTE MATERIALS AND VEGETATION AND PREPARE THE SUBGRADE AS RECOMMENDED IN THE SOILS REPORT. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE SITE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF FILL MATERIAL TO ENSURE STABILITY OF SUBGRADE. A REPRESENTATIVE OF STRATA SHALL REMAIN ON SITE TO ENSURE PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
4. TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE SITE CONSULTING GEOTECHNICAL REPORT. FILL MATERIAL WITHIN THE LOT AREAS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR PER THE REQUIREMENTS OF ASTM D 1557. TESTING FREQUENCY SHALL ALLOW FOR A MINIMUM OF ONE COMPACTION TEST PER LIFT PER LOT. THE DEPTH OF EACH LIFT SHALL NOT EXCEED 8" PER THE GEOTECHNICAL REPORT.
5. THE SUBGRADE WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE STRIPPED, COMPACTED, INSPECTED AND PROOF ROLLED WITH A HEAVY RUBBER-TIRED FULL LOADED TANDEM AXLE OR EQUIVALENT PRIOR TO PLACEMENT OF FILL. FILL WITHIN THE ROADWAY AREAS SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL AS INDICATED BY ASTM D698 IN FLEXIBLE PAVEMENT AREAS.
6. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE ROUGH GRADING LIMITS ARE TO REMAIN AND WHICH ARE TO REMOVED.
7. TOPSOIL AND OTHER STRIPPINGS STOCKPILE AREAS TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER BEFORE THE START OF CONSTRUCTION.
8. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE EPA.

LEGEND

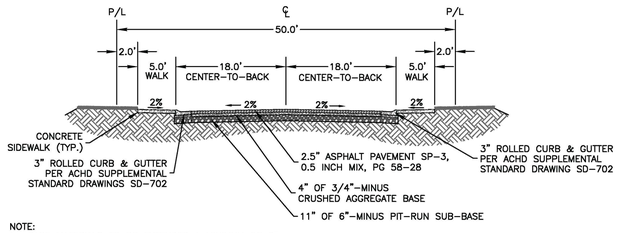
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- ROAD CENTERLINE
- LOT LINE LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

PROPOSED IMPROVEMENTS

- S — S — S — SEWER LINE
- PS — PS — PRESSURE SEWER
- W — W — WATER LINE
- SD — SD — STORMDRAIN LINE
- PI — PI — PRESSURE IRRIGATION LINE
- SEWER MANHOLE
- SEWER SERVICE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- DRAINAGE ARROWS
- UTILITY MAIN CROSSING
- UTIILITY MAIN/SERVICE CROSSING
- SAWCUT LINE

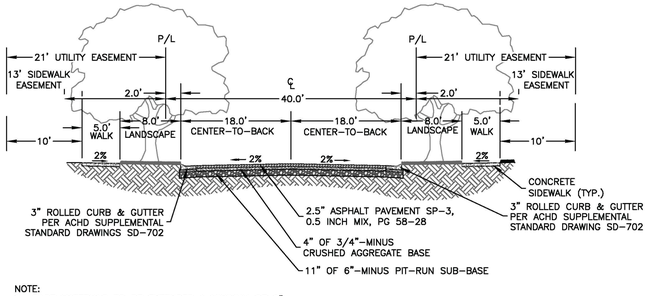
EXISTING IMPROVEMENTS

- S — S — S — SANITARY SEWER LINE
- W — W — WATER LINE
- G — G — G — GAS LINE
- OP — OP — OVERHEAD POWER LINE
- GI — GI — GRAVITY IRRIGATION LINE
- SEWER MANHOLE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP — EP — EDGE OF PAVEMENT
- EG — EG — EDGE OF GRAVEL
- TREE DECIDUOUS
- 2645 — EXISTING GRADE CONTOUR



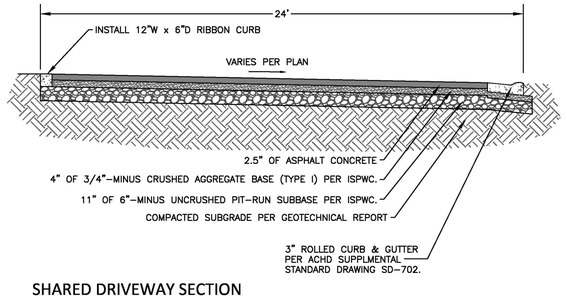
NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.

N. MORNING SUN AVE. ROAD SECTION



NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.

TYPICAL ROAD SECTION



SHARED DRIVEWAY SECTION

NTS

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER PREPARED BY 10821 07/27/21 STATE OF IDAHO KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

NOTES, LEGEND & TYPICAL SECTIONS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C1.2

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 NOTES_LEGEND.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC), 22X34 L (PDF)

SHEET NOTES

1. SEE SHEET C1.1 AND C1.2 FOR LEGEND, GENERAL AND DEMOLITION NOTES.

KEYNOTES (#)

1. RETAIN AND PROTECT EXISTING WATER MAIN. CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION.
2. RETAIN AND PROTECT EXISTING SEWER MAIN.
3. RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAIN.
4. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS.
5. REMOVE BARRICADES SALVAGE TO OWNER.
6. RETAIN AND PROTECT EXISTING STORM DRAIN RETENTION STRUCTURE.
7. REMOVE EXISTING TEMPORARY TURNAROUND.
8. RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION SERVICE.
9. REMOVE EXISTING WATER MAIN AS NECESSARY TO MAKE CONNECTION TO NEW WATER MAIN AT TEED LATERAL CROSSING. SEE SHEET C8.2 FOR MORE INFORMATION.

EXISTING TEMPORARY TURNAROUND EASEMENT, TO BE VACATED

EXISTING PRESSURE IRRIGATION EASEMENT

CAZADOR ESTATES SUBDIVISION NO. 1

CAZADOR ESTATES SUBDIVISION NO. 2 BOUNDARY

28' TEED LATERAL EASEMENT

EXISTING SEWER EASEMENT

N. MORNING SUN AVE.

N. KLEMMER AVE.

N. CORAL FALLS AVE.

W. CARAVAN ST.

W. ARDELL RD.

TEED LATERAL

BLOCK 1

BLOCK 2

BLOCK 3

SDMH
RIM: 2691.89
12" PVC IE (SE): 2686.19
12" PVC IE (NW): 2686.09

SD SGT
RIM (W): 2690.72
RIM (E): 2690.76
12" PVC IE (E): 2686.85
12" PVC IE (NW): 2686.16
12" PVC IE (S): 2687.74

SDCB
RIM: 2690.29
12" PVC IE (N): 2687.99

SURVEY BENCHMARK
EL: 2690.62

0 50 100 150
Plan Scale: 1" = 50'

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

EXISTING CONDITIONS AND DEMOLITION PLAN

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DESIGN BY:	RSP
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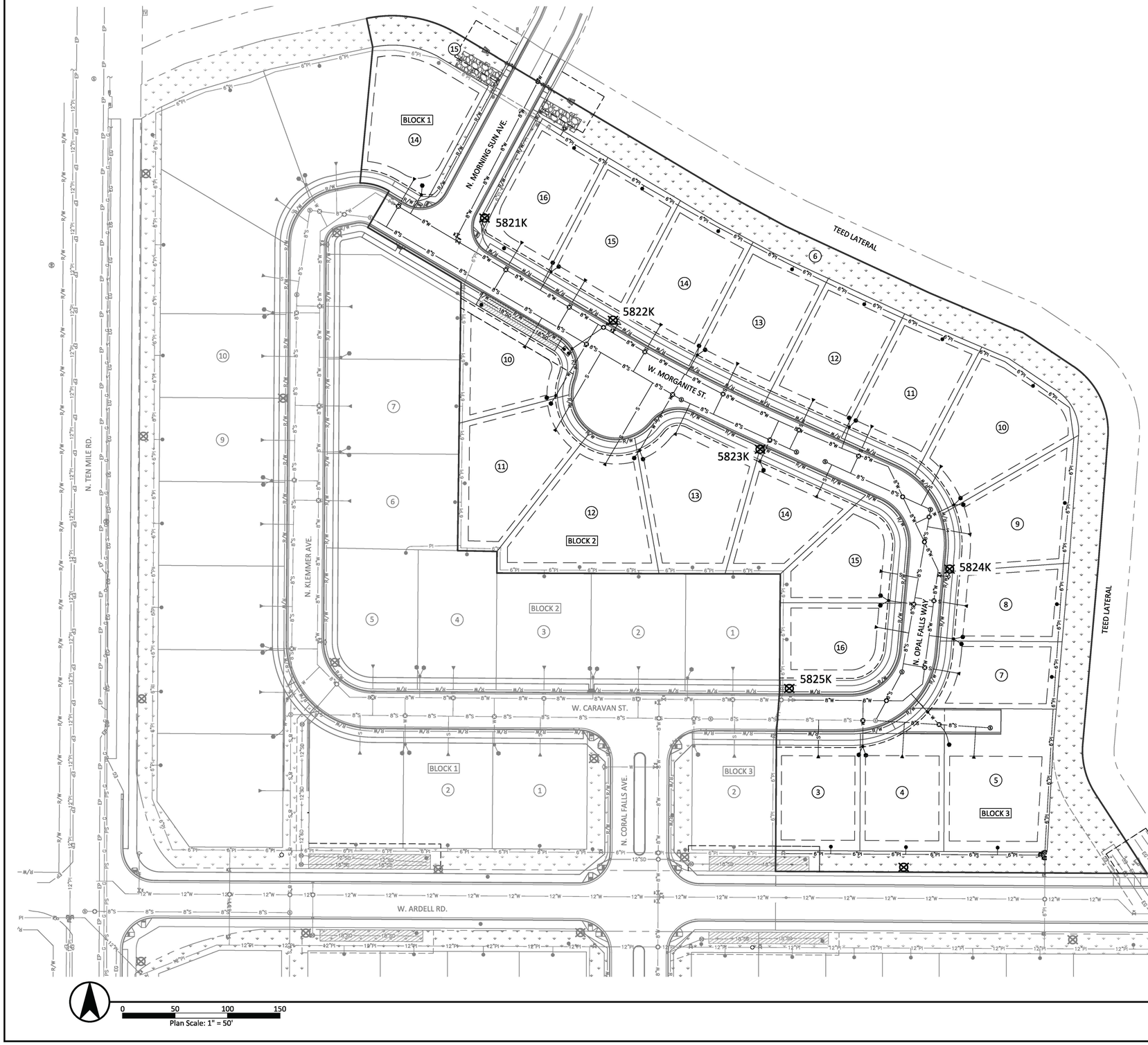
SHEET NO.
C1.3

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 EXISTING.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34 L.PDF]



SHEET NOTES

A. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND ACHD PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

B. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF KUNA.

C. SERVICE – ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED. SERVICE VOLTAGE SHALL BE 120 OR 240 VOLTS ONLY. CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS, SIZES, AND AMOUNT REQUIRED AT ALL UTILITY AND PAVEMENT CROSSINGS.

D. METERING – CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA.

WHERE A METERED SYSTEM IS REQUIRED, NEW DEVELOPMENTS SHALL INSTALL CONDUIT WITH ONE NO. 10 STRANDED PULLWIRE FROM THE LAST LIGHT ON EACH END OF THE SYSTEM TO THE ADJACENT PROPERTY LINE ON A STUBBED STREET, WHERE THE ADJACENT PROPERTY HAS NO EXISTING STREET LIGHT SYSTEM. THIS WILL ALLOW FOR THE CONTINUATION OF THE STREET LIGHTS WHEN THE ADJACENT PROPERTY IS DEVELOPED.

LEGEND

INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH THE CITY OF KUNA, DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS FOR STREET LIGHTING, "DARK SKIES" STANDARDS, AND THE CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING KSD–1116. INSTALL STREET LIGHT POLE AND HEAD PER CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWINGS K–1116.
ALL INTERIOR SUBDIVISION STREET LIGHTS TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH LED CLASS 50 BULB.
ALL LIGHTS ALONG TEN MILE ROAD TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH CLASS 100 BULB.

EXISTING STREET LIGHT

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

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4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

MASTER UTILITY AND STREET LIGHT IMPROVEMENT PLAN

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Jenji Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

km ENGINEERING
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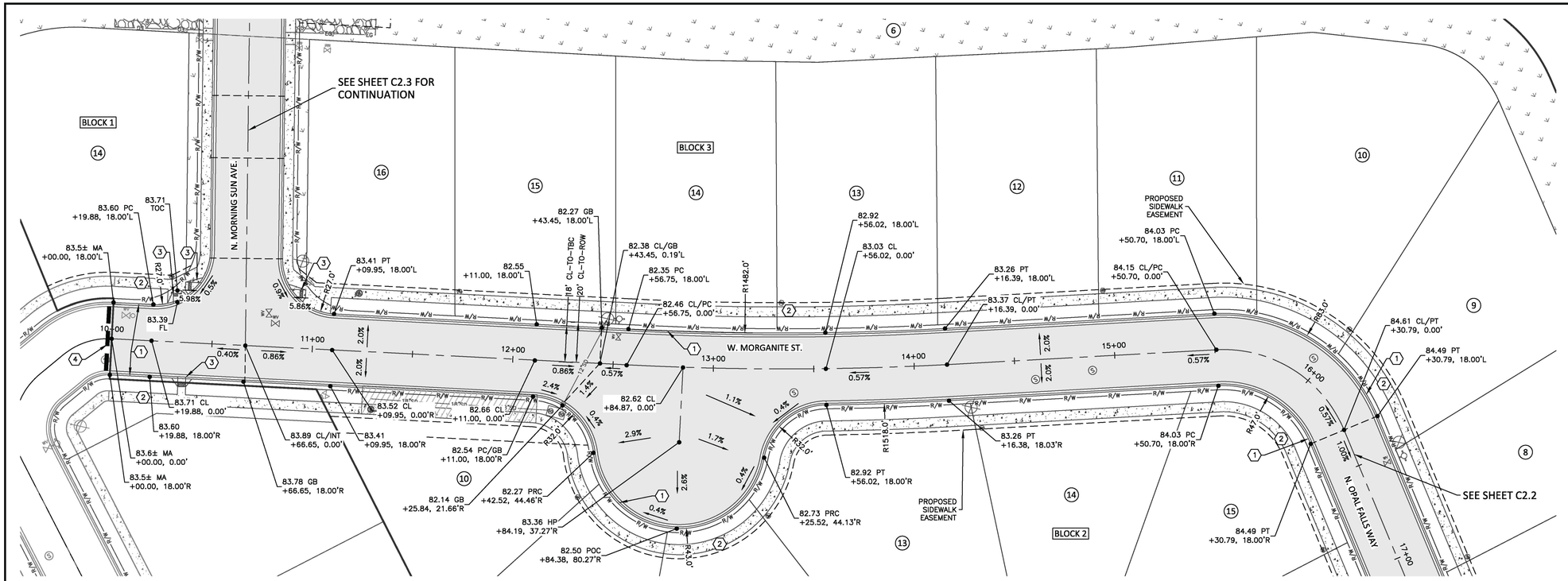
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C1.4

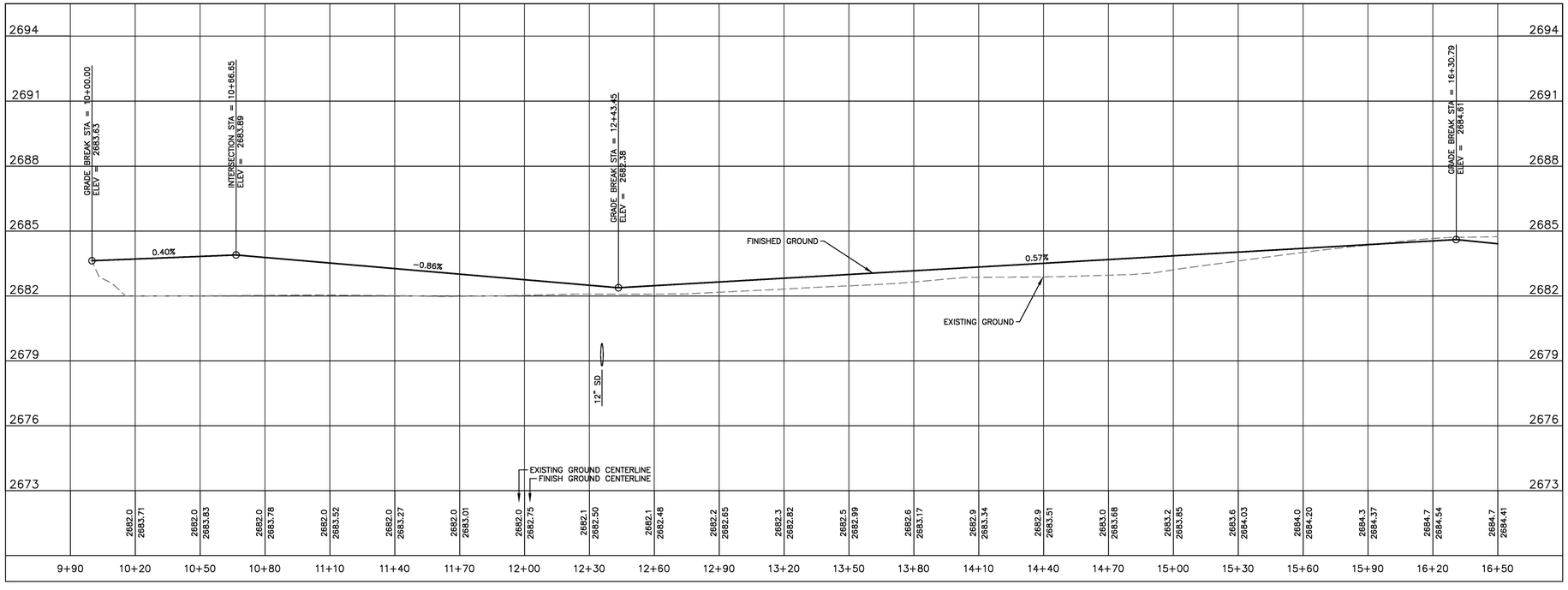
P:\19-186\CAD\CONSTRUCTION PLANS\19-186 STREET LIGHT.DWG, SCOTT PHILLAVAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)



W. MORGANITE ST. PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

0 3 6 9
Profile Vertical Scale: 1" = 3'



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
LP	– LOW POINT
CR	– CURB RETURN
POC	– POINT ON CURVE
INT	– INTERSECTION

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL, GRADING, ACHD, AND CITY OF KUNA NOTES.

B. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C3.1 FOR LOT GRADING.

D. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

E. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

F. SEE SHEETS C4.1 AND C4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702.
2. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
3. INSTALL PEDESTRIAN RAMP TYPE "H2" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-712H, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
4. SAWCUT (2" MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 07/27/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
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4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
W. MORGANITE ST. PLAN AND PROFILE

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
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Plans Are Accepted For Public Street Construction

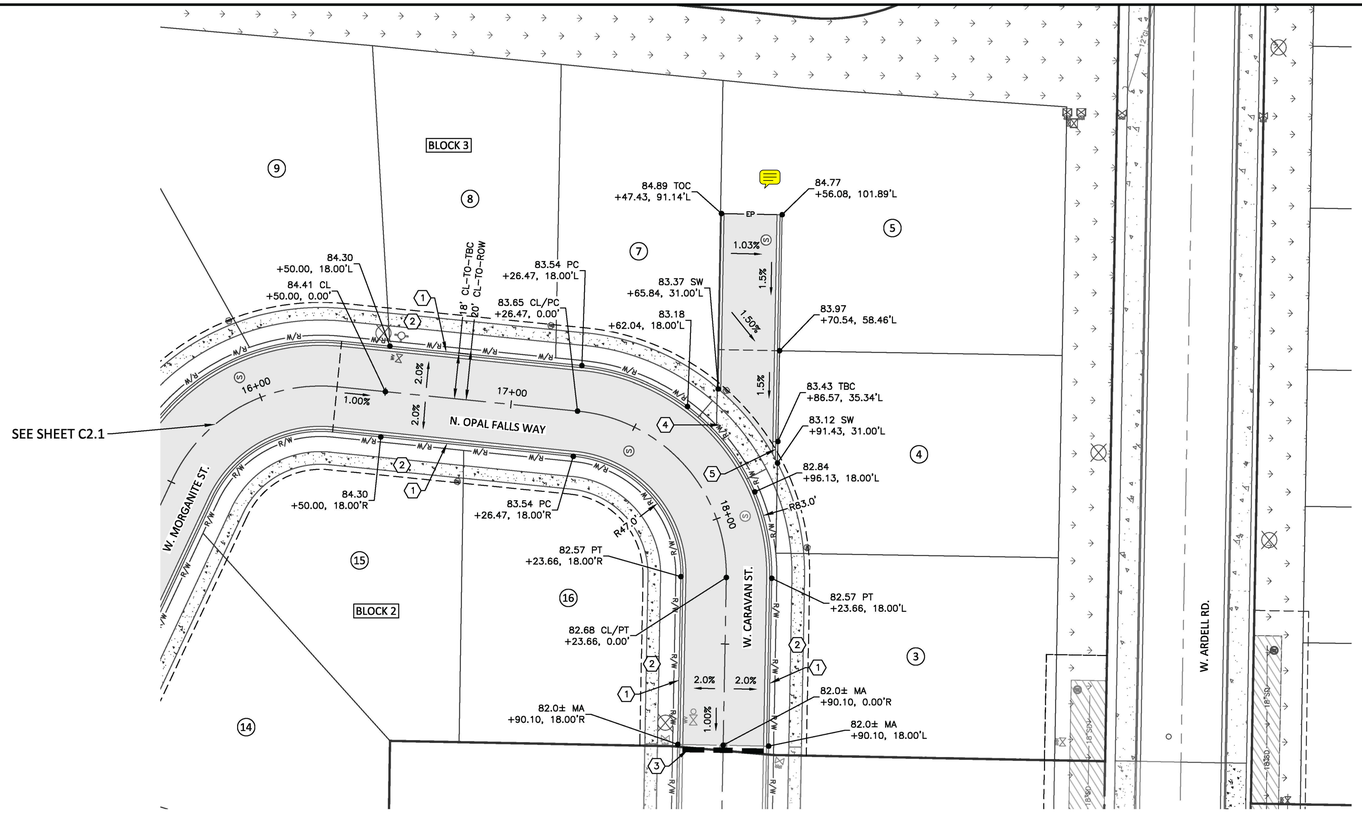
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

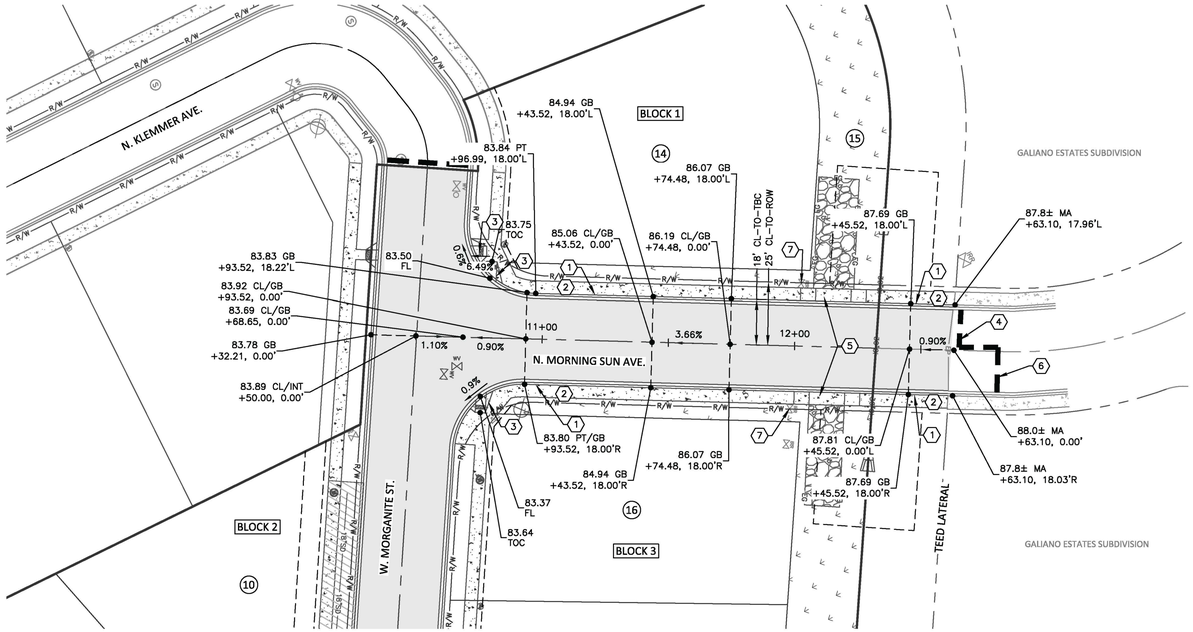
BY Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C2.1

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 ROADWAY.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34, \ [PDF]

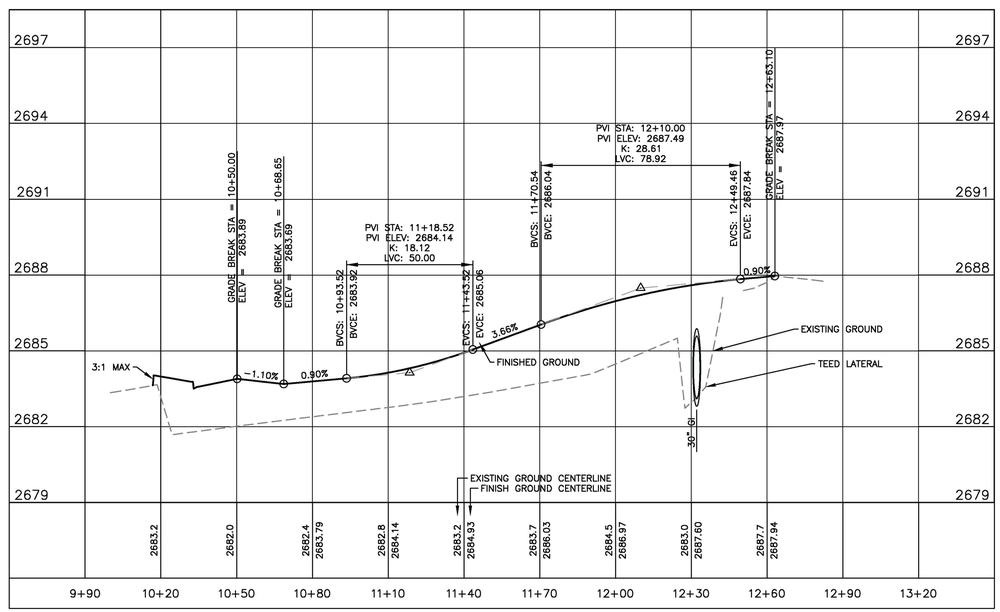

BLOCK 3
BLOCK 2
N. OPAL FALLS WAY
W. MORGANITE ST.
W. CARAVAN ST.
W. ARDELL RD.
SEE SHEET C2.1
84.30
+50.00, 18.00'L
84.41 CL
+50.00, 0.00'
84.30
+50.00, 18.00'R
83.54 PC
+26.47, 18.00'L
83.65 CL/PC
+26.47, 0.00'
83.54 PC
+26.47, 18.00'R
CL-TO-TBC
CL-TO-ROW
18'
20'
84.89 TOC
+47.43, 91.14'L
83.37 SW
+65.84, 31.00'L
83.18
+62.04, 18.00'L
84.77
+56.08, 101.89'L
83.97
+70.54, 58.46'L
83.43 TBC
+86.57, 35.34'L
83.12 SW
+91.43, 31.00'L
82.84
+96.13, 18.00'L
R3.0'
R4.0'
82.57 PT
+23.66, 18.00'R
82.57 PT
+23.66, 18.00'L
82.68 CL/PT
+23.66, 0.00'
82.0± MA
+90.10, 18.00'R
82.0± MA
+90.10, 0.00'R
82.0± MA
+90.10, 18.00'L
EP
1.03%
1.5%
1.50%
1.5%
2.0%
2.0%
1.00%
2.0%
2.0%
1.00%
16+00
17+00
18+00
18'SW
18'SW
18'SW



N. MORNING SUN AVE. PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

0 3 6 9
Profile Vertical Scale: 1" = 3'



SHEET LEGEND

ELE. & DESCRIPTION — FINISHED GRADE ELEVATION
STA., OFFSET SIDE

1.50% — FINISHED GRADE SLOPE

— — — — — — — — — — — GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
LP	– LOW POINT
CR	– CURB RETURN
POC	– POINT ON CURVE
INT	– INTERSECTION

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL, GRADING, ACHD, AND CITY OF KUNA NOTES.

B. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C3.1 FOR LOT GRADING.

D. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

E. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

F. SEE SHEETS C4.1 AND C4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-702.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709.
3. INSTALL PEDESTRIAN RAMP TYPE "H2" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-712H, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD-712. DOMES SHALL BE RIGID INSERTS WET-SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
4. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS.
5. INSTALL CONCRETE APPROACH PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-710B.
6. SAWCUT AND PAVEMENT PATCH AS NECESSARY PER KEYNOTE 4 TO CONNECT NEW WATER MAIN CROSSING OF TEED LATERAL WITH EXISTING WATER MAIN IN N. MORNING SUN AVE. SEE SHEETS C1.3, C6.1, AND C8.2 FOR MORE INFORMATION.
7. CONTRACTOR TO VERIFY EXISTING PI MAIN CROSSING N. MORNING SUN AVE. IS SLEEVED PER ACHD REQUIREMENTS PRIOR TO CONSTRUCTION OF ROADWAY. SEE SHEET C7.1 FOR MORE INFORMATION.

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. MORNING SUN AVE. PLAN AND PROFILE

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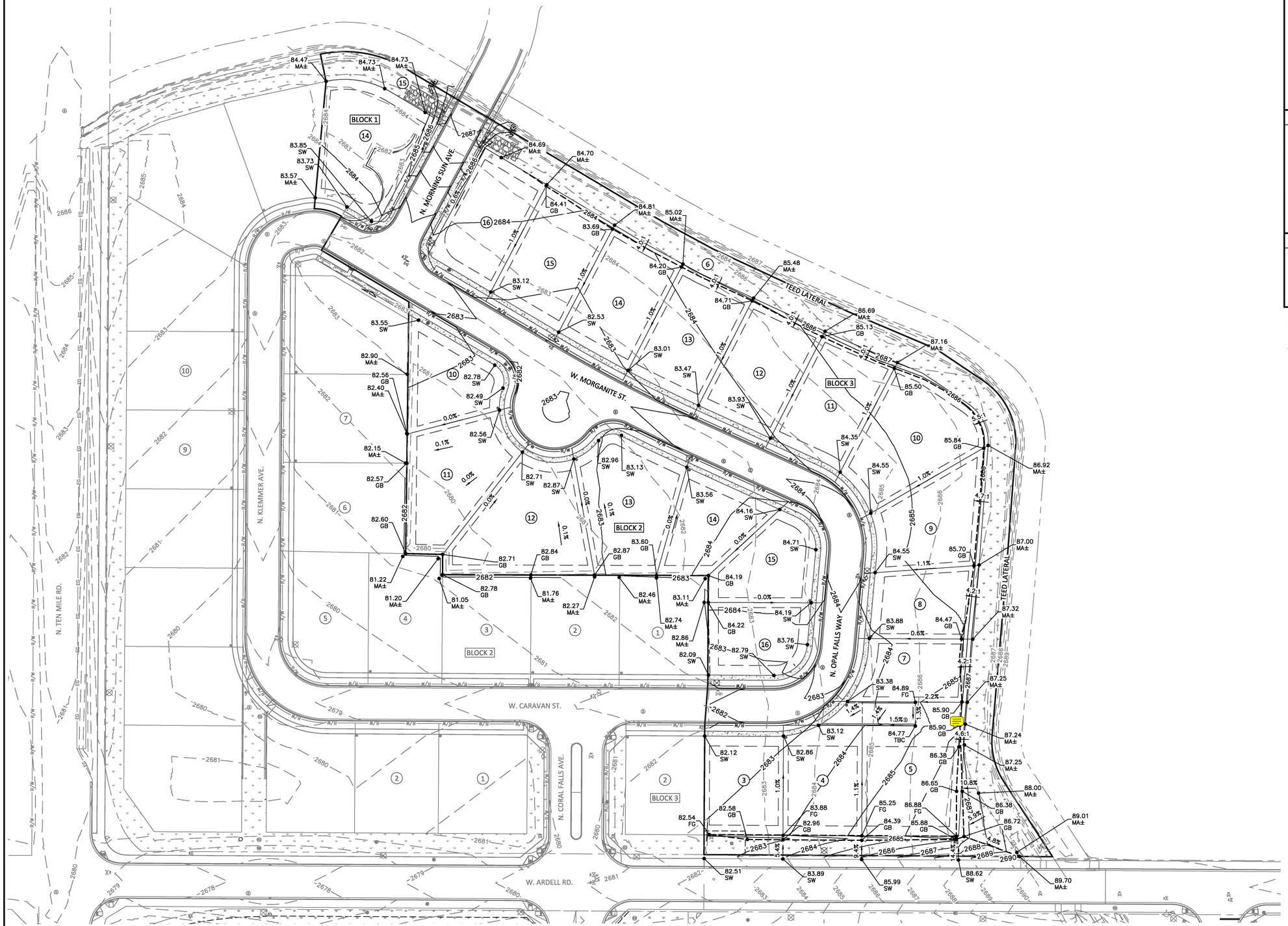
BY Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C2.3

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 ROADWAY.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



GRADING LEGEND

- 74.50 — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 07/27/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA:	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELEV	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
LIP	– LIP OF GUTTER
FG	– FINISHED GRADE

SHEET NOTES

1. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.
2. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
3. ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

REVISIONS

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CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LOT GRADING IMPROVEMENT PLAN

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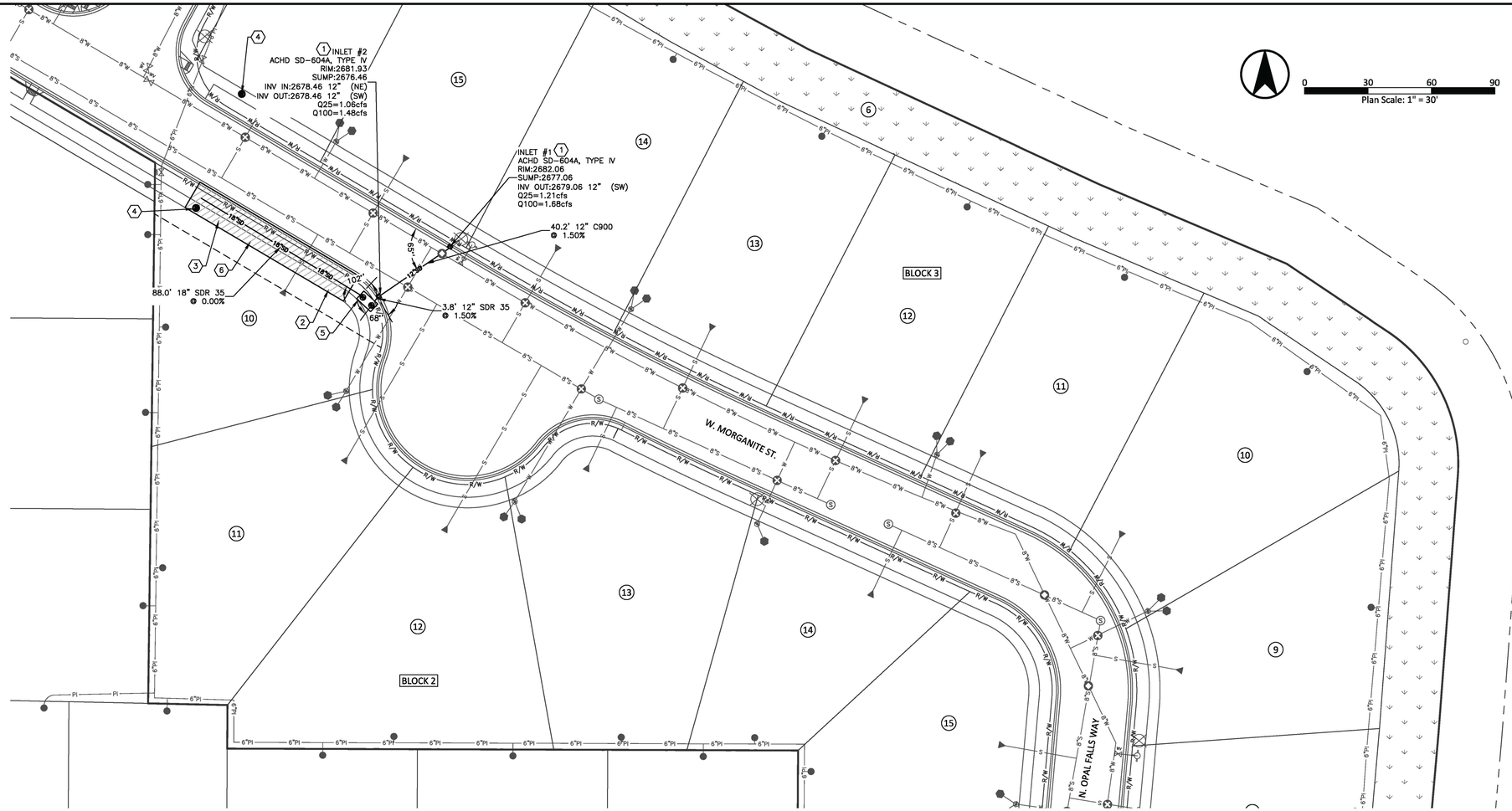
SHEET NO.
C3.1

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 GRADING.DWG, SCOTT PHILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC), 22X34.1 (PDF)



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, ACHD, AND UTILITY NOTES.

B. SEE SHEET C4.1 AND C4.2 FOR STORM WATER DETAILS.

C. REFER TO THE GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 15, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 85' BELOW EXISTING GROUND. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION. A DESIGN INFILTRATION RATE OF 4.0 INCHES PER HOUR WAS USED FOR ALL SEEPAGE BEDS BASED ON RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT.

D. INFILTRATION RATE SHALL BE VERIFIED BY ACHD STAFF DURING TIME OF CONSTRUCTION.

E. PROVIDE WATER-TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.

F. INSTALL ALL STORM DRAIN MANHOLES PER ISPWC STANDARD DRAWING SD-611.

G. ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE ADS N-12 HP PIPE OR APPROVED EQUAL. FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5-FEET OF SEPARATION BETWEEN STRUCTURES.

H. ALL DRAINAGE STRUCTURES SHALL BE PER ISPWC STANDARDS AND THE ACHD SUPPLEMENTS TO THE ISPWC. STORM DRAIN STRUCTURES SHALL HAVE HS-25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.

I. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.

J. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND ACHD.

K. THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH SECTION 8018 OF THE ACHD DEVELOPMENT POLICY MANUAL AND ISPWC SD-623.

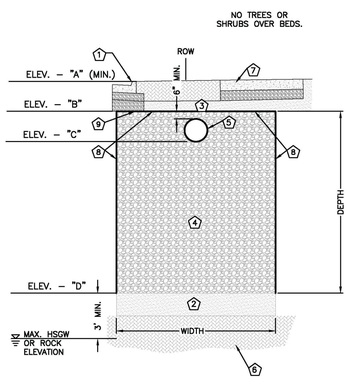
KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL INLET CATCH BASIN TYPE IV (ROLLED CURB) PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-604A, OR APPROVED EQUIVALENT.
2. CONTRACTOR SHALL COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF ELECTRONIC MARKERS AT EACH CORNER OF SEEPAGE BEDS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
3. SEEPAGE BED #1 PER DETAIL THIS SHEET AND ACHD STANDARD DRAWING BMP 20, PROVIDED SHEET C4.2. (14.0' W x 10' D x 87' L)
4. INSTALL GROUND WATER OBSERVATION WELL PER ACHD SUPPLEMENTAL SD-827, PROVIDED SHEET C4.2. INSTALL WITHIN THE INFILTRATION BED 5' FROM THE END AND OUTSIDE OF BED A MINIMUM OF 50' FROM THE PERIMETER OF THE BED.
5. INSTALL 1500 GAL SAND AND GREASE TRAP (SGT #1) PER DETAIL THIS SHEET AND ACHD SD-BMP 01, PROVIDED SHEET C4.2.

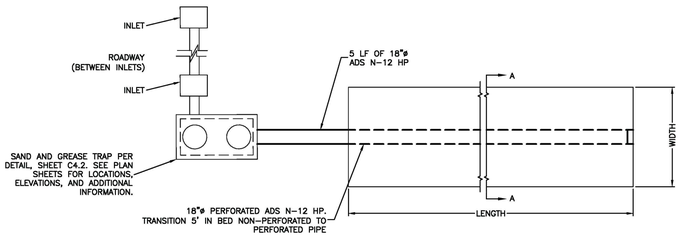
   RIM = 2682.35 (NW)
   RIM = 2682.22 (SE)
   INV IN = 2678.40 (12") (NE)
   INV OUT = 2677.55 (18") (NW)
   INLET BAFFLE = 2677.80
   OUTLET BAFFLE = 2678.30
6. SEEPAGE BEDS WITHIN RIGHT-OF-WAY SHALL USE ¾"-2" CRUSHED ROCK WITH MINIMUM 50% FRACTURED FACE.

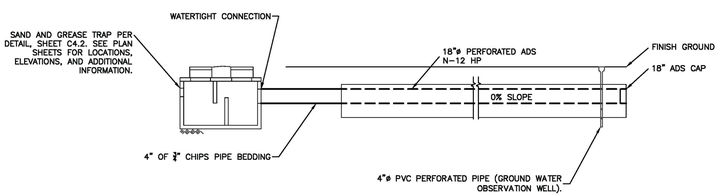
SEEPAGE BED TABLE									
SEEPAGE BED	BED LENGTH	BED WIDTH	BED DEPTH	ELEVATION "A"	ELEVATION "B"	ELEVATION "C"	ELEVATION "D"	GROUND WATER EL.	100-YR VOLUME PROVIDED
SB #1	87'	14.0'	10.0'	2682.24	2680.24	2677.55	2670.24	2595.9±	5,304 CF



GENERAL NOTES
A. REFER TO THE LIMITED SUBSURFACE INVESTIGATION REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 15, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 85' BELOW EXISTING GROUND, IN THE AREAS OF THE PROPOSED SEEPAGE BEDS. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION.
B. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM.
C. BED WIDTH SHALL REMAIN CONSTANT.
D. THE MINIMUM DESIGN PERCOLATION RATE FOR THE UNDERGROUND STORM DRAIN FACILITIES IS 4.0 IN/HR TO MEET THE REQUIREMENT OF 90% VOLUME WITHIN 24HR AND SHALL BE VERIFIED IN FIELD AFTER THE FACILITY HAS BEEN FULLY EXCAVATED.
E. IF ROCK IS ENCOUNTERED, CONTRACTOR MUST HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER SEEPAGE BED IS FULLY EXCAVATED. (NOTE: AN ACHD INSPECTOR MUST BE PRESENT FOR THE TEST). IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR RE-DESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
F. WATER AND SEWER SERVICES CROSSING SEEPAGE BED SHALL BE SLEEVED PER ACHD STORMWATER DESIGN GUIDELINES SECTION 8200 DETAIL 7.
G. STORAGE VOLUME DOESN'T INCLUDE SAND WINDOW.
H. FOR UNDERGROUND INFILTRATION SYSTEMS, INSTALL ELECTRONIC MARKERS ON EACH CORNER OF THE FACILITY. THE CONTRACTOR SHALL COORDINATE WITH THE ACHD INSPECTION DEPARTMENT FOR PLACEMENT OF THE MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.

KEY ⬠
1. CURB AND GUTTER PER ROADWAY PLANS.
2. 1.5" FILTER SAND, ISPWC 801 OR ASTM C33 FILTER SAND.
3. MINIMUM OF 1.5" COVER FROM TOP OF BED TO FINISH GRADE. BACKFILL WITH NATIVE TOPSOIL.
4. ANGULAR ¾" TO 2" ROCK.
5. 18"ø PERFORATED PIPE. INSTALL PERFORATIONS PER ACHD STORMWATER DESIGN GUIDELINES DETAIL BMP 20.
6. NATIVE SOIL, MUST MEET SPECIFIED INFILTRATION RATE. VERIFY THROUGH TESTING AT TIME OF CONSTRUCTION.
7. 5' WIDE SIDEWALK PER ROADWAY PLANS.
8. NON-WOVEN FABRIC SHALL BE PROTEX GEOTEX 601 OR APPROVED EQUAL MEETING SPECIFICATIONS STATED IN ACHD STORMWATER DESIGN GUIDELINES SECTION 8202.23. OVERLAP MINIMUM OF 1-FT TOP AND SIDES ONLY.
9. FULL ROADWAY GRAVEL SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE.





SEEPAGE BED DETAIL
NTS

PROFESSIONAL ENGINEER
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS		
NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

STORM WATER IMPROVEMENT PLANS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

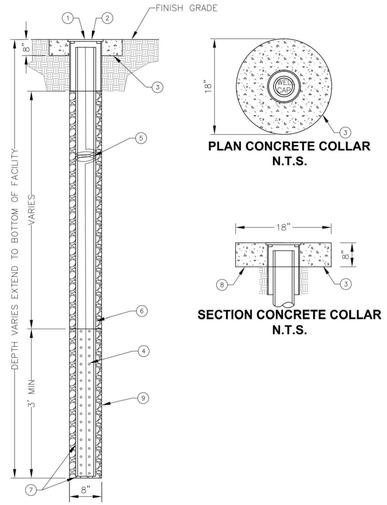
SHEET NO.
C4.1

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 STORM.DWG, SCOTT PHILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



SECTION
N.T.S.

2017 ACHD REVISION

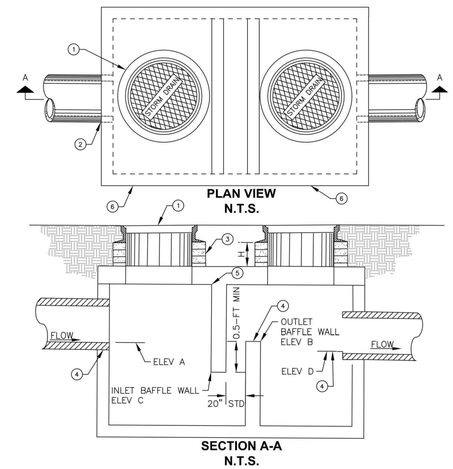
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD–627 1 OF 2

LEGEND
1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAE THREADS, GASKETED
3. CONCRETE (COLLAR), CLASS 3000 (ISPWC SECTION 703)
4. 3/8" DIA HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
5. TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE–CONDUCTOR COPPER WIRE, INSULATION COLOR SHALL BE GREEN WITH THREE 6" DIAMETER COILS
6. PIPE SHALL BE PERFORATED PVC, ASTM D–3035, SDR 35. WELLS BACKFILLED IN A PIT REQUIRE 6" PIPE, DRILLED WELLS MAY USE 4" PIPE
7. NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM, FABRIC OVER CHIPS/DRAIN ROCK
8. POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/CY
9. BACKFILL MATERIAL TO MATCH STORAGE MEDIA FOR OBSERVATION WELLS LOCATED WITHIN A BMP FACILITY. USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMP FACILITIES

NOTES:
1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD
4. OBSERVATION WELLS NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION

2017 ACHD REVISION

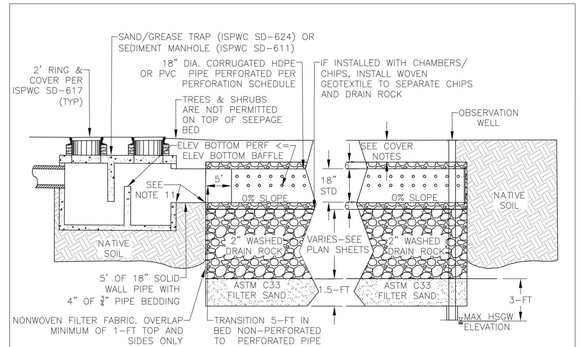
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD–627 2 OF 2



NOTES
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

LEGEND:
1. MANHOLE FRAME AND COVER PER SD–617 (TYPICAL)
2. LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)
3. H 1–FT USE GRADE RINGS (TYPICAL)
   1–FT < H <= 2–FT USE 24" DIA RCP RISER
   2–FT < H <= 10–FT USE MANHOLE CONE & 48" DIA RISERS
4. EL. A > EL. B BY 0.10' MIN
   EL. D < EL. B BY 0.10' MIN
   EL. C < EL. B BY 0.50' MIN. UNLESS OTHERWISE APPROVED BY ACHD
5. WATERTIGHT SEAL
6. PRECAST BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX

2015 ACHD STORMWATER DESIGN GUIDELINES	SAND AND GREASE TRAP	STANDARD DRAWING BMP 01 1 OF 2



SECTION
N.T.S.

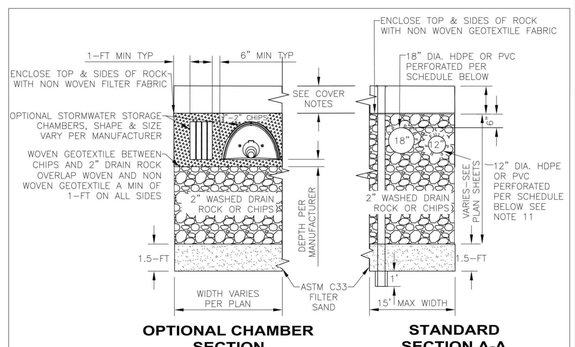
NOTES:
1. BMP 1–4 OR VEGETATED PRETREATMENT IS REQUIRED.
2. CONTACT DESIGN PROFESSIONAL FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION
3. ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
4. SEEPAGE BED SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
5. OPTIONAL CHAMBERS PER MANUFACTURERS SPECIFICATIONS
6. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
7. EL. IN >= EL. BOTTOM PERFORATIONS IN 18" PERF PIPE
8. MAXIMUM BED LENGTH IS 400–FT BETWEEN MANHOLES
9. BED WIDTH SHALL REMAIN CONSTANT
10. WATERTIGHT CONNECTION REQUIRED
11. HIGH FLOW BYPASS PIPE ONLY NEEDED IF Q100 VELOCITY THROUGH STRUCTURE > 0.5 FPS

COVER NOTES:
FOR SEEPAGE BEDS OUTSIDE PUBLIC RIGHT–OF–WAY:
1. A MINIMUM 1.5–FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED

FOR SEEPAGE BEDS IN PUBLIC RIGHT–OF–WAY:
1. A MINIMUM 1.0–FT COVER FROM TOP OF BED TO PAVEMENT SUBGRADE IS REQUIRED
   ––BACKFILL OVER BED TO SUBGRADE WITH 6"–8" MINUS PITRUN
   ––WOVEN GEOTEXTILE FABRIC REQUIRED OVER TOP OF BED
   ––TOP OF BED UNDER SIDEWALK SHALL BE MIN 1.0–FT BELOW PAVEMENT SUBGRADE
2. IF < 1.0–FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR ¾" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK.
3. FULL ROADWAY SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE
4. THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE

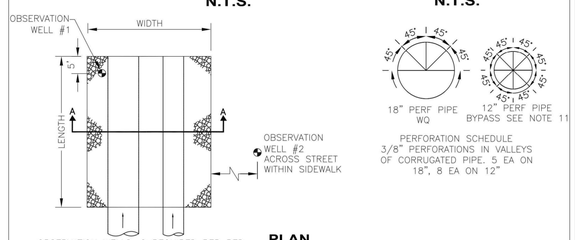
SEE BMP 20 SHEET 2 OF 3 FOR ADDITIONAL NOTES

2017 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED WITH OPTIONAL CHAMBERS	STANDARD DRAWING BMP 20 SHEET 1 OF 3



OPTIONAL CHAMBER SECTION
N.T.S.

STANDARD SECTION A-A
N.T.S.



PLAN
N.T.S.

REQUIREMENTS FOR FACILITIES IN RIGHT–OF–WAY
1. BED IS LIMITED TO AREA WITHIN 5–FT OF CURB FACE UNDER ROADWAY;
2. NO GREATER THAN 10–FEET IN DEPTH TO THE BOTTOM OF THE ROCK;
3. MAY NOT EXTEND OUTSIDE OF THE RIGHT–OF–WAY (MAY NOT ENCROACH ON PRIVATE LOT IN AN EASEMENT);

2017 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED WITH OPTIONAL CHAMBERS	STANDARD DRAWING BMP 20 SHEET 2 OF 3

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

STORM WATER IMPROVEMENT PLANS
DETAILS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C4.2

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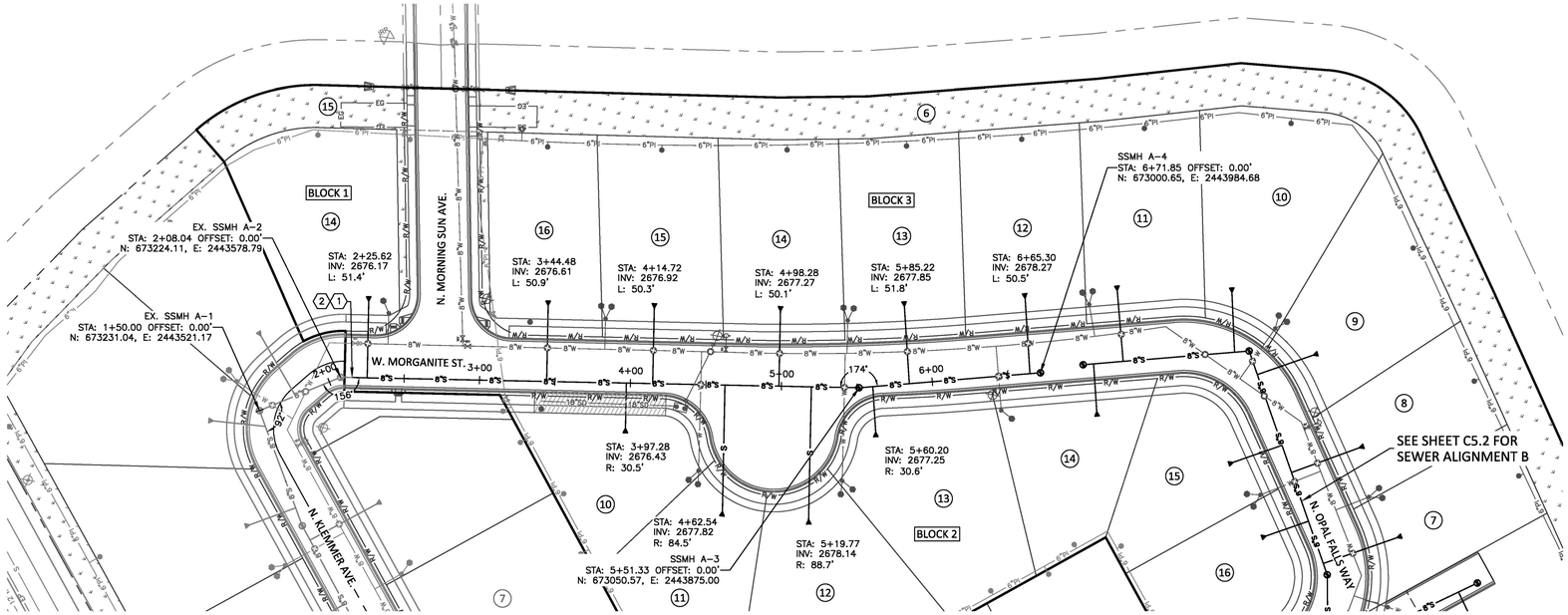
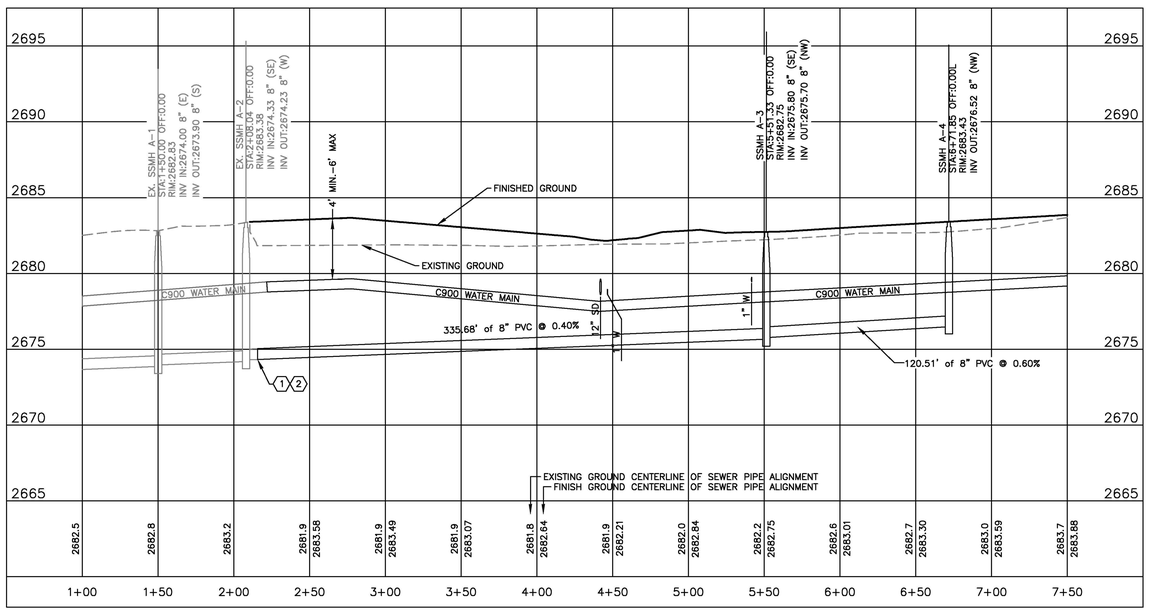


SEWER ALIGNMENT "A" W. MORGANITE ST. PLAN AND PROFILE

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 5 10 15 — Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD–501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD–507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD–508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD–512, ALL SEWER SERVICES SHALL BE 4" PVC SDR–35, ASTM D–3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

H. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED..

KEYNOTES (#)

O UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. CONNECT TO EXISTING PIPE.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 07/27/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "A" W. MORGANITE ST. PLAN AND PROFILE

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

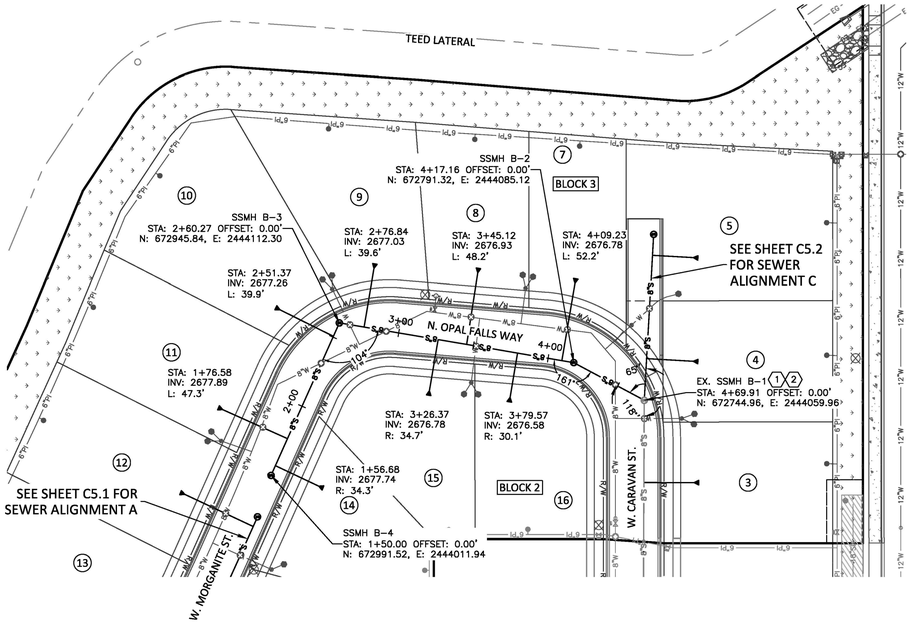
By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C5.1

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 SEWER.DWG, SCOTT PHILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)



SEWER ALIGNMENT "B" N. OPAL FALLS WAY/W. MORGANITE ST. PLAN AND PROFILE

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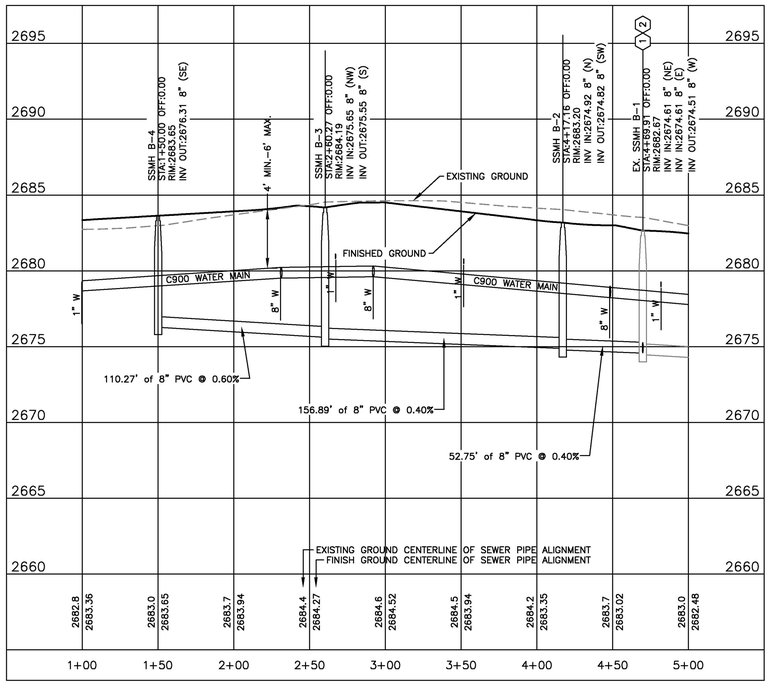
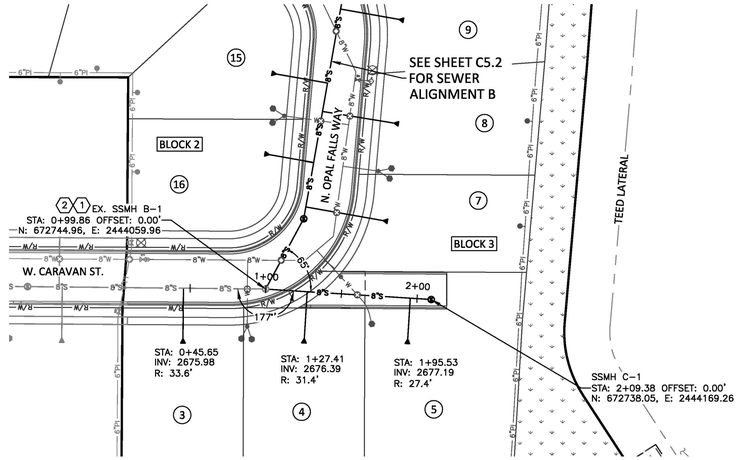
0 5 10 15 — Profile Vertical Scale: 1" = 5'





SEWER ALIGNMENT "C" SHARED DRIVEWAY PLAN AND PROFILE

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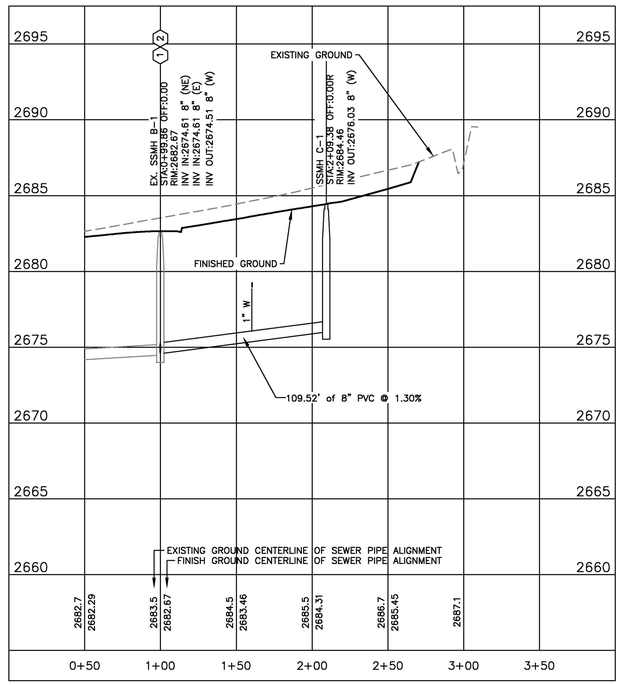
0 5 10 15 — Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD-512, ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

H. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED..

KEYNOTES (#)

O UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL CORE NEW INVERT AT ELEVATION AND ANGLE SHOWN IN EXISTING SSMH B-1 AND INSTALL PROPOSED SEWER MAIN PER CITY OF KUNA REQUIREMENTS.

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "B" N. OPAL FALLS WAY/W. MORGANITE ST. PLAN AND PROFILE
SEWER ALIGNMENT "C" SHARED DRIVEWAY PLAN AND PROFILE

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

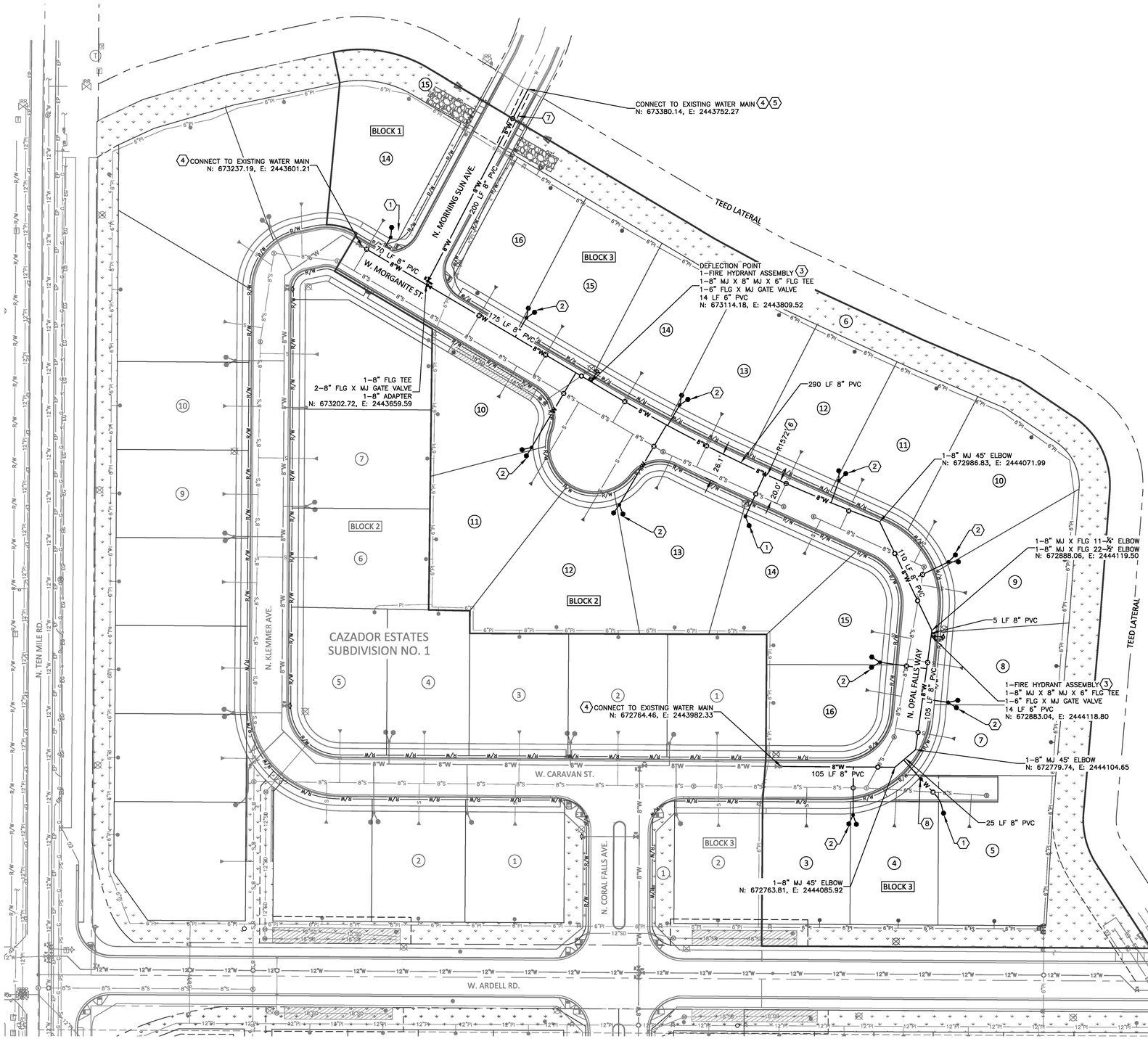
DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C5.2

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 SEWER.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34 L) (PDF)



0 50 100 150
Plan Scale: 1" = 50'

CIVIL ACRONYMS

STA:	– ROAD STATION
MJ	– MECHANICAL JOINT
FLG	– FLANGE
N:	– NORTHING
E:	– EASTING
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND WATER NOTES.

B. SEE SHEET C6.2 FOR WATER DETAILS.

C. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF KUNA REQUIREMENTS.

D. 8" WATER MAINS SHALL HAVE A MINIMUM OF 48" OF COVER DEPTH.

E. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED IN AREAS WHERE EXCAVATION BELOW EXISTING PAVEMENT IS REQUIRED.

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL SINGLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWING K400-.75 AND KUNA STANDARD DETAIL K-409, PROVIDED SHEET C6.1.
2. INSTALL DOUBLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWING K400-.75 AND KUNA STANDARD DETAIL K-409, PROVIDED SHEET C6.1.
3. INSTALL FIRE HYDRANT WITH STORZ FITTING PER CITY OF KUNA STANDARD DRAWING K-404, PROVIDED SHEET C6.1.
4. CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH THE CITY OF KUNA REGARDING LIVE MAIN CONNECTION REQUIREMENTS.
5. CONTRACTOR TO VERIFY WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
6. INSTALL HORIZONTAL IRRIGATION MAIN ALIGNMENT PER RADIUS SHOWN ON PLAN. MAXIMUM RADIUS OF THE PIPE DUE TO LONGITUDINAL BENDING SHALL EQUAL 400 FT OR GREATER PER CALCULATIONS BELOW. DEFLECTION OF THE JOINT IS NOT ALLOWED AND MAY CAUSE LEAKAGE.

   MANUFACTURER'S ALLOWABLE LONGITUDINAL BENDING RADIUS OR APPROVED EQUAL = 200 FT
   LENGTH OF ARC = Π• R = 3.14 * 200 FT = 628 FT
   628 FT/20 FT LENGTH OF PIPE = 31.4
   180°/31.4 = 5.73° DEFLECTION (PER MANUFACTURER'S REQUIREMENTS, OR APPROVED EQUAL)

   CONTRACTOR SHALL VERIFY MANUFACTURER'S ALLOWABLE LONGITUDINAL BENDING RADIUS.
7. INSTALL SLEEVE AT WATER MAIN CROSSING PER DETAILS PROVIDED SHEET C8.1.
8. INSTALL WATER METER VAULT AT SHARED DRIVEWAY FINISHED GRADE. VAULT MUST BE TRAFFIC RATED.

PROFESSIONAL ENGINEER – REGISTERED – 10821 – 07/27/21 – STATE OF IDAHO – KEVIN P. MCCARTHY

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CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

WATER IMPROVEMENT PLANS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C6.1

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 WATER.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC5, 22X34).1 (PDF)

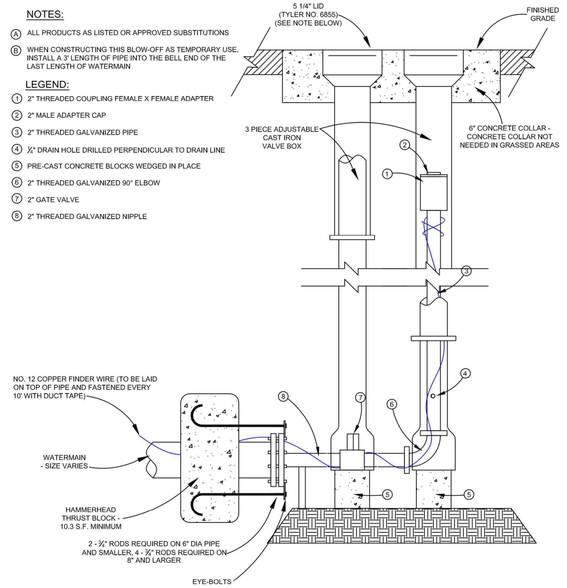
NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

LEGEND:

1. 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 2" MALE ADAPTER CAP
3. 2" THREADED GALVANIZED PIPE
4. ¾" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE
8. 2" THREADED GALVANIZED NIPPLE

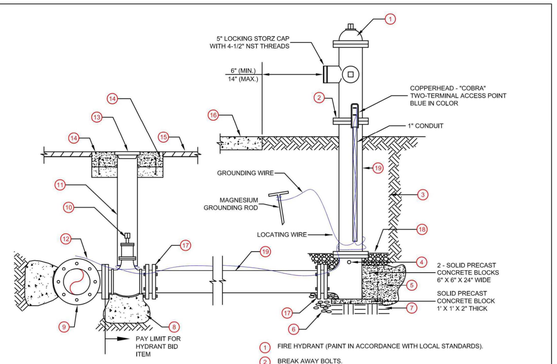


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

2" BLOW-OFF DETAIL (IN R/W)
WATER & PRESSURE IRRIGATION (TYPICAL)
TO BE USED ON MAINS <12" DIA
KUNA STANDARD DRAWING K-405R



FIRE HYDRANT DETAIL
N.T.S.

NOTES:

(A) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL, LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.

(B) ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.

(C) ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

(D) IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1300 JOINT RESTRAINT.

(E) PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT AT MAIN.

(F) JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

(G) ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

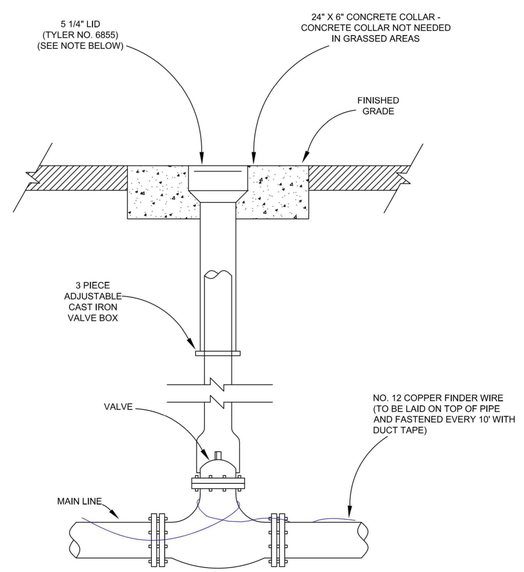
1. FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
2. BREAK AWAY BOLTS.
3. END OF TRENCH, EDGE OF RIGHT-OF-WAY.
4. DRAIN - KEEP CLEAR.
5. CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
6. 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
7. PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
8. VALVE SUPPORT (PRECAST OR CAST IN PLACE).
9. TEE (MJ X MJ X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX PER KUNA STANDARD DWG COK-400
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"Ø X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
15. FINISHED GRADE.
16. SIDEWALK.
17. MECHANICAL CONNECTION.
18. COVER DRAIN ROCK WITH FILTER FABRIC.
19. 6" DIAMETER PIPE.

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

KUNA FIRE HYDRANT DETAIL WITH STORZ ADAPTOR
KUNA STANDARD DRAWING K-404



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
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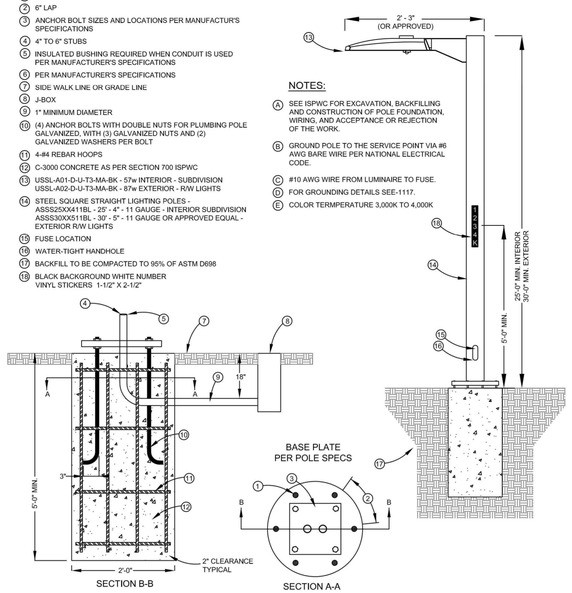
WATER MAIN VALVE
MAIN LINE VALVE
KUNA STANDARD DRAWING K-406

LEGEND:

1. 6-#4 VERTICAL REBAR
2. 6" LAP
3. ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTUR'S SPECIFICATIONS
4. 4" TO 6" STUBS
5. INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
6. PER MANUFACTURER'S SPECIFICATIONS
7. SIDE WALK LINE OR GRADE LINE
8. J-BOX
9. 1" MINIMUM DIAMETER
10. (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED. WITH (3) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
11. 4-#4 REBAR HOOPS
12. C-3000 CONCRETE AS PER SECTION 700 ISPWC
13. USSL-A01-D-U-T3-MA-BK - 57w INTERIOR - SUBDIVISION USSL-A02-D-U-T3-MA-BK - 87w EXTERIOR - R/W LIGHTS
14. STEEL SQUARE STRAIGHT LIGHTING POLES - ASSS25X4411BL - 25' - 4" - 11 GAUGE - INTERIOR SUBDIVISION ASSS30X5511BL - 30' - 5" - 11 GAUGE OR APPROVED EQUAL - EXTERIOR R/W LIGHTS
15. FUSE LOCATION
16. WATER-TIGHT HANDHOLE
17. BACKFILL TO BE COMPACTED TO 95% OF ASTM D698
18. BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"



NOTES:

(A) SEE ISPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION, WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.

(B) GROUND POLE TO THE SERVICE POINT VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE.

(C) #10 AWG WIRE FROM LUMINAIRE TO FUSE.

(D) FOR GROUNDING DETAILS SEE-1117.

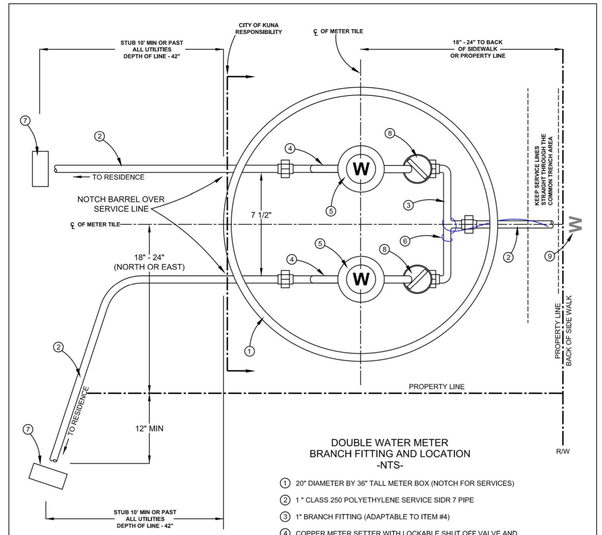
(E) COLOR TERMPERATURE 3,000K TO 4,000K

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

STANDARD METAL STREET LIGHT DETAIL
KUNA STANDARD DRAWING K-1116



DOUBLE WATER METER BRANCH FITTING AND LOCATION
-NTS-

1. 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)
2. 1 " CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE
3. 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
4. COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
5. WATER METER **(7" METER TYP.)** FURNISHED BY CITY OF KUNA
6. No. 12 TRACER WIRE- LOOPED TO WATERMAIN
7. MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH BLUE MARKING PAINT
8. FULL OPENING BALL VALVE BASED ON SERVICE SIZE
9. STAMPED "W" IN FRONT OF WATER METER PIT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

WATER SERVICE CONNECTION
WATER METER & PIT LAYOUT
KUNA STANDARD DRAWING K-409

NOTES:

(A) **ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS**

(B) NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED

(C) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

(D) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

(E) CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID SET FLUSH WITH DRIVEWAY AND LID SHALL BE MARKED "WATER".

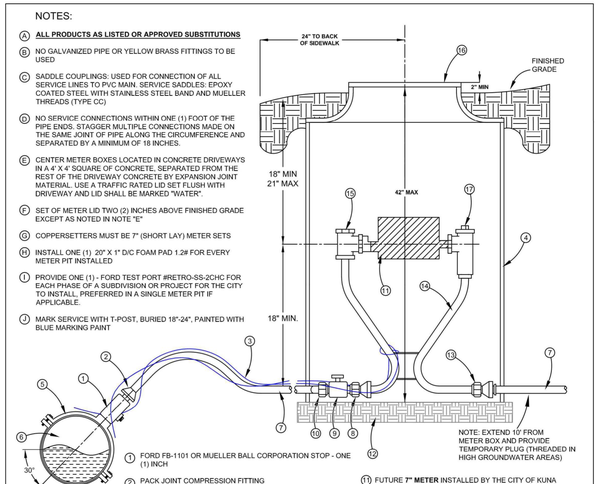
(F) SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE EXCEPT AS NOTED IN NOTE "E"

(G) COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS

(H) INSTALL ONE (1) 20" X 1" D/C FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED

(I) PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT FOR THE CITY TO INSTALL, PREFERRED IN A SINGLE METER PIT IF APPLICABLE.

(J) MARK SERVICE WITH T-POST, BURIED 18"-24", PAINTED WITH BLUE MARKING PAINT



1. FORD FB-1101 OR MUELLER BALL CORPORATION STOP - ONE (1) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. 20" DIA X 36" DEEP METER BOX (NOTCH FOR SERVICE LINES)
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 8" TYP.)
7. **USE 1" DIA. CLASS 250 POLYETHYLENE SIDR 7 PIPE**(TYP.) NO SPLICING IS ALLOWED
8. SWIVEL IRON PIPE THREAD CONNECTION
9. FULL OPENING 3/4" BALL VALVE
10. PACK JOINT CURB STOP ADAPTER
11. FUTURE **7" METER** INSTALLED BY THE CITY OF KUNA
12. FIRM UNDISTURBED EARTH OR COMPACTED SAND/GRAVEL
13. DOUBLE PURPOSE COUPLING
14. FORD **VBHC92-18W-11-33-NL** WITH MALE CONNECTION
15. VALVE PER ITEM #14
16. D&L L2242 CAST IRON LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS; 13 1/2" OPENING - 1 1/32" PENTAGONAL NUT
17. CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #14

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

WATER SERVICE CONNECTION
STANDARD ⅝" x ¾" WATER SERVICE
KUNA STANDARD DRAWING K400-.75

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 07/30/2021

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO
WATER IMPROVEMENT PLANS
DETAILS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C6.2

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 WATER DETAILS.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34 (1).PDF

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 GENERAL, IRRIGATION, AND ACHD NOTES.

B. SEE SHEET C7.2 FOR PRESSURE IRRIGATION DETAILS.

C. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

D. ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.2.

E. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD-403.

F. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF KUNA.

G. ALL PRESSURE IRRIGATION MAIN LINE VALVES SHALL BE INSTALLED PER STANDARD DRAWING COK-400, PROVIDED SHEET C7.2.

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING
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- UTILITY MAIN/SERVICE CROSSING
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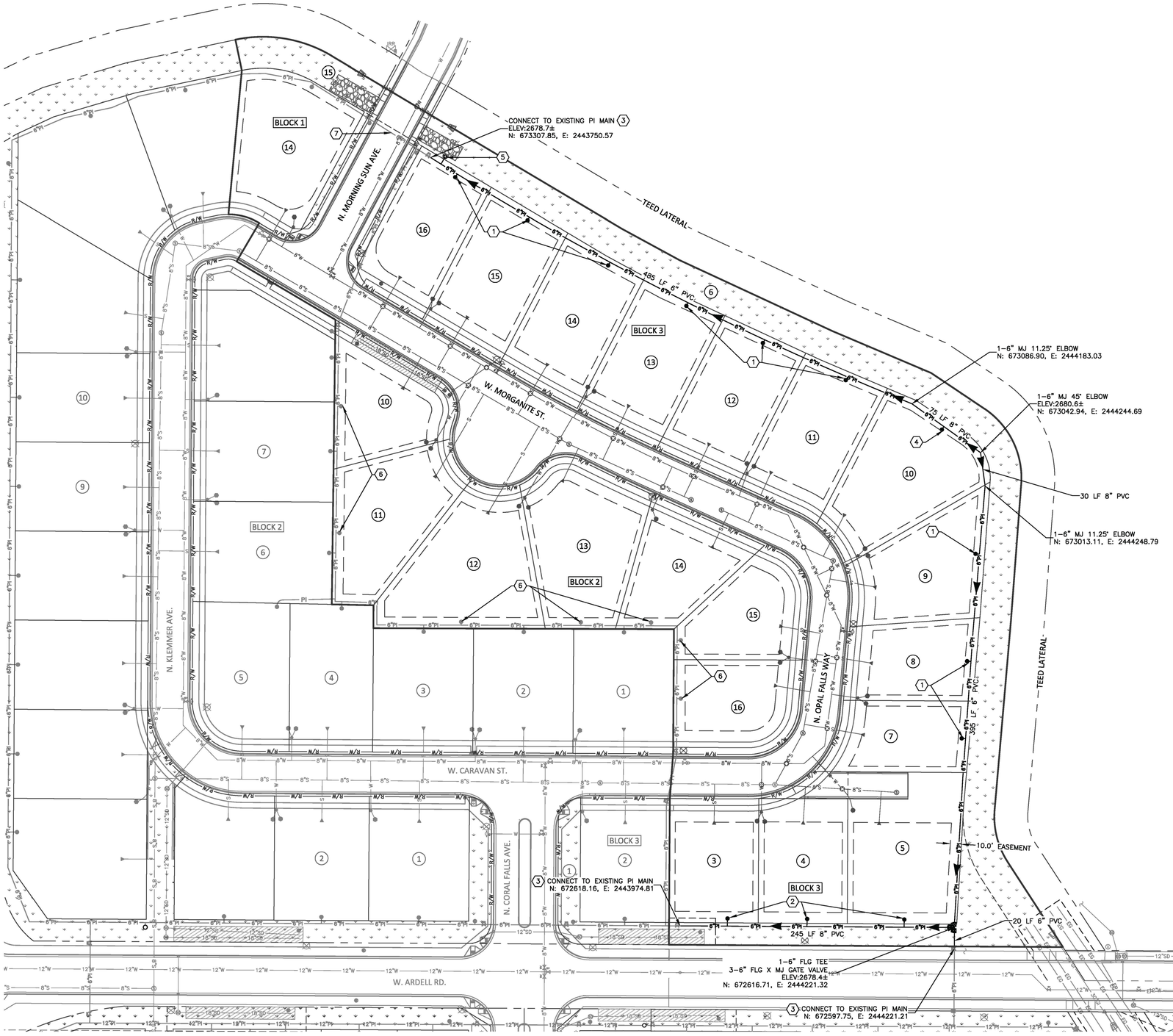
1. INSTALL PI SHORT-SIDE SERVICE PER STANDARD DRAWING K-901S, PROVIDED SHEET C7.2.
2. INSTALL PI LONG SERVICE PER STANDARD DRAWING K-901L, PROVIDED SHEET C7.2.
3. CONNECT TO EXISTING PI MAIN. CONTRACTOR TO VERIFY SIZE AND LOCATION PRIOR TO CONSTRUCTION.
4. INSTALL AIR RELEASE STYLE PI SERVICE PER CITY OF KUNA STD DWG K-901S PROVIDED SHEET C7.2.
5. CONTRACTOR TO VERIFY LOCATION AND EXISTENCE OF DRAIN PRIOR TO CONSTRUCTION. IF NOT ALREADY CONSTRUCTED, INSTALL IRRIGATION DRAIN PER CITY OF KUNA STD DWG K-904 PROVIDED SHEET C7.2.
6. CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF PI SERVICES PRIOR TO CONSTRUCTION. IF SERVICES HAVE NOT BEEN INSTALLED PREVIOUSLY INSTALL PER PI SHORT-SIDE SERVICE PER STANDARD DRAWING K-901S, PROVIDED SHEET C7.2.
7. CONTRACTOR TO VERIFY EXISTING PI MAIN IS SLEEVED PER ACHD REQUIREMENTS. PRIOR TO CONSTRUCTION OF N. MORNING SUN AVE. SEE SHEET C2.3 FOR MORE INFORMATION.



0 50 100 150
Plan Scale: 1" = 50'

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

Date: 07/30/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
PREPARED BY
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

PRESSURE IRRIGATION IMPROVEMENT PLANS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
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DATE:	3/11/21
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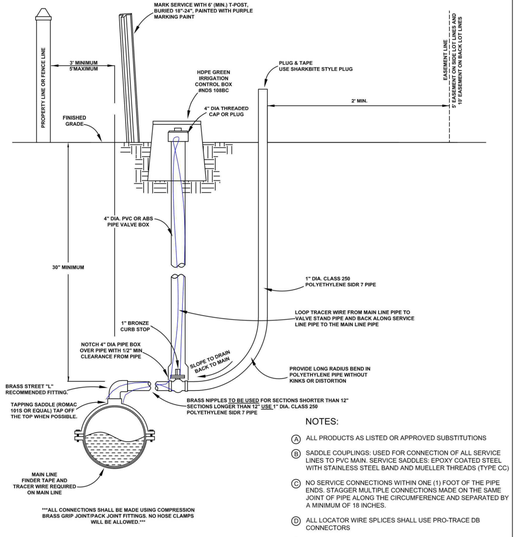


NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

(C) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

(D) ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

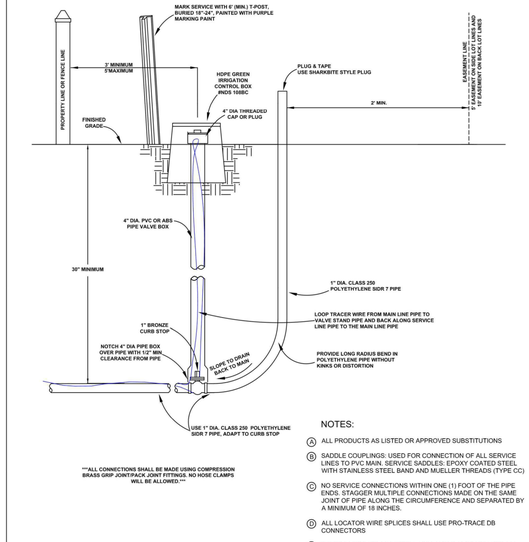
(E) MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH PURPLE MARKING PAINT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
1" SERVICE
MAIN SIDE (SHORT SIDE)
KUNA STANDARD DRAWING K-901S



NOTES:

(A) ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

(B) SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

(C) NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

(D) ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

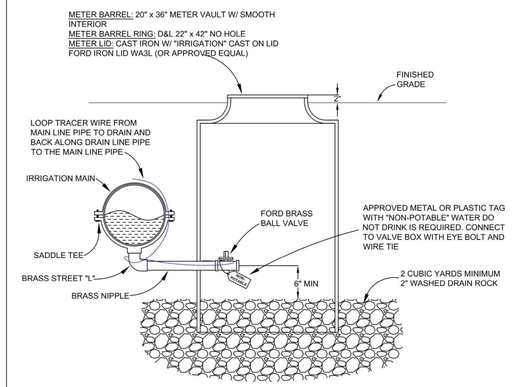
(E) MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH PURPLE MARKING PAINT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
STANDARD RESIDENTIAL 1" SERVICE
MAIN SIDE (LONG SIDE)
KUNA STD DWG K-901L



NOTES:

INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUT DOWN OF IRRIGATION SYSTEM

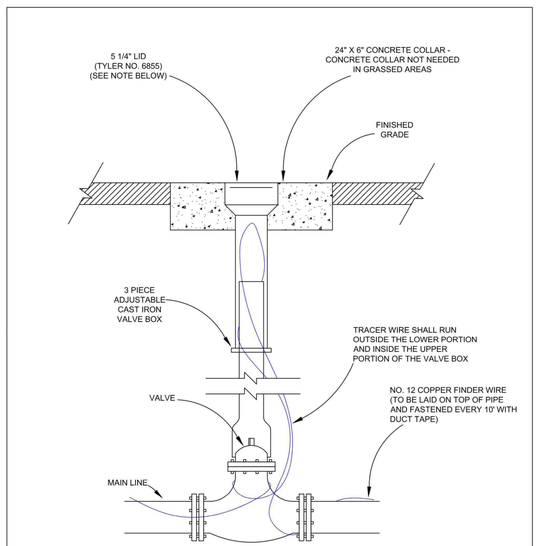
DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
DRAIN VALVE
KUNA STANDARD DRAWING K-904

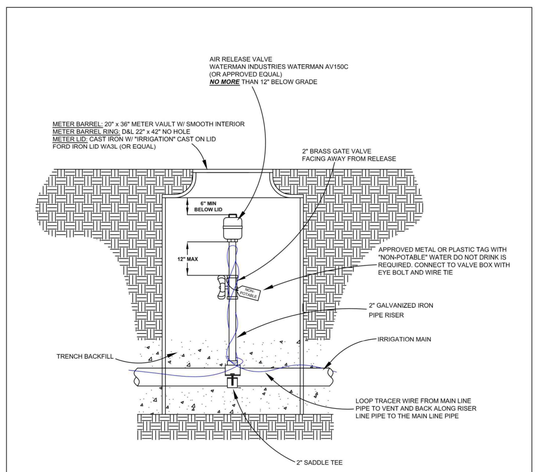


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
PRESSURE IRRIGATION (TYPICAL)
MAIN LINE VALVE
KUNA STANDARD DRAWING K-906

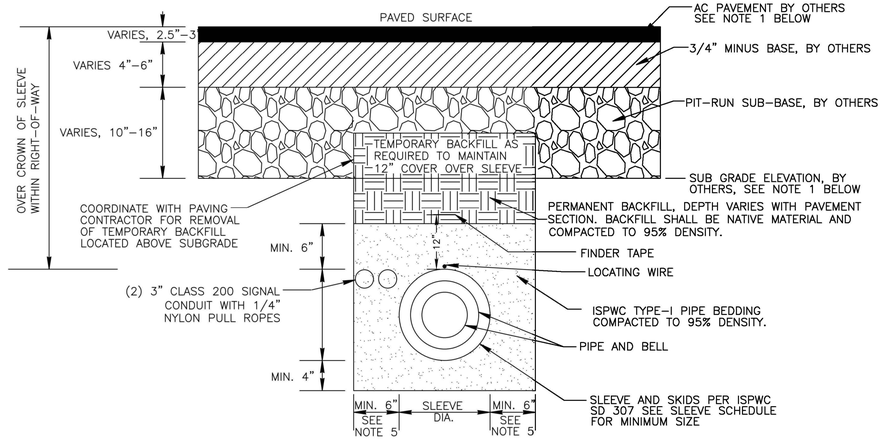


ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
AIR RELEASE VALVE
KUNA STANDARD DRAWING K-908



SLEEVE SCHEDULE (INCHES)			
PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
3"	4.17"	6" PVC C900	6.31"
4"	5.36"	8" PVC C900	8.28"
6"	7.89"	10" PVC C900	10.16"
8"	10.27"	14" PVC C905	14.0"
10"	12.79"	16" PVC C905	15.92"
12"	15.17"	18" PVC C905	17.85"

NOTES:
A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.
B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:

1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB–BASE, ROAD BASE AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT–OF–WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR SIDEWALK.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC SD–307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N–12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD–407.

TYPICAL SLEEVED ROAD CROSSING

NTS

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

PROFESSIONAL ENGINEER — REGISTERED — 10821 — STATE OF IDAHO — 07/27/21 — KEVIN P. MCCARTHY

REVISIONS		
NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

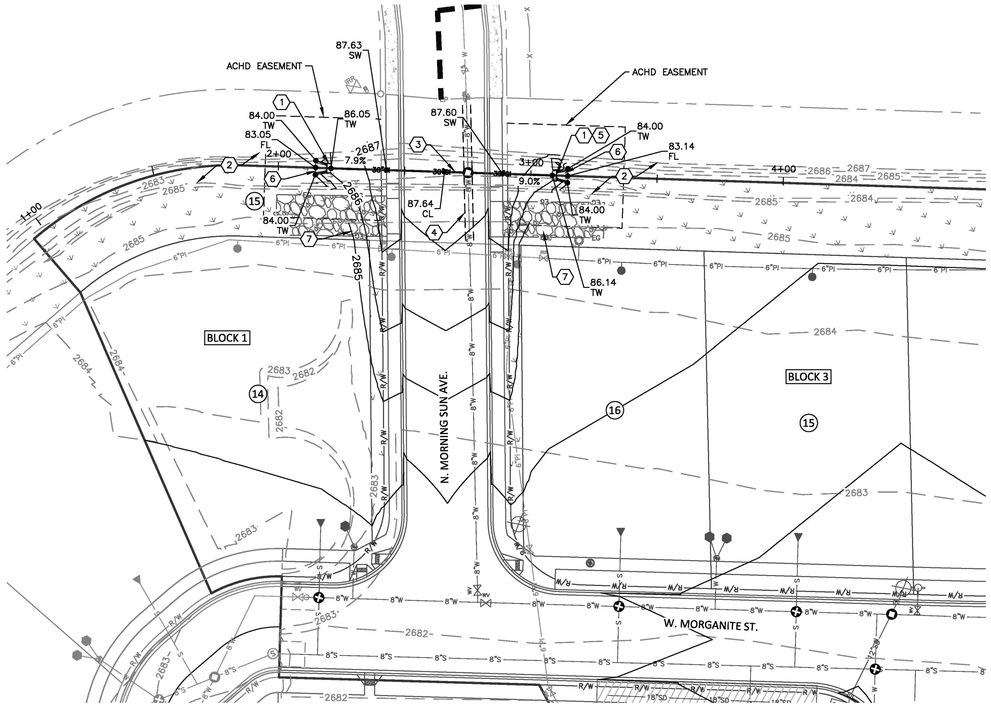
PRESSURE IRRIGATION IMPROVEMENT PLANS
DETAILS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C7.2

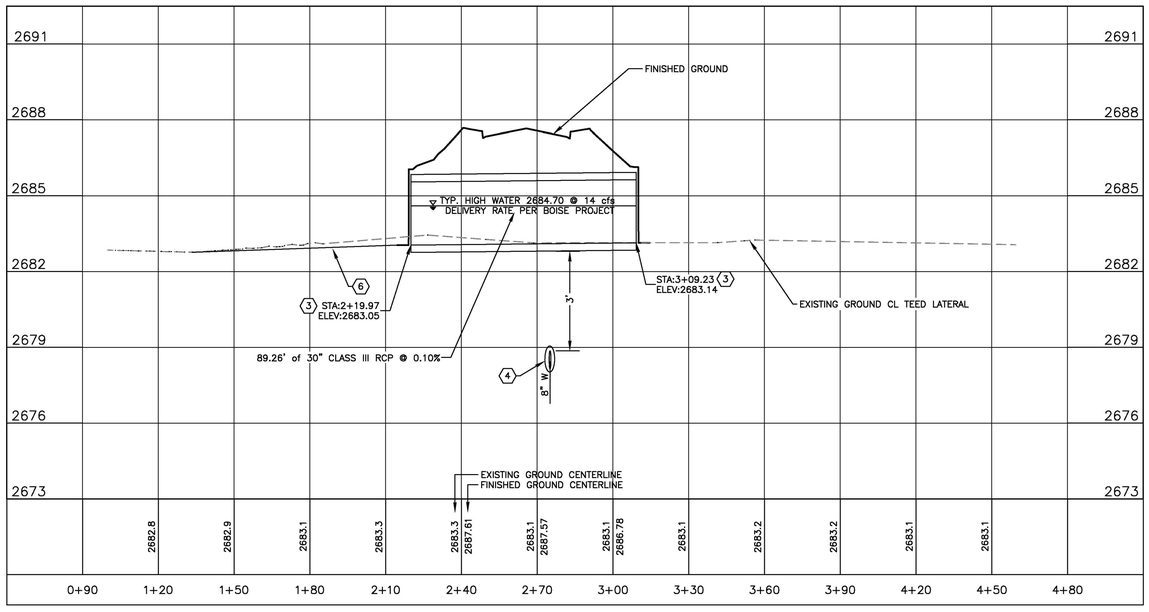
P:\19-186\CAD\CONSTRUCTION PLANS\19-186 PI (DETAILS).DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC5, 22X34).1.[PDF]

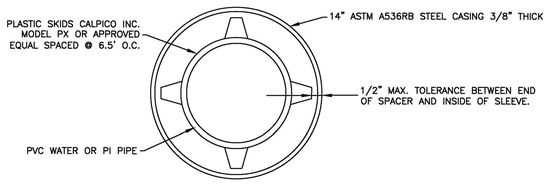


GRAVITY IRRIGATION ALIGNMENT "A" PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

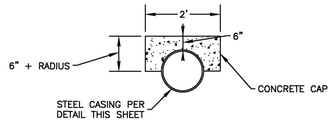
0 3 6 9
Profile Vertical Scale: 1" = 3'





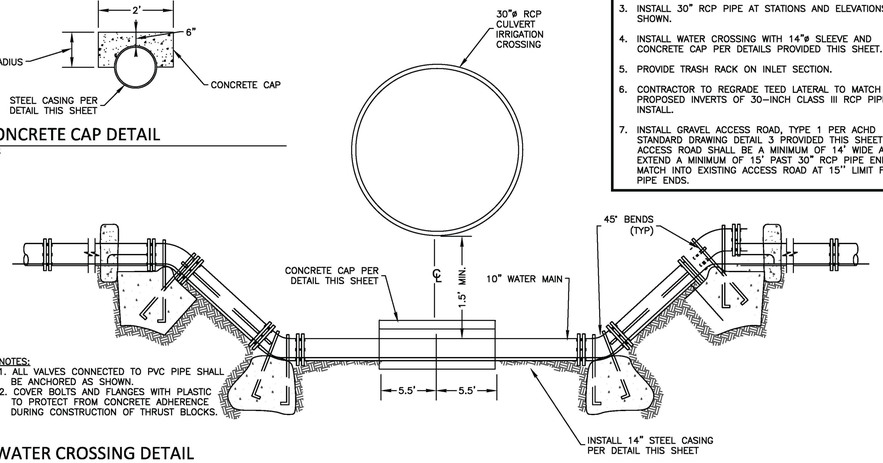
NOTES:
1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
2. PIPE SLEEVE/CASING ASSEMBLY SHALL BE INSPECTED BY CITY OF KUNA PRIOR TO INSTALLATION IN THE TRENCH.
3. WATER-TIGHT BOOTS SHALL BE INSTALLED ON EACH END OF THE PIPE SLEEVE/CASING.
4. BELL RESTRAINTS ARE REQUIRED ON THE WATER LINE PLACED WITHIN THE PIPE SLEEVE/CASING.

PIPE SLEEVE/CASING



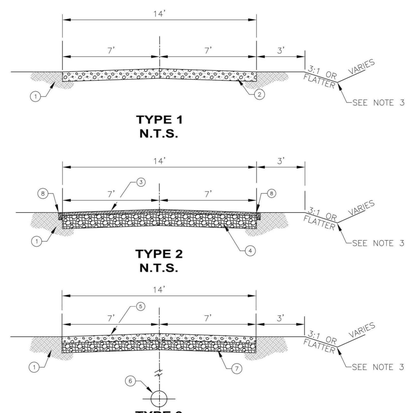
CONCRETE CAP DETAIL

NTS



NOTES:
1. ALL VALVES CONNECTED TO PVC PIPE SHALL BE ANCHORED AS SHOWN.
2. COVER BOLTS AND FLANGES WITH PLASTIC TO PROTECT FROM CONCRETE ADHERENCE DURING CONSTRUCTION OF THRUST BLOCKS.

WATER CROSSING DETAIL



LEGEND:
1. NATIVE SOIL
2. 8" OF 3/4" MINUS CRUSHED AGGREGATE COMPACTED TO 95% DRY DENSITY
3. GRASSCRETE/GRASSPAVE OR APPROVED EQUAL
4. 10" OF 6" MINUS PITRUN GRAVEL COMPACTED TO 95% DRY DENSITY
5. 3" OF 3/4" MINUS CRUSHED AGGREGATE COMPACTED TO 95% DRY DENSITY
6. PROPOSED PIPE LINE
7. 8" OF 6" MINUS PITRUN GRAVEL COMPACTED TO 95% DRY DENSITY
8. DELINEATE EDGE WITH LANDSCAPE CURB OR PLANTS

NOTES:
1. PROVIDE 2% CROWN ON ALL ROAD TYPES
2. IF ROADWAY PROVIDES FIRE ACCESS, WIDTH MUST BE AT LEAST 20' WITH 10" OF BASE MATERIAL OR PER FIRE DEPARTMENT REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE
3. BORROW DITCHES SHALL HAVE A 3:1 MAX FORESLOPE WITH 4:1 SLOPE RECOMMENDED. THE BACK SLOPE SHALL BE 1:1 MAX WITH 4:1 RECOMMENDED

2017 ACHD STORMWATER DESIGN GUIDELINES	ACCESS ROAD AND TURNAROUND DETAILS	STANDARD DRAWING DETAIL 03 1 OF 2

SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. CONTRACTOR TO COORDINATE WITH BOISE PROJECT, BOISE-KUNA IRRIGATION DISTRICT AND DEVELOPER BEFORE BEGINNING WORK ON GRAVITY IRRIGATION FACILITIES.

KEYNOTES (#)

⊙ UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL 30" OLDCASTLE CIRCULAR FLARED END SECTION. DITCH SIDE SLOPES AT INLET SHALL BE MAXIMUM OF 3H:1V. COORDINATE CONSTRUCTION WITH DEVELOPER, BOISE-KUNA IRRIGATION DISTRICT AND ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO GRADE EXISTING AREAS OF TEED LATERAL FLOWLINE TO MAINTAIN POSITIVE DRAINAGE THROUGH 30" GRAVITY IRRIGATION CULVERT.
3. INSTALL 30" RCP PIPE AT STATIONS AND ELEVATIONS SHOWN.
4. INSTALL WATER CROSSING WITH 14"ø SLEEVE AND CONCRETE CAP PER DETAILS PROVIDED THIS SHEET.
5. PROVIDE TRASH RACK ON INLET SECTION.
6. CONTRACTOR TO REGRADE TEED LATERAL TO MATCH PROPOSED INVERTS OF 30-INCH CLASS III RCP PIPE AT INSTALL.
7. INSTALL GRAVEL ACCESS ROAD, TYPE 1 PER ACHD STANDARD DRAWING DETAIL 3 PROVIDED THIS SHEET. ACCESS ROAD SHALL BE A MINIMUM OF 14' WIDE AND EXTEND A MINIMUM OF 15' PAST 30" RCP PIPE ENDS. MATCH INTO EXISTING ACCESS ROAD AT 15'' LIMIT FROM PIPE ENDS.

PROFESSIONAL ENGINEER
REGISTERED
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
GRAVITY IRRIGATION ALIGNMENT "A" PLAN AND PROFILE

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

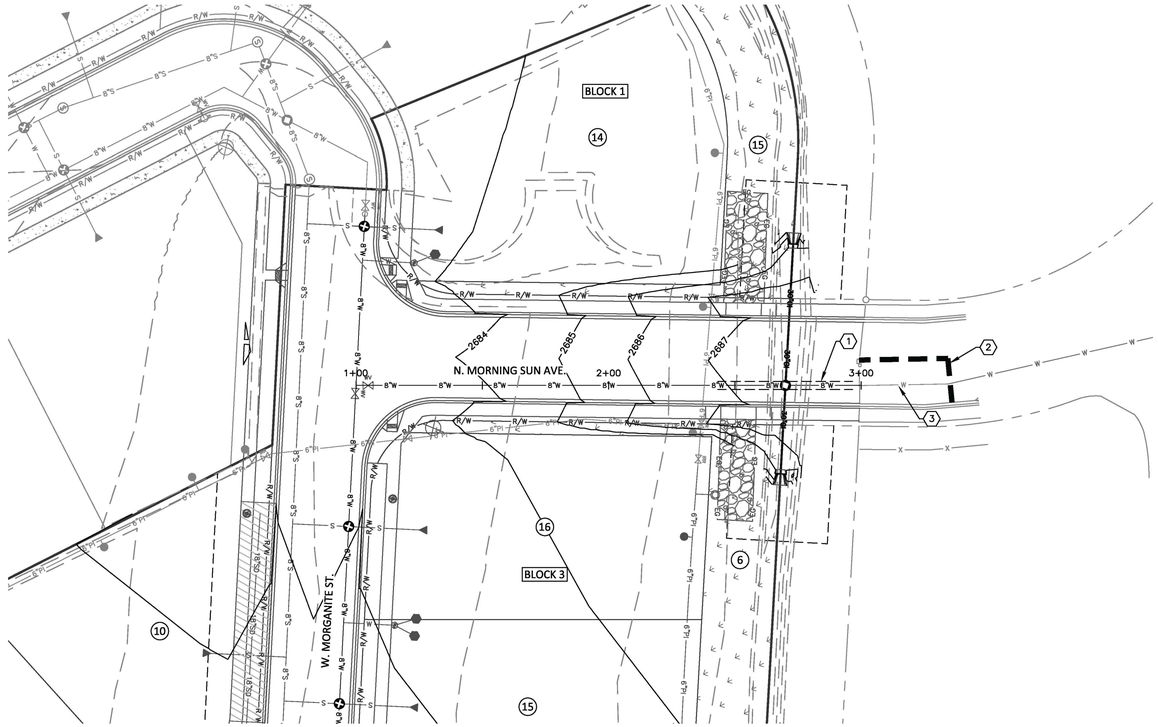
SHEET NO.
C8.1

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

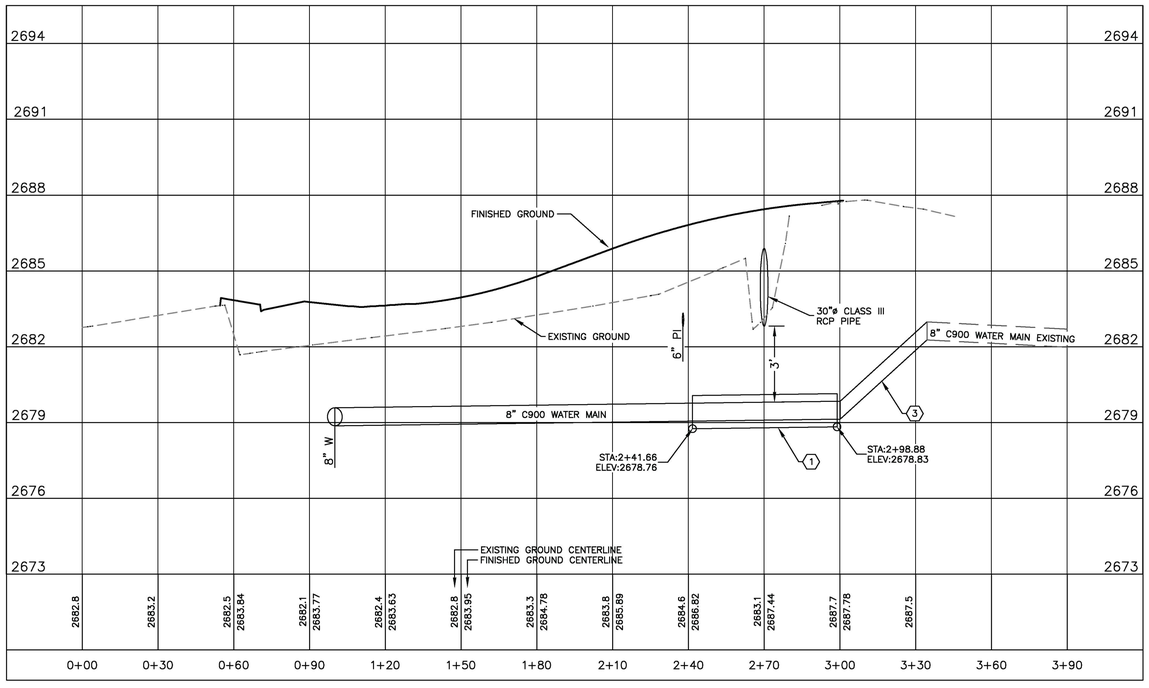
P:\19-186\CAD\CONSTRUCTION PLANS\19-186 GI.DWG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L.[PDF]

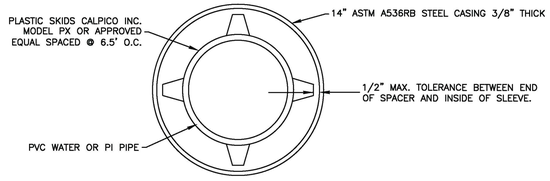


TEED LATERAL WATER MAIN CROSSING

0 30 60 90 — Plan/Profile Scale: 1" = 30'

0 3 6 9 — Profile Vertical Scale: 1" = 3'





NOTES:
1. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
2. PIPE SLEEVE/CASING ASSEMBLY SHALL BE INSPECTED BY STAR SEWER AND WATER DISTRICT PRIOR TO INSTALLATION IN THE TRENCH.
3. WATER-TIGHT BOOTS SHALL BE INSTALLED ON EACH END OF THE PIPE SLEEVE/CASING.
4. BELL RESTRAINTS ARE REQUIRED ON THE WATER LINE PLACED WITHIN THE PIPE SLEEVE/CASING.

PIPE SLEEVE/CASING

SHEET NOTES

A. SEE SHEETS C1.1 & C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. CONTRACTOR TO COORDINATE WITH BOISE PROJECT, BOISE-KUNA IRRIGATION DISTRICT AND DEVELOPER BEFORE BEGINNING WORK ON GRAVITY IRRIGATION FACILITIES.

C. SEE SHEETS C6.1 AND C6.2 FOR MORE INFORMATION REGARDING WATER IMPROVEMENT PLANS.

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE SEWER NOTE 1 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL 14"ø SLEEVE PER DETAIL PROVIDED SHEET THIS SHEET.
2. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS.
3. REMOVE EXISTING WATER MAIN AS NECESSARY TO CONNECT NEW WATER MAIN CROSSING OF TEED LATERAL. INSTALL NEW FITTINGS AS NECESSARY TO CONNECT TO EXISTING WATER MAIN.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 07/27/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/23/21
2	REV PER AHCD COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLANS
TEED LATERAL WATER MAIN CROSSING

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

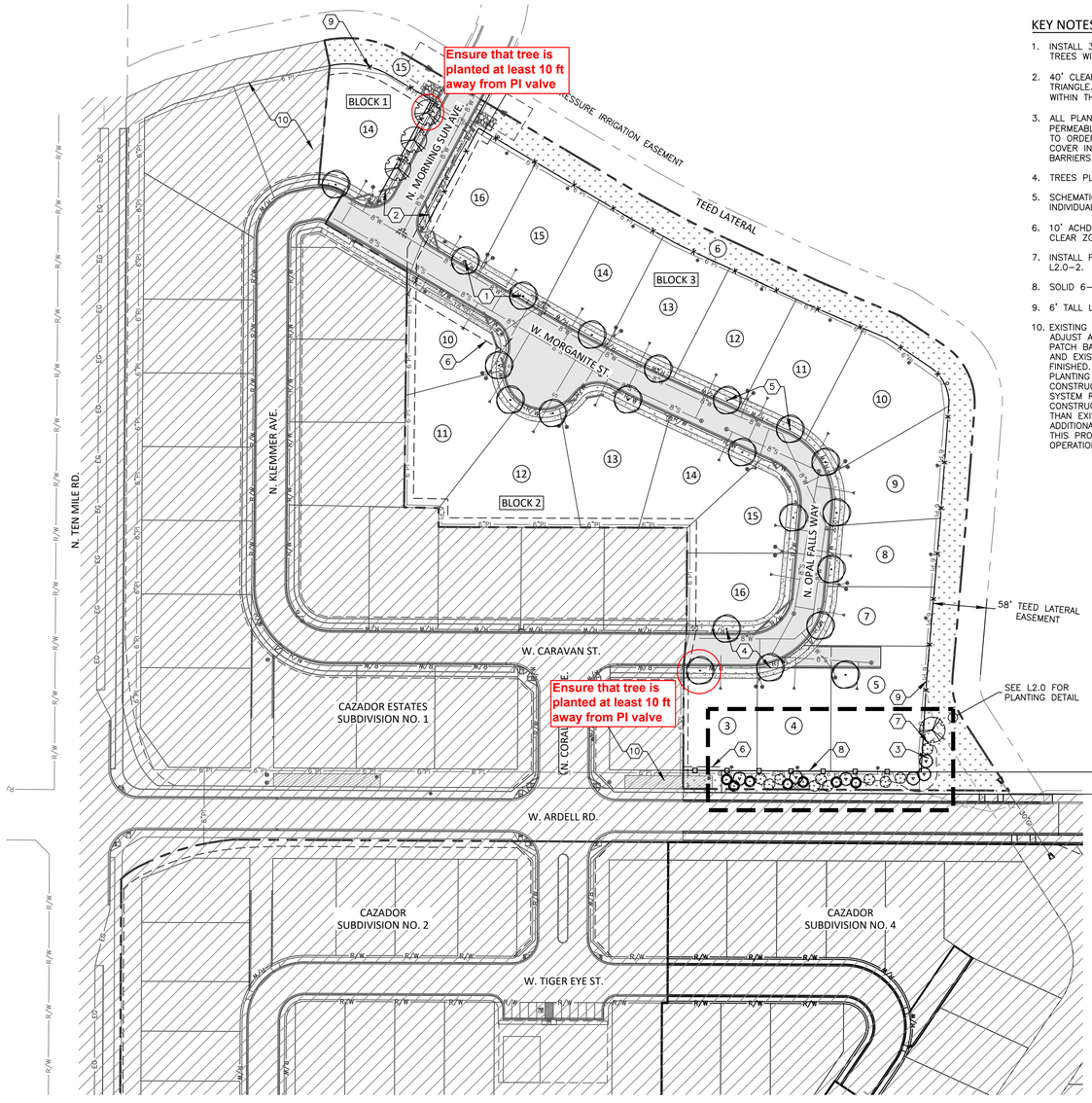
SHEET NO.
C8.2

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Jenzi Ware DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 GLENG, SCOTT PRILLAMAN, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



LANDSCAPE SITE PLAN

0 80 160 240

Plan Scale: 1" = 80'

CONTACT INFORMATION

OWNER

LEE ABRAMS
20655 MUDDY PUDDLE LANE
GREENLEAF IDAHO 83626

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmenglip.com

OPEN SPACE TREE CALCULATIONS (1TREE/1000SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED OPEN SPACE	REQUIRED	PROVIDED
1	15	4,346	0 EXCLUDES TEED LATERAL EASEMENT	0.00	3.00
3	6	38,296	1,798 EXCLUDES ARDELL BUFFER AND TEED LATERAL EASEMENT	2.00	2.00
TOTAL OPEN SPACE TREES				2.00	5.00

STREET FRONTAGE CALCULATIONS

STREET FRONTAGE REQUIREMENTS
(2) DECIDUOUS TREES PER 100 LF
(3) EVERGREEN TREES PER 100 LF
(12) SHRUBS PER 100 LF

STREET NAME	CALCULATION	REQUIRED	TREES PROVIDED
W. ARDELL RD	(354 LF/100) * 2	7	9
	(354 LF/100) * 3	11	13
	(354 LF/100) * 12	42	47
TOTAL STREET TREES		18	22

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
7. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L2.0–2.
8. SOLID 6–FOOT HEIGHT VINYL FENCE. MATCH PREVIOUS PHASES. SEE L2.0–3.
9. 6' TALL LATTICE TOP VINYL FENCE. MATCH PREVIOUS PHASES. SEE L2.0–4.
10. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.

APPROVED
KUNA PLANNING & ZONING DEPT

PLANT SCHEDULE NOTE: FOR FULL PLANT SCHEDULE SEE L2.0

OTHER SYMBOLS — BOTANICAL / COMMON NAME

INDIVIDUAL LOT TREE PER KUNA CITY CODE 6–4–2V SCHEMATIC LOCATION
INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. TREES SHALL MEET THE STANDARDS OF THE 2018 TREASURE VALLEY TREE SELECTION GUIDE; CLASS II.

DECIDUOUS TREES — BOTANICAL / COMMON NAME

GLEDITSIA TRIACANTHOS 'SKYLINE'
SKYLINE HONEY LOCUST

PYRUS CALLERYANA 'CAPITAL'
CAPITAL CALLERY PEAR

EVERGREEN TREES — BOTANICAL / COMMON NAME

PICEA PUNGENS 'HOOPSII'
HOOPSI BLUE SPRUCE

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
VANDERWOLF'S PYRAMID PINE

SHRUBS — BOTANICAL / COMMON NAME

ROSA X 'CHAMPLAIN'
CHAMPLAIN HARDY SHRUB ROSE

ROSA X 'NEARLY WILD'
NEARLY WILD ROSE

SPIRAEA NIPPONICA 'SNOWMOUND'
SNOWMOUND SPIREA

GRASSES/PERENNIALS — BOTANICAL / COMMON NAME

HEMEROCALLIS X 'CHERRY CHEEKS'
CHERRY CHEEKS DAYLILY

GROUND COVERS — BOTANICAL / COMMON NAME

TURF SOD
MATCH PREVIOUS PHASE

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC.., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON–SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON–SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS–6" MIN.; PLANTER BEDS – 12" MIN.; CURB ISLANDS – 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE–EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE–EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
    - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
    - RE–SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
    - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
    - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
    - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK–SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER–UNSAFE WATER OR NON–POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP–UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS–CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
3/11/21
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

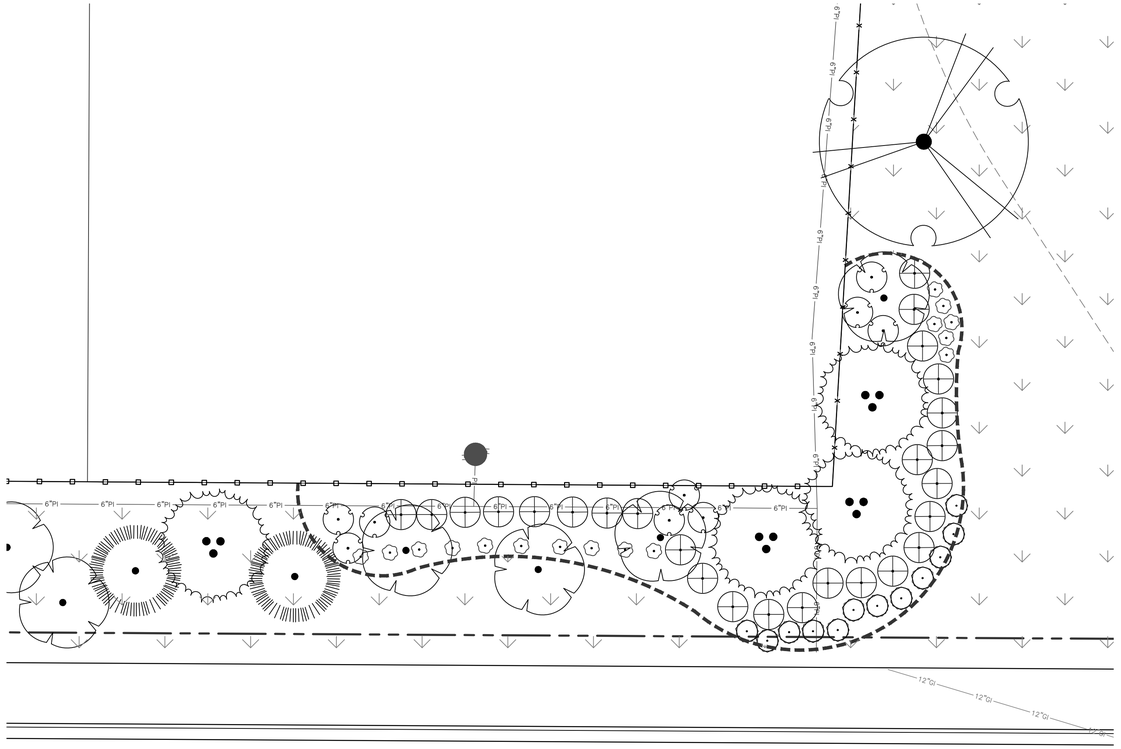
CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO
LANDSCAPE PLAN

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	KAP
DRAWN BY:	KAP
CHECKED BY:	AY
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
L1.0

P:\19-186\CAD\LANDSCAPE\CONSTRUCTION PLANS\19-186 LANDSCAPE PLAN.DWG, KAYLEE PIERCE, 3/15/2021, DWG TO PDF.PC3, 22X34.1, [PDF]



LANDSCAPE PLANTING DETAIL

0 10 20 30

Plan Scale: 1" = 10'

PLANT SCHEDULE

OTHER SYMBOLS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	INDIVIDUAL LOT TREE PER KUNA CITY CODE 6-4-2V SCHEMATIC LOCATION INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. TREES SHALL MEET THE STANDARDS OF THE 2018 TREASURE VALLEY TREE SELECTION GUIDE; CLASS II.	2" CAL. B&B		CLASS II	21

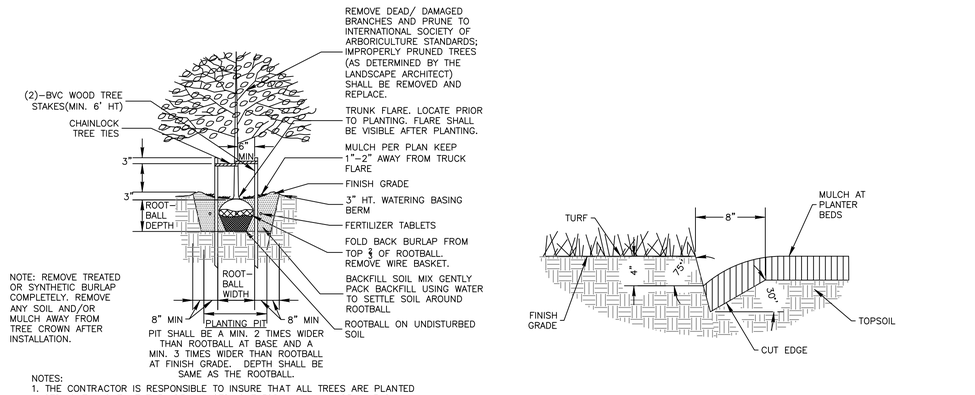
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	4
	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II	10

EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	EVERGREEN	6
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12' B&B	25'X15'	EVERGREEN	7

SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	QTY
	ROSA X 'CHAMPLAIN' CHAMPLAIN HARDY SHRUB ROSE	2 GAL.	4'X4'	26
	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	12
	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	2 GAL.	4'X4'	9

GRASSES/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	QTY
	HEMEROCALLIS X 'CHERRY CHEEKS' CHERRY CHEEKS DAYLILY	1 GAL.	3'X2'	16

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	TURF SOD MATCH PREVIOUS PHASE	SOD	56,559 SF



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

2 SHOVEL CUT EDGE
NTS

3 6-FOOT HEIGHT VINYL FENCE
NTS

4 6-FOOT HEIGHT WITH LATTICE TOP VINYL FENCE
NTS

STATE OF IDAHO
MELISSA YEAGER
LA-16577
3/12/21
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE DETAILS

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
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DESIGN BY:	KAP
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DATE:	3/11/21
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SHEET NO.
L2.0

P:\19-186\CAD\LANDSCAPE\CONSTRUCTION PLANS\19-186 LANDSCAPE PLAN.DWG, KAYLEE PIERCE, 3/15/2021, DWG TO PDF.PC3, 22X34 L [PDF]

PLAT OF
Cazador Estates Subdivision No. 2

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO
2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°33'22"W	37.44
L2	S89°38'11"E	80.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	55.00'	29.04'	30°15'16"	N74°33'49"W	28.71'
C2	120.00'	89.29'	42°37'50"	S80°35'14"E	87.24'
C3	75.00'	79.09'	60°25'26"	S25°55'37"E	75.48'
C4	75.00'	49.69'	37°57'52"	S14°01'45"E	48.79'
C5	1500.00'	25.04'	0°57'23"	S59°57'33"E	25.04'
C6	1500.00'	133.43'	5°05'47"	S62°59'09"E	133.38'
C7	65.00'	80.08'	70°35'21"	N30°14'21"W	75.11'
C8	65.00'	97.19'	85°40'08"	N47°28'34"E	88.38'
C9	92.00'	68.45'	42°37'50"	N80°35'12"W	66.89'
C10	29.00'	29.37'	58°01'01"	S88°29'22"E	28.13'
C11	29.00'	17.28'	34°08'54"	N45°25'40"E	17.03'
C12	29.00'	17.28'	34°08'54"	S11°16'46"W	17.03'
C13	29.00'	27.17'	53°41'10"	S32°38'17"E	26.19'
C14	1480.00'	70.88'	2°44'39"	S60°51'11"E	70.88'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C15	1480.00'	80.02'	3°05'53"	S63°46'27"E	80.01'
C16	1480.00'	5.45'	0°12'39"	S65°25'43"E	5.45'
C17	85.00'	21.33'	14°22'50"	N58°20'37"W	21.28'
C18	85.00'	46.15'	31°06'21"	N35°36'02"W	45.58'
C19	85.00'	36.94'	24°54'11"	N7°35'46"W	36.65'
C20	85.00'	60.19'	40°34'15"	N24°58'44"E	58.94'
C21	85.00'	56.77'	38°16'12"	N64°23'58"E	55.73'
C22	85.00'	10.05'	6°46'35"	N86°55'21"E	10.05'
C23	45.00'	67.35'	85°45'09"	N47°26'04"E	61.24'
C24	45.00'	55.44'	70°35'19"	N30°14'23"W	52.00'
C25	1520.00'	63.04'	2°22'34"	S64°20'46"E	63.03'
C26	30.00'	41.36'	78°59'15"	S77°20'54"W	38.16'
C27	45.00'	22.82'	29°03'16"	N52°22'54"E	22.58'
C28	45.00'	45.67'	58°08'36"	S84°01'10"E	43.73'
C29	45.00'	43.16'	54°56'52"	S27°28'26"E	41.52'
C30	45.00'	16.27'	20°43'06"	S10°21'33"W	16.18'
C31	30.00'	41.99'	80°11'57"	N19°22'53"W	38.65'
C32	47.00'	49.57'	60°25'26"	N25°55'39"W	47.30'

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND AND LINE/CURVE TABLES

SHEET 2 – NOTES AND CERTIFICATE OF OWNERS

SHEET 3 – CERTIFICATES AND APPROVALS

REFERENCES

R1. PLAT OF GALIANO ESTATES SUBDIVISION, BOOK 99 OF PLATS AT PAGES 12780–12783, RECORDS OF ADA COUNTY, IDAHO.

R2. RECORD OF SURVEY No. 11697, RECORDS OF ADA COUNTY, IDAHO.

R3. PLAT OF CAZADOR SUBDIVISION No. 2, BOOK 119 OF PLATS AT PAGES 18403–18407, RECORDS OF ADA COUNTY, IDAHO.

R4. PLAT OF CAZADOR ESTATES SUBDIVISION No. 1, BOOK ____ OF PLATS AT PAGES _____–_____, RECORDS OF ADA COUNTY, IDAHO.

R5. QUITCLAIM DEED PER INSTRUMENT No. 2019–021830, RECORDS OF ADA COUNTY, IDAHO.

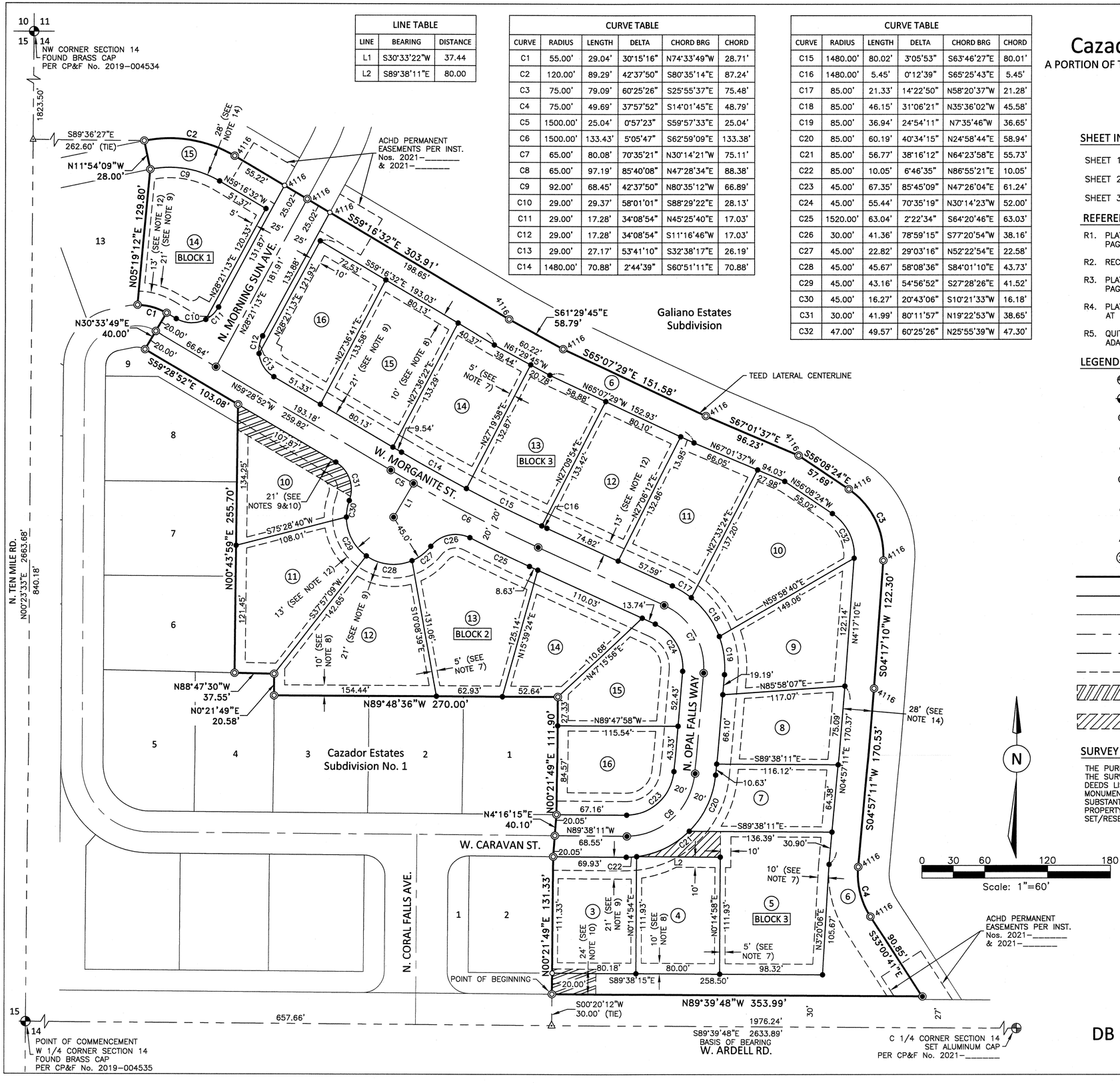
LEGEND

- SET ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB PLS 12459", UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB PLS 12459", UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (14) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 10)
- INGRESS/EGRESS EASEMENT (SEE NOTE 13)

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

Scale: 1"=60'



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
6.24.2021

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 19-186 | SHEET 1 OF 3

PLAT OF
Cazador Estates Subdivision No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, WHICH BEARS N89°39'48"W A DISTANCE OF 2,633.89 FEET FROM A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14;
THENCE FOLLOWING THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 14, S89°39'48"E A DISTANCE OF 657.64 FEET TO A POINT;
THENCE LEAVING SAID SOUTHERLY LINE, N00°20'12"E A DISTANCE OF 30.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF CAZADOR ESTATES SUBDIVISION NO. 1 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF SAID CAZADOR ESTATES SUBDIVISION NO. 1 THE FOLLOWING TWELVE (12) COURSES:

1. N00°21'49"E A DISTANCE OF 131.33 FEET TO A FOUND 5/8-INCH REBAR;
2. N04°16'15"E A DISTANCE OF 40.10 FEET TO A FOUND 5/8-INCH REBAR;
3. N00°21'49"E A DISTANCE OF 111.90 FEET TO A FOUND 5/8-INCH REBAR;
4. N89°48'36"W A DISTANCE OF 270.00 FEET TO A FOUND 5/8-INCH REBAR;
5. N00°21'49"E A DISTANCE OF 20.58 FEET TO A FOUND 5/8-INCH REBAR;
6. N88°47'30"W A DISTANCE OF 37.55 FEET TO A FOUND 5/8-INCH REBAR;
7. N00°43'59"E A DISTANCE OF 255.70 FEET TO A FOUND 5/8-INCH REBAR;
8. N59°28'52"W A DISTANCE OF 103.08 FEET TO A FOUND 5/8-INCH REBAR;
9. N30°33'49"E A DISTANCE OF 40.00 FEET TO A FOUND 5/8-INCH REBAR;
10. 29.04 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A DELTA ANGLE OF 30°15'16", A CHORD BEARING OF N74°33'49"W AND A CHORD DISTANCE OF 28.71 FEET TO A FOUND 5/8-INCH REBAR;
11. N05°19'12"E A DISTANCE OF 129.80 FEET TO A FOUND 5/8-INCH REBAR;
12. N11°54'09"W A DISTANCE OF 28.00 FEET TO A FOUND 5/8-INCH REBAR TO THE SOUTHERLY BOUNDARY LINE OF GALIANO ESTATES SUBDIVISION (BOOK 99, PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID EASTERLY AND NORTHERLY SUBDIVISION BOUNDARY LINES AND FOLLOWING SAID SOUTHERLY SUBDIVISION BOUNDARY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. 89.29 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 42°37'50", A CHORD BEARING OF S80°35'14"E AND A CHORD DISTANCE OF 87.24 FEET TO A FOUND 5/8-INCH REBAR;
2. S59°16'32"E A DISTANCE OF 303.91 FEET TO A FOUND 5/8-INCH REBAR;
3. S61°29'45"E A DISTANCE OF 58.79 FEET TO A FOUND 5/8-INCH REBAR;
4. S65°07'29"E A DISTANCE OF 151.58 FEET TO A FOUND 5/8-INCH REBAR;
5. S67°01'37"E A DISTANCE OF 96.23 FEET TO A FOUND 5/8-INCH REBAR;
6. S56°08'24"E A DISTANCE OF 57.69 FEET TO A FOUND 5/8-INCH REBAR;
7. 79.09 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°25'26", A CHORD BEARING OF S25°55'37"E AND A CHORD DISTANCE OF 75.48 FEET TO A FOUND 5/8-INCH REBAR;
8. S04°17'10"W A DISTANCE OF 122.30 FEET TO A FOUND 5/8-INCH REBAR;
9. S04°57'11"W A DISTANCE OF 170.53 FEET TO A FOUND 5/8-INCH REBAR;
10. 49.69 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 37°57'52", A CHORD BEARING OF S14°01'45"E AND A CHORD DISTANCE OF 48.79 FEET TO A FOUND 5/8-INCH REBAR;
11. S33°00'41"E A DISTANCE OF 90.85 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHERLY RIGHT-OF-WAY LINE OF W. ARDELL RD.;

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N89°39'48"W A DISTANCE OF 353.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.219 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

_____
BRET LEE ABRAMS

_____
NIKEELA RENAE ABRAMS

ACKNOWLEDGMENT

STATE OF IDAHO)
)SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2021, BY BRET LEE ABRAMS AND NIKEELA RENAE ABRAMS, A MARRIED COUPLE.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. DIRECT LOT OR PARCEL ACCESS TO W. ARDELL RD. IS PROHIBITED.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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".
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
6. LOT 15, BLOCK 1, AND LOT 6, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
7. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
8. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
9. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 21.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
10. A PORTION OF LOT 10, BLOCK 2 AND A PORTION OF LOTS 3 AND 6, 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 No. 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.
11. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2021-_____, RECORDS OF ADA COUNTY, IDAHO.
12. ACHD PERMANENT EASEMENT (SIDEWALK) PER INSTRUMENT No. 2021-_____, RECORDS OF ADA COUNTY, IDAHO.
13. A PORTION OF LOT 5, BLOCK 3, AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE SHARED ACCESS TO LOTS 4 AND 5, BLOCK 3. SEE THE SUBDIVISION COVENANT'S, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
14. AS SHOWN HEREON, A PORTION OF LOT 15, BLOCK 1 AND A PORTION OF LOT 6, BLOCK 3 IS SUBJECT TO A 28.00 FOOT WIDE EASEMENT FOR THE OPERATION AND MAINTENANCE OF TEED LATERAL IN FAVOR OF BOISE PROJECT BOARD OF CONTROL.
15. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AS INSTRUMENT No. 202_-_____ AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
16. THE HOMEOWNERS' ASSOCIATION (HOA), IT'S 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 A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
17. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 2 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
AARON L. BALLARD, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
6-24-2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF
Cazador Estates Subdivision No. 2

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____,202__.

_____
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

_____
CITY OF KUNA ENGINEER, P.E. No. _____

_____
DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, A.D. 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CITY CLERK
KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____ _____
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ _____
COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
ADA COUNTY }

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR ESTATES SUBDIVISION No. 2 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
6.24.2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 19-186	SHEET 3 OF 3

City of Kuna

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

Council Findings of Fact & Conclusions of Law

To: City Council

Case Number(s): 17-06-AN (Annex) and 17-08-S (Subdivision): *Wapiti Creek Subdivision*

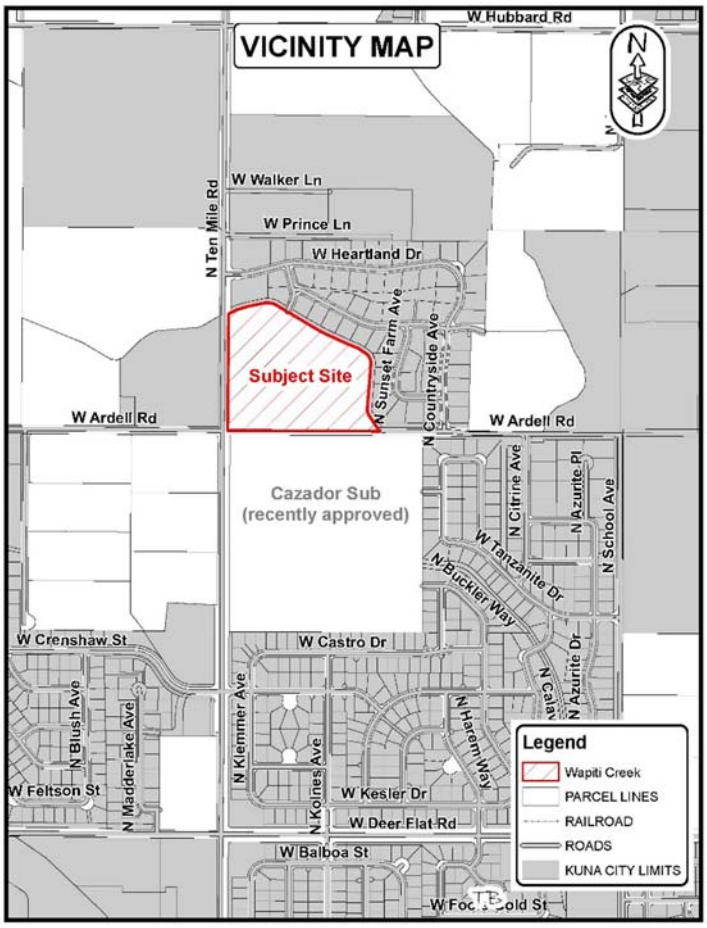
Location: North East Corner (NEC) of Ten Mile and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: January 2, 2018
Findings: **January18, 2018**

Owner: **Yuji Matsuyama**
P.O. Box 2768
McCall, ID 83638

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 design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that 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	July 11, 2017 (seven persons attended)
ii.	Agencies	September 9, 2017

iii.	300' Property Owners	December 21, 2017
iv.	Kuna, Melba Newspaper	December 6, 2017
v.	Site Posted	December 22, 2017

B. Applicant Request:

1. Applicant, Steve Arnold with A-Team Land Consultants, requests to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for four common areas and buffer landscaping accompanies this application. The site is located at the north east corner of Ten Mile and Ardell Roads, The site address is 2480 S. Ten Mile Rd., Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

2. **Site Location Map:**

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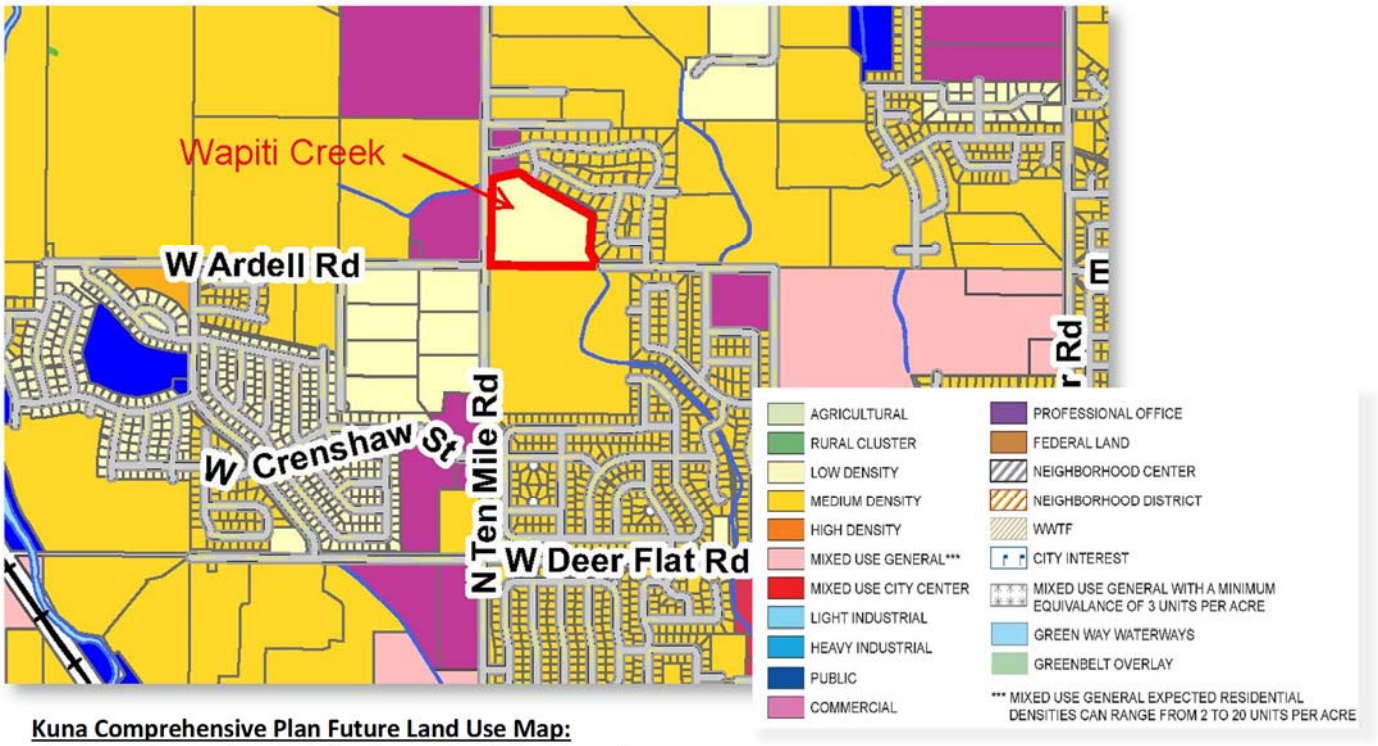
C. History: The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single family residence and the remainder for Agricultural purposes.

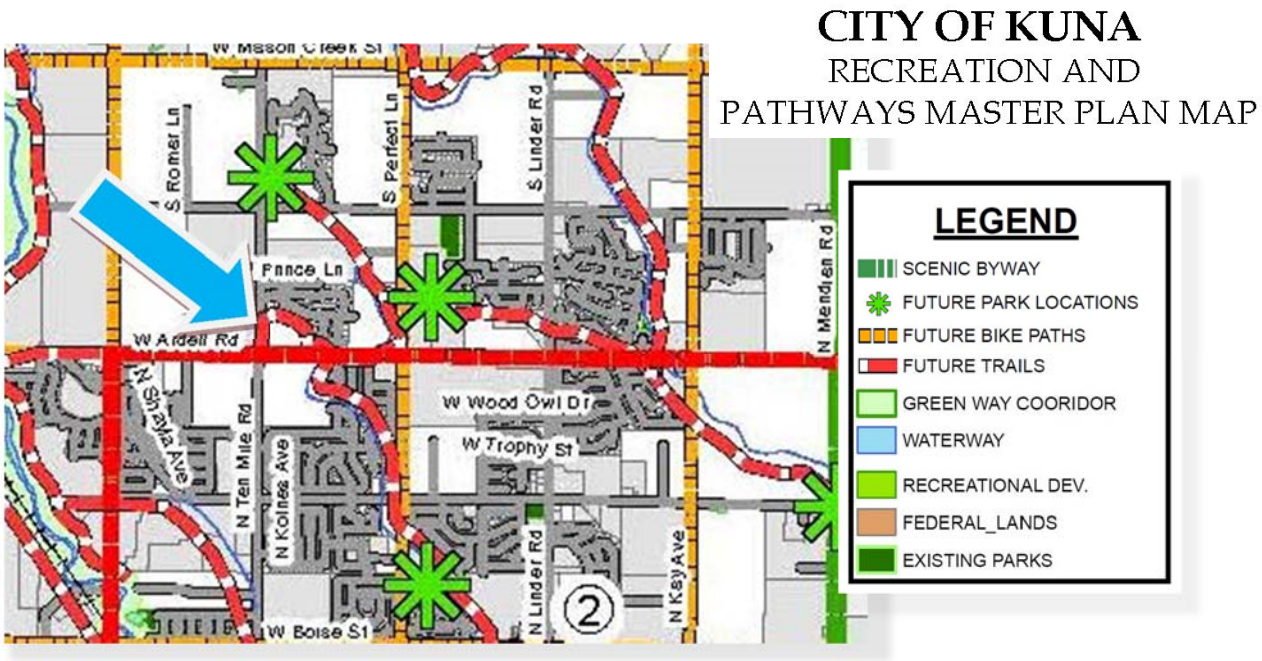
D. General Projects Facts:

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.



Kuna Comprehensive Plan Future Land Use Map:
The Kuna Comprehensive Plan Future Land Use Map shown above in conjunction with the 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.

2. **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, proposed landscape plan accommodating this trail designation along the Kuna Canal.



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

North	C-1 and R-4	Neighborhood Commercial and Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-4	Low Density Residential – Kuna City
West	AG	Agriculture – City of Kuna

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - Approx. 15.82 acres total
   - RR (Rural Residential) – Ada County
   - Parcel # S1314233800

5. **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

6. **Existing Structures, Vegetation and Natural Features:** Currently vacant use is on site. This site slopes slightly to the southwest, towards Ten Mile Road, but is otherwise generally flat. Teed Lateral flows south to north on the east side of the subject parcel, on-site vegetation is consistent with typical agricultural fields.

   Transportation / Connectivity: ACHD recommends Rights-of-Way (ROW) acquisition along Ten Mile Road (17 feet from centerline and three feet for a possible gravel shoulder) to serve the needs of the site and in sufficient amounts for a future roundabout at the Ten Mile and Ardell intersection. ACHD's Master Street Map (MSM) calls for five lanes on Ten Mile Road within a 96 foot ROW corridor, and 72 feet of total improvements including on-street bike lanes.

   The applicant proposes to construct a portion of Ardell Road as a half street section from Ten Mile Road along the south frontage, to serve the subdivision, which provided connection to an arterial road. Also, applicant proposes connection to Morning Sun Avenue on the north side of the property, within the Walnut Creek Subdivision expanded circulation. Applicant proposes 48 feet of ROW from centerline for Ten Mile and 30 feet for Ardell Road.

   Applicant proposes construction of Ardell Road on the southern frontage and ACHD recommends conditioning their participation in building a crossing over the Teed Lateral on the east side of Ardell Road. ACHD recommends the applicant provide a trust that amounts to ¼ of the crossing to complete this segment of Ardell Road, a residential mid-mile collector road, and to dedicate a minimum of 30' for ROW and sidewalks, curb and gutter. Staff concurs with ACHD's recommendation.

   There are several multiuse pathway connections within this development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

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

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Ada County Highway District (ACHD) – Exhibit B-1
    - Boise Project Board of Control – Exhibit B-2
    - Central District Health Department (CDHD) – Exhibit B-3
    - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-4
    - Department of Environmental Quality – Exhibit B-5
    - Idaho Transportation Department (ITD) – Exhibit B-6
    - Kuna Rural Fire District – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 15.82 total acres with a current county zoning designation of Rural Residential (RR) into Kuna City limits with an R-4 (Low Density Residential) zone; and subdivide the subject property creating a 42 lot, single family subdivision, known as *Wapiti Creek* Subdivision. Applicant also proposes to develop four additional lots, into common lots for the use by residents. Applicant proposes one of these four common lots to be developed as a multi-use pathway along the Teed Lateral. The pathway is proposed to be built by the developer (see Letter of Intent), and is proposed to be dedicated to the City. A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers.

The site is eligible for annexation, as it touches current City limits on all sides of the project. Applicant is proposing two (2) phases of development which will largely be driven by the consumer market.

Public services will be extended to the property at the developers cost, by extending existing City facilities.

A design review application accompanies the applicant's request for the common area landscaping and buffers. Staff recommends through-connections for pedestrians and non-motorized transportation between home lots for better pedestrian access. Staff notes that a monument sign is called out for the subdivision, but was not included with the design review application, all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff finds that the proposed landscaping does not appear to be compliant for the buffers on Ten Mile and Ardell Roads. Staff recommends the applicant be conditioned to become compliant with KCC 5-17-15. Those changes are requested in the proposed conditions of approval – Condition # 12, staff recommends that the applicant resubmit a plan bearing these changes.

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 17-06-AN and 17-08-S, to the Council with recommended conditions of approval listed in section 'L' of this report.

F. Applicable Standards:

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

G. Procedural Background:

The Council held a public hearing on January 2, 2018, to consider Cases No.'s 17-06-AN and 17-08-S, including the submitted application documents, agency comments, staff report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the northeast corner (NEC) of Ten Mile and Ardell Roads. Applicant proposes to annex approximately 15.82 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 42 buildable lots and four common lots, 14% open space,

a pathway along Teed Lateral, and proposes to improve Ten Mile, Ardell and all internal Roads to City and ACHD standards.

I. Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Planning and Zoning 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/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 does/ does not comply with the comprehensive plan by providing a mix of lot sizes, and a pathway along the Teed Lateral and sidewalks and outside connections 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; landscape buffers, utilization of the Teed Lateral corridor for a future pathway, varied larger 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 Teed Lateral 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 who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has/does not have 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 City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights- of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: *ACHD, and COMPASS have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on South Ten Mile and West Ardell 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 Teed Lateral, and landscape buffers 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 42 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 a trail and open space, connections to other subdivisions, 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 does/does not incorporate(s) 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. Conclusions of Law:

Based on the evidence contained in Case No's 17-06-AN and 17-08-S, the Kuna Council finds Case No's 17-06-AN and 17-08-S complies with Kuna City Code, the Kuna Comprehensive Plan 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 15.82 acre subdivision is large enough to include a mix of lot sizes, community open space(s), and a pathway along Teed Lateral.*

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 Teed Lateral, classified roadways (Ten Mile and Ardell.) 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 ACHD and Kuna Public Works 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. <u>Findings of Fact:</u>

Based upon the record in 17-06-AN and 17-08-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 17-06-AN and 17-08-S, a request for annexation and subdivision preliminary plat to Council as follows:

The Council concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and the Subdivision regulations outlined in title 6 of KCC and 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 <u>reasoned statement</u> that <u>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.</u>

   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 17-06-AN and 17-08-S. On January 2, 2018 the Council voted to approve these applications.

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on January 2, 2018, with the Council.

L. Commissions' Recommendation to Council:

On November 14, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-06-AN and 17-08-S, based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No's 17-06-AN and 17-08-S; annexation and preliminary plat *with* the following conditions of approval to Council:

- *Applicant shall follow the conditions as outlines in the staff report,*
- *Work with staff on the buffers along Ten Mile and Ardell Rd., to bring into compliance.*

M. Order of Decision by the Council:

17-06-AN (Annexation) and 17-08-S (Preliminary Plat): On January 2, 2018, the Council voted to approve Case No's 17-06-AN and 17-08-S, based on the facts outlined in staff's report and public testimony during the public hearing the City Council of Kuna, Idaho. The Council hereby approves Case No's 17-06-AN and 17-08-S; annexation and preliminary plat *with* the following conditions of approval:

- *Applicant shall follow the conditions as outlined in the staff report and 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 drainage and grading plans.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    e. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
    g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
    h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
    i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.

4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
7. A sign permit is required prior to 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 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 bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
14. 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.
15. Compliance with all local, state and federal laws is required.

DATED: This 16th, day of January, 2018.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

km
ENGINEERING

December 22, 2021
Project No. 19-186

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Cazador Estates Subdivision No. 2 – Kuna, ID
Final Plat Application

Dear Troy:

On behalf of DB Development, LLC., we are pleased to submit the attached application and required supplements for the final plat of Cazador Estates Subdivision No. 2.

The final plat for this phase encompasses approximately 7.23 acres of the overall site and includes 21 buildable single-family residential lots and 2 common lots for a total of 23 lots. Access for this subdivision is proposed via internal connections to Cazador Estates Subdivision No. 1.

To the best of our knowledge, the final plat for Cazador Estates Subdivision No. 2 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Amanda Wiemiller
Development Coordinator

cc: DB Development, LLC.

lines or pipes, and any similar public or quasi-public improvements or facilities;

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes, or any service facility, berms, fencing and landscaping abutting Common Areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

5.5.1.7 Conveyances to and from Municipalities. The power to convey any portion of the Common Area and any portion of the Property that it owns to any city, county, the State of Idaho, the United States of America, or any political subdivision of any of the foregoing. The Board shall also have the power to receive a conveyance of any property interest from the above-referenced entities, or any other individual or entity, and to hold such property interest as Common Area.

5.5.2 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 agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain the integrity of the vision triangles as required by the Plat Conditions;

5.5.2.1.3 Maintain the development's Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision's non-publically dedicated park and pathway areas;

5.5.2.1.5 Participate in a Road Improvement District or utility local improvement district as the need for these improvements arise;

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.

Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association may establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.3 Maintenance of Berms Retaining Walls and Fences. Maintain the berms, retaining walls, fences, and water amenities within and abutting the Common Area and Landscape Easement areas.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and assessments separately levied against the Common Area or against the Subdivision, 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 federal, state, or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax-exempt corporation.

CENTRAL DISTRICT HEALTH

Serving Ada, Boise, Elmore, and Valley Counties
https://cdh.idaho.gov

File Number: 5639

September 15, 2021

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Cazador Estates Subdivision No 2

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given September 15, 2021.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Lee Abrams
KM Engineering, LLP, Kevin McCarthy, P.E.
City of Kuna

LB

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 1/26/2022
From: Kuna Rural Fire Protection District

Regarding: Cazador Estates No.2 Residential Subdivision
W Ardell Road & N Corral Falls Ave
Kuna, ID

The Fire District can support approval for Cazador Estates No.2 with the following conditions. Final approval will be subject to satisfactory field inspection by Fire District personnel.

- Fire Apparatus Access:

  Plans indicate service roadway connections at W Ardell Road and North Morning Sun Ave. These two separate service access roadways shall be maintained unobstructed for emergency services into this residential subdivision. Residential roadways are greater than 32 feet in width. Therefore, no additional "No Parking Fire Lane" signage is required. (Idaho Fire Code section D103.6.2)

- Fire Hydrants:

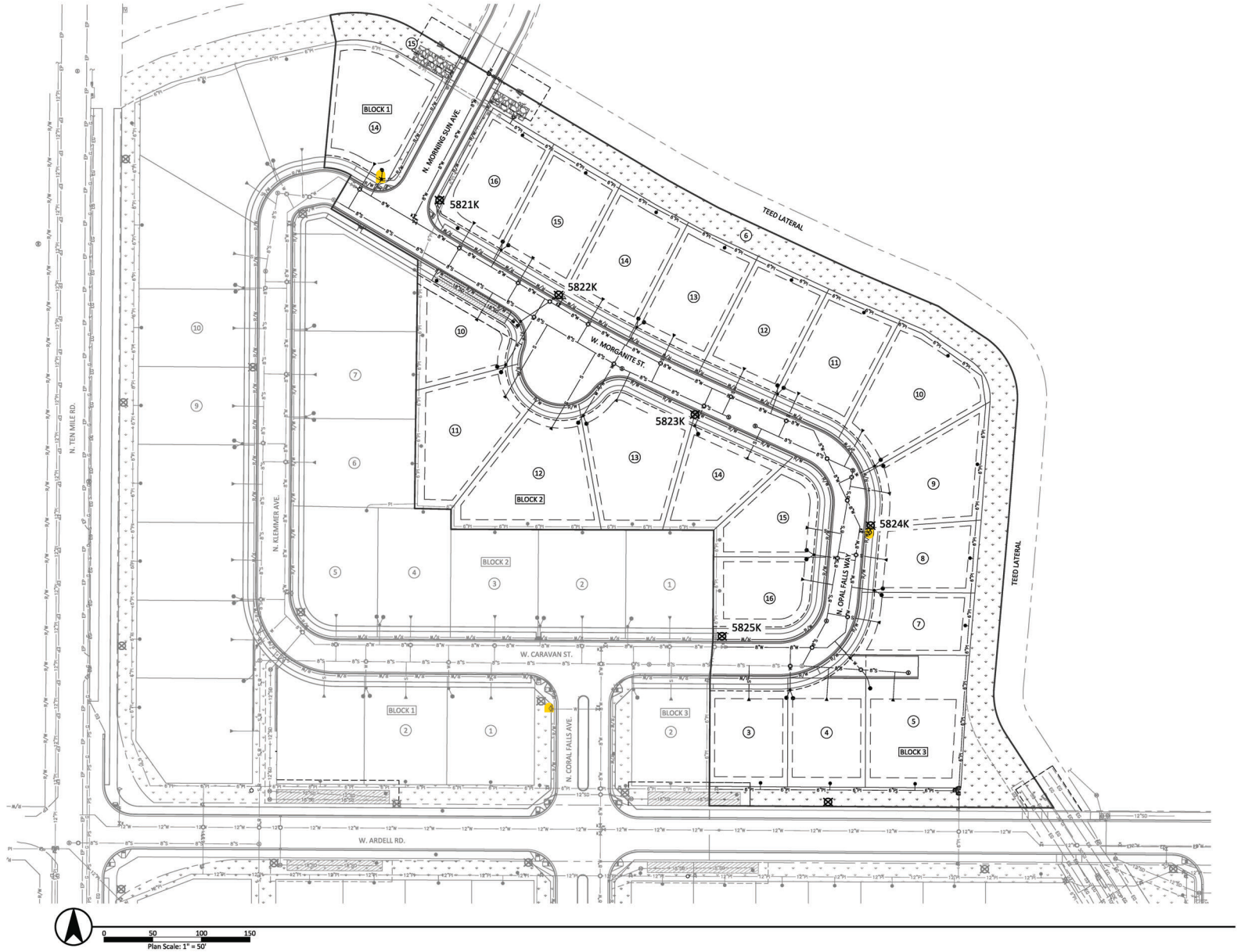
  Two new fire hydrants are indicated on plan sheet C1.4 for Cazador Estates No.2. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings. Additionally, existing fire hydrants are available from Cazador Estates No.1.

Premises Identification:

- New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire Protection District
935 Linder Road suite 15
Kuna, ID 83634
1.208.922.1144 (main)



SHEET NOTES

A. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND ACHD PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

B. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF KUNA.

C. SERVICE – ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED. SERVICE VOLTAGE SHALL BE 120 OR 240 VOLTS ONLY. CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS, SIZES, AND AMOUNT REQUIRED AT ALL UTILITY AND PAVEMENT CROSSINGS.

D. METERING – CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA.

WHERE A METERED SYSTEM IS REQUIRED, NEW DEVELOPMENTS SHALL INSTALL CONDUIT WITH ONE NO. 10 STRANDED PULLWIRE FROM THE LAST LIGHT ON EACH END OF THE SYSTEM TO THE ADJACENT PROPERTY LINE ON A STUBBED STREET. WHERE THE ADJACENT PROPERTY HAS NO EXISTING STREET LIGHT SYSTEM. THIS WILL ALLOW FOR THE CONTINUATION OF THE STREET LIGHTS WHEN THE ADJACENT PROPERTY IS DEVELOPED.

LEGEND

⊠ INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH THE CITY OF KUNA, DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS FOR STREET LIGHTING, "DARK SKIES" STANDARDS, AND THE CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING KSD-1116. INSTALL STREET LIGHT POLE AND HEAD PER CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWINGS K-1116.
ALL INTERIOR SUBDIVISION STREET LIGHTS TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH LED CLASS 50 BULB.
ALL LIGHTS ALONG TEN MILE ROAD TO BE AUTOBAHN SERIES ATBO CLASS "A" WITH CLASS 100 BULB.

⊠ EXISTING STREET LIGHT

APPROVED
By Scott Arellano at 11:48 am, Jan 26, 2022

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 07/30/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: _____ DATE: 07/28/21
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
10821
07/27/21
STATE OF IDAHO
KEVIN P. MCCARTHY

NO.	ITEM	DATE
1	REV PER KUNA COMMENTS	3/31/21
2	REV PER NICO COMMENTS	5/4/21
3	REV #2 PER ACHD COMMENTS	6/28/21
4	REV PER ACHD COMMENTS	7/27/21

REVISIONS

CAZADOR ESTATES SUBDIVISION NO. 2
KUNA, IDAHO

MASTER UTILITY AND STREET LIGHT IMPROVEMENT PLAN

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	3/11/21
PROJECT:	19-186

SHEET NO.
C1.4

P:\19-186\CAD\CONSTRUCTION PLANS\19-186 STREET LIGHT.DWG, SCOTT WILLIAMS, 7/27/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34, 1.CPS

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:	**18 February 2022**	
RE:	**Public Works Comments**	
	Cazador Estates No. 2 – 22-01-FP (Final Plat)	

The Cazador Estates Subdivision No. 2, 22-01-FP, Final Plat request dated 25 January 2022 has been reviewed. This review is based on land use as allowed or permitted in a "R-4" zone. This application encompasses approximately 7 acres. This application contains a total of 21 single-family residential lots, 2 common lots, and 1 shared driveway.

Public Works staff supports 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 shall 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) Cazador Estates Subdivision No. 2, 22-01-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 Crimson Point 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* a*s-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. 22-02-FP (Final Plat)**
DB DEVELOPMENT	)	**STAFF MEMO FOR THE GRAN PRADO NO. 3 FINAL PLAT APPLICATION.**
For Gran Prado No. 3 Final Plat.	)	

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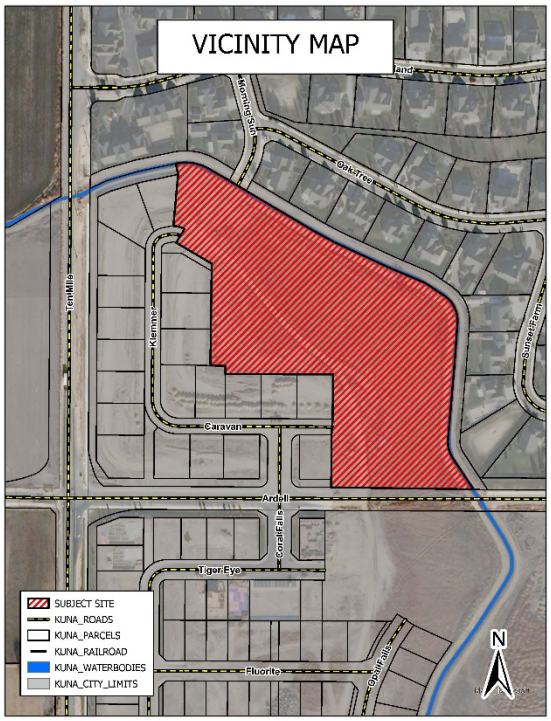
1. Exhibit List
2. Process and Noticing
3. General Project Facts
4. Applicable Standards
5. General Project Facts
6. Staff Analysis
7. Applicable Standards
8. Council's Order of Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Final Plat Application			X

2.3	Final Plat			X
2.4	Construction Plans			X
2.5	Original Findings – Approved 03.06.2018			X
2.6	Statement of Conformance			X
2.8	Common Area Maintenance Agreement			X
2.9	Central District Health Department Comments			X
2.10	Public Works Memo			X

II
PROCESS AND NOTICING

2.1 A Final Plat (FP) 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, Chapter 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.

III
GENERAL PROJECT FACTS

3.1 Amanda Wiemiller of KM Engineering, LLP, on behalf of DB Development, requests Final Plat approval for Gran Prado No. 3. The project is approximately 12.91-acres with an R-4 (Medium Density Residential) zone, and will consist of 65 total lots (58 buildable, 7 common). The project is located at 5561 S Ten Mile Road (APNs: R0967660159, S1234142351); Section 34, Township 3 North, Range 1 West.

IV
STAFF ANALYSIS

4.1 In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Gran Prado No. 3.

4.2 Per Public Works Department, this project has previously reserved capacity in the Memory Ranch Lift Station.

4.3 Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans.

4.4 The Central District Health Department has reviewed the Final Plat and provided approval for the project as of November 17, 2021.

4.5 Staff has determined the proposed Final Plat for Gran Prado No. 3 is in substantial conformance with the Council-approved Preliminary Plat (March 06, 2018).

V
APPLICABLE STANDARDS

5.1 Kuna City Code Title 6, Subdivision Regulations

5.2 Kuna Comprehensive Plan and Future Land Use Map.

5.3 Idaho Code Title 50, Chapter 13, Plats and Vacations.

VI
CONDITIONS OF APPROVAL

6.1 Water Rights associated with property shall be transferred to the City at time of connection (development) by deed and "Change of Ownership" form from IDWR (Idaho Department of Water Resources).

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

6.3 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.

6.4 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 City Council or Planning and Zoning.

6.5 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer's signature on the Final Plat Mylar.

6.6 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.

6.7 Developer/Owner/Applicant shall follow Staff, City Engineers and other agency requirements as applicable.

6.8 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

6.9 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

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

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

DATED this 1st day of March, 2022.

KUNA
Planning & Zoning

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): 22-02-FP

Project Name: Gran Prado No. 3

Date Received: 01.17.2022

Date Accepted as Complete: 01.26.2022

Type of review requested (check all that apply):

	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development	X	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: DB Development, LLC

Address: 6152 West Half Moon Lane, Eagle ID 83616

Phone: 208.850.059 Email: c/o awiemiller@kmengllp.com

Applicant (Developer) Information

Name: Same as Owner

Address:

Phone: Email:

Engineer/Representative Information

Name: Amanda Wiemiller - Development Coordinator, KM Engineering, LLP

Address: 5725 N Discovery Way, Boise ID 83713

Phone: 208.639.6939 Email: awiemiller@kmengllp.com

Subject Property Information

Site Address: S. Bittercreek Ave, Kuna ID

Nearest Major Cross Streets: S Ten Mile Rd & W Lake Hazel Rd

Parcel No.(s): R0967660159 & S1234142351

Section, Township, Range: Sec 34, T3N, R1W

Property Size: 12.91

Current Land Use: agricultural Proposed Land Use: single family residential

Current Zoning: R4 Proposed Zoning: R4

Project Description

Project Name: Gran Prado Subdivision No. 3

General Description of Project: Residential Subdivision- 66 total lots consisting of 59 single family residential lots, and 7 common lots on 12.91 acres +/-.

58 buildable lots, 7 common ~ JLR 01.26.20

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: walking paths and open areas

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: 59 No. of Building Lots: 59

No. of Common Lots: 7 No. of Other Lots:

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

58

Minimum square footage of structure(s): n/a

Gross Density (Dwelling Units ÷ Total Acreage): 4.57 du/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 6.32 du/acre

Percentage of Open Space provided: 7.75% Acreage of Open Space: 1 acre

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

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: 12/23/21

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

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

KUNA
Planning & Zoning

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).: 22-02-FP

Project Name: Gran Prado No. 3

Date Received: 01.17.2022

Date Accepted as Complete: 01.26.2022

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)*.

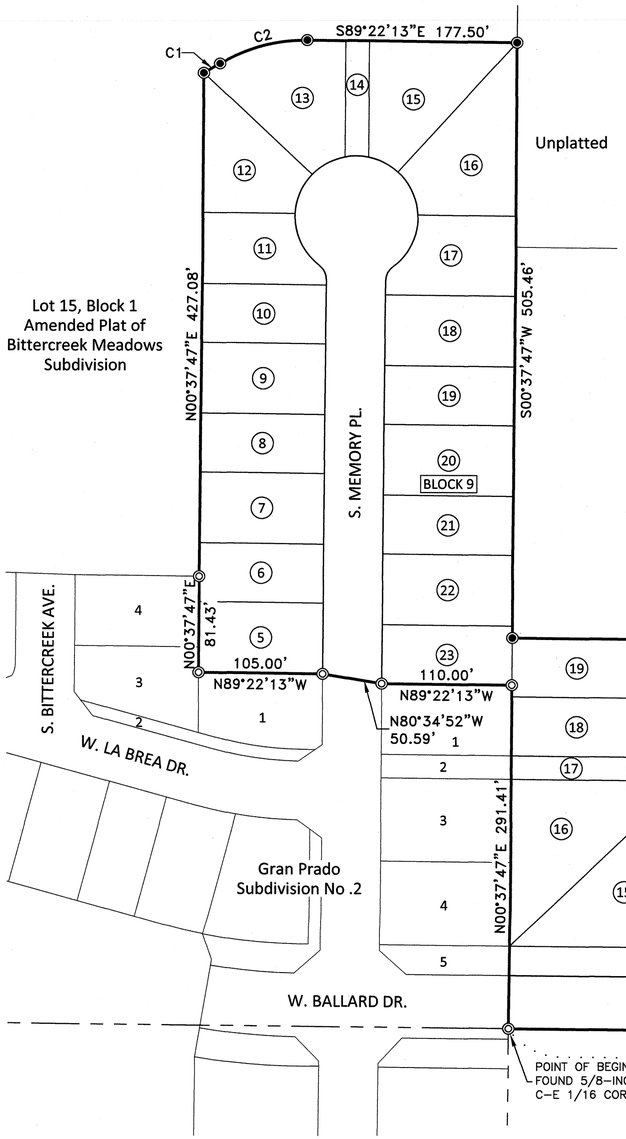
Applicant Signature: _____ Date: 1/18/22

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

PLAT OF
GRAN PRADO SUBDIVISION No. 3

A PORTION OF LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.
2022

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	495.00'	16.02'	1°51'15"	N59°45'56"E	16.02'
C2	140.00'	77.68'	31°47'28"	N74°44'03"E	76.69'



LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT, NOTHING FOUND OR SET
- (1) LOT NUMBER
- 1 LOT NUMBER ON ADJACENT PLAT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT BOUNDARY LINE
- SECTION LINE
- ROAD/LATERAL CENTERLINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 15)

SHEET INDEX

SHEET 1 – OVERALL SUBDIVISION MAP, BOUNDARY CURVE TABLE, LEGEND

SHEET 2 – DETAIL PLAT MAP

SHEET 3 – DETAIL PLAT MAP, LINE AND CURVE TABLES

SHEET 4 – CERTIFICATE OF OWNERS AND NOTES

SHEET 5 – CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY No. 7545, RECORDS OF ADA COUNTY, IDAHO.

R2. RECORD OF SURVEY No. 7090, RECORDS OF ADA COUNTY, IDAHO.

R3. RECORD OF SURVEY 2329, RECORDS OF ADA COUNTY, IDAHO.

R4. AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION, BOOK 95 OF PLATS AT PAGES 11732–11735, RECORDS OF ADA COUNTY, IDAHO.

R5. GRAN PRADO SUBDIVISION No. 2, BOOK ____ OF PLATS AT PAGES _____–_____, RECORDS OF ADA COUNTY, IDAHO.

R6. DEED PER INSTRUMENT No. 2015–038407, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

FOUND 5/8–INCH REBAR WITH ILLEGIBLE CAP
NORTH 1/16 CORNER SECTION 34
PER CP&F No. 111075075

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11-10-21

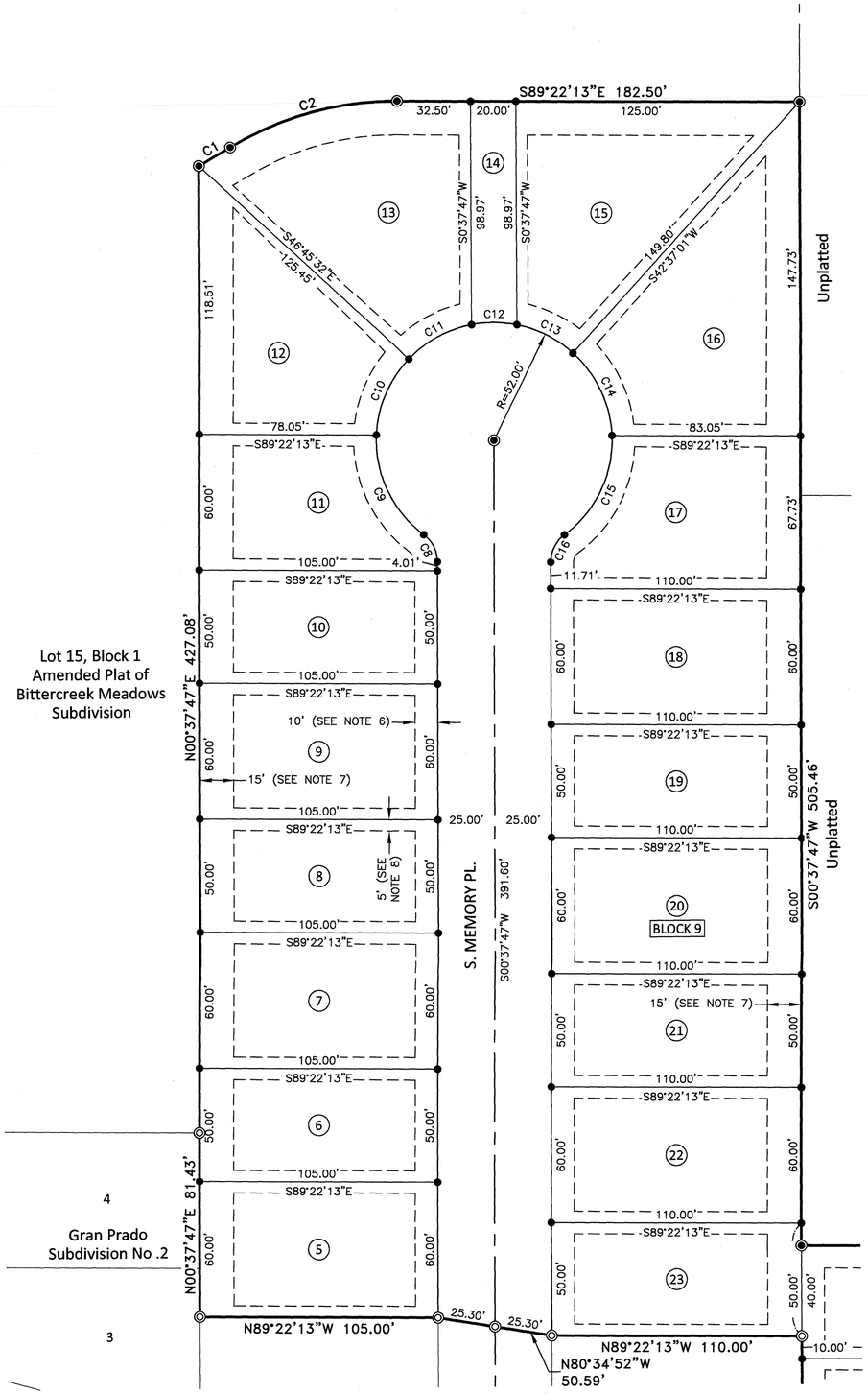
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

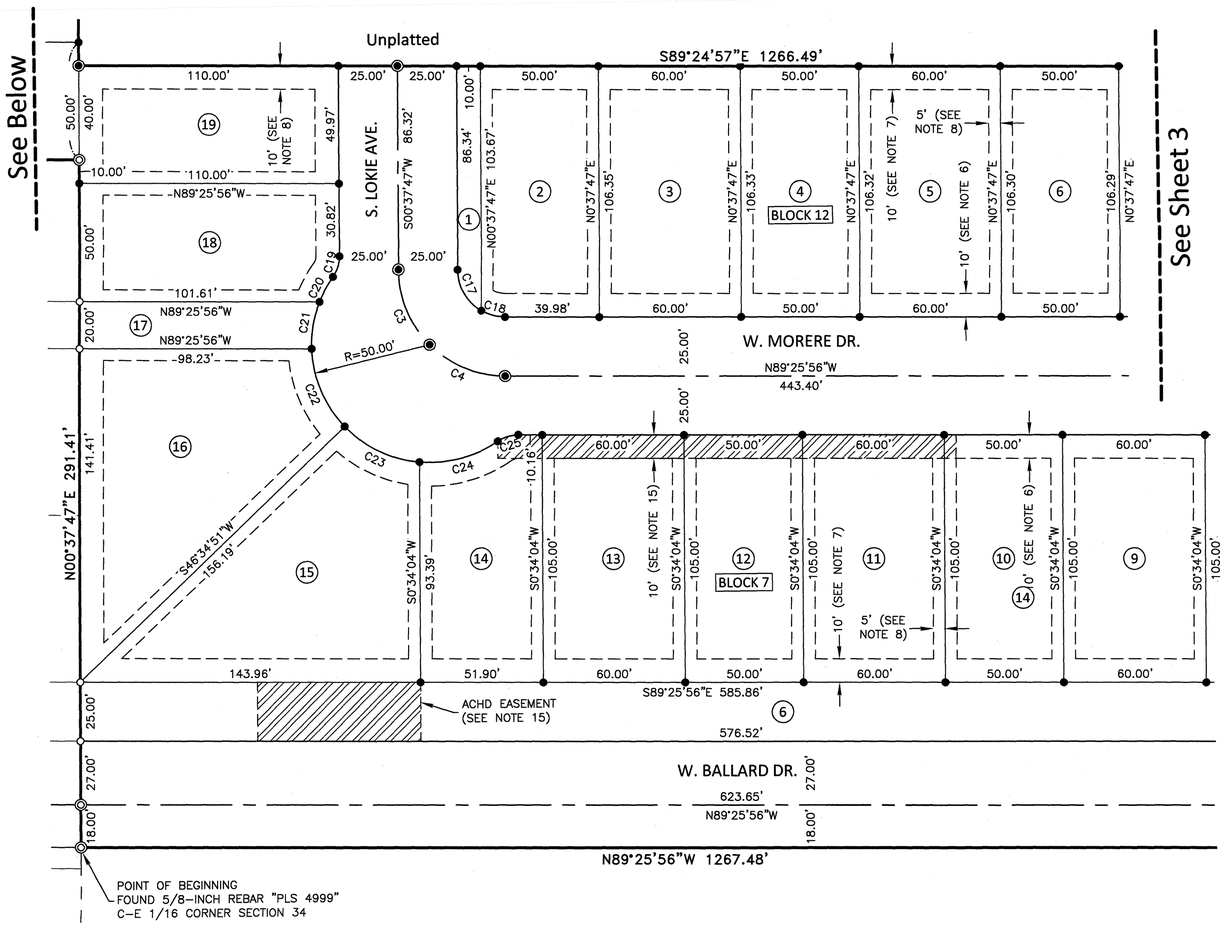
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 20-134	SHEET 1 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

0 40 80 120
Plan Scale: 1" = 40'





PROFESSIONAL LAND SURVEYOR
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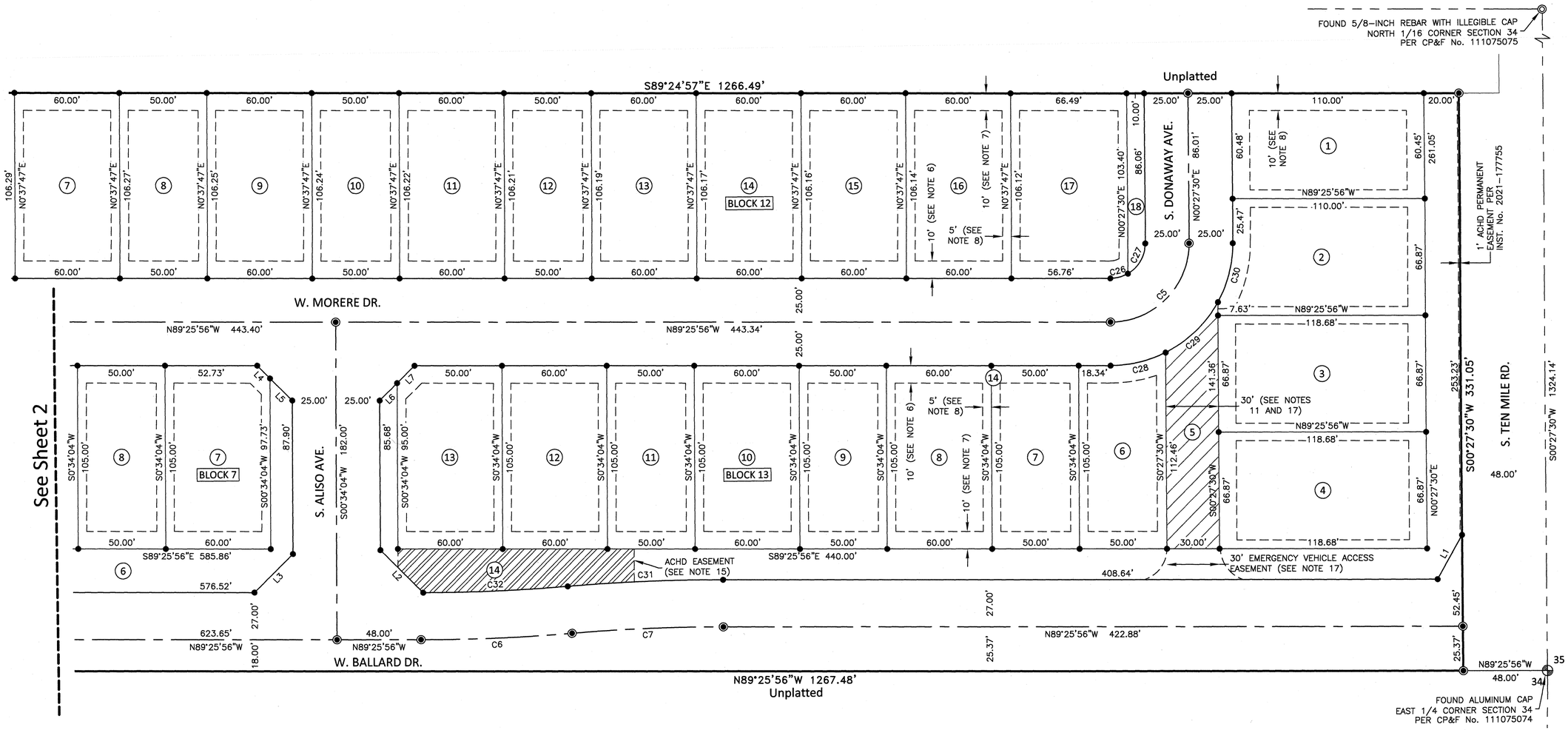
JOB NO. 20-134	SHEET 2 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

0 40 80 120
Plan Scale: 1" = 40'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	495.00'	16.02'	1°51'15"	N59°45'56"E	16.02'
C2	140.00'	77.68'	31°47'28"	N74°44'03"E	76.69'
C3	45.00'	35.37'	45°01'52"	S21°53'09"E	34.46'
C4	45.00'	35.37'	45°01'52"	S66°55'00"E	34.46'
C5	45.00'	70.77'	90°06'34"	N45°30'47"E	63.70'
C6	1000.00'	86.55'	4°57'32"	S88°07'40"W	86.52'
C7	1000.00'	86.55'	4°57'32"	S88°07'40"W	86.52'
C8	14.57'	13.96'	54°53'43"	S26°04'00"E	13.43'
C9	52.00'	50.70'	55°51'39"	S24°47'55"E	48.71'
C10	52.00'	37.28'	41°04'29"	S23°40'10"W	36.49'
C11	52.00'	32.07'	35°20'08"	S61°52'28"W	31.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C12	52.00'	20.13'	22°10'30"	N89°22'13"W	20.00'
C13	52.00'	28.04'	30°53'59"	N62°49'59"W	27.71'
C14	52.00'	41.30'	45°30'38"	N24°37'40"W	40.23'
C15	52.00'	50.68'	55°50'45"	N26°03'01"E	48.70'
C16	15.00'	13.97'	53°20'37"	N27°18'05"E	13.47'
C17	20.00'	20.94'	60°00'00"	N29°22'13"W	20.00'
C18	20.00'	10.49'	30°03'43"	N74°24'05"W	10.37'
C19	15.00'	9.18'	35°04'22"	S18°09'58"W	9.04'
C20	50.00'	12.02'	13°46'13"	S28°49'03"W	11.99'
C21	50.00'	20.43'	23°24'37"	S10°13'37"W	20.29'
C22	50.00'	36.60'	41°56'28"	S22°26'55"E	35.79'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C23	50.00'	35.76'	40°58'29"	S63°54'24"E	35.00'
C24	50.00'	35.00'	40°06'40"	N75°33'02"E	34.29'
C25	15.00'	9.18'	35°04'22"	N73°01'53"E	9.04'
C26	20.00'	10.51'	30°06'34"	S75°30'47"W	10.39'
C27	20.00'	20.94'	60°00'00"	S30°27'30"W	20.00'
C28	70.00'	32.61'	26°41'27"	S77°13'20"W	32.32'
C29	70.00'	42.26'	34°35'13"	S46°35'00"W	41.62'
C30	70.00'	35.22'	28°49'53"	S14°52'27"W	34.85'
C31	1027.00'	88.87'	4°57'28"	N88°07'38"E	88.84'
C32	973.00'	82.87'	4°52'47"	N88°05'17"E	82.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°37'03"E	29.11
L2	S44°25'56"E	34.40
L3	S45°34'04"W	31.26
L4	S44°25'56"E	10.29
L5	S44°25'56"E	18.00
L6	S45°34'04"W	14.14
L7	S45°34'04"W	14.14

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
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12·21·2021

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JOB NO. 20-134 | SHEET 3 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 WHICH INCLUDES A PORTION OF LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION (BOOK 95 OF PLATS, PAGES 11732–11735, ADA COUNTY), TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 34, THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTHEAST 1/4, S00°27'30"W A DISTANCE OF 2,648.52 FEET TO A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 34;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, N89°25'56"W A DISTANCE OF 48.00 FEET TO A SET 5/8–INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SOUTHERLY LINE, N89°25'56"W A DISTANCE OF 1,267.48 FEET TO A FOUND 5/8–INCH REBAR MARKING THE CENTER–EAST 1/16 CORNER OF SECTION 34 AND BEING ON THE SUBDIVISION BOUNDARY OF GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. N00°37'47"E A DISTANCE OF 291.41 FEET TO A FOUND 5/8–INCH REBAR;
2. N89°22'13"W A DISTANCE OF 110.00 FEET TO A FOUND 5/8–INCH REBAR;
3. N80°34'52"W A DISTANCE OF 50.59 FEET TO A FOUND 5/8–INCH REBAR;
4. N89°22'13"W A DISTANCE OF 105.00 FEET TO A FOUND 5/8–INCH REBAR;
5. N00°37'47"E A DISTANCE OF 81.43 FEET TO A FOUND 5/8–INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N00°37'47"E A DISTANCE OF 427.08 FEET TO A SET 5/8–INCH REBAR;
THENCE 16.02 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 495.00 FEET, A DELTA ANGLE OF 01°51'15", A CHORD BEARING OF N59°45'56"E AND A CHORD DISTANCE OF 16.02 FEET TO A SET 5/8–INCH REBAR;
THENCE 77.68 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 31°47'28", A CHORD BEARING OF N74°44'03"E AND A CHORD DISTANCE OF 76.69 FEET TO A SET 5/8–INCH REBAR;
THENCE S89°22'13"E A DISTANCE OF 177.50 FEET TO A SET 5/8–INCH REBAR TO THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE FOLLOWING SAID WESTERLY LINE, S00°37'47"W A DISTANCE OF 505.46 FEET TO A SET 5/8–INCH REBAR;
THENCE LEAVING SAID WESTERLY LINE, S89°24'57"E A DISTANCE OF 1,266.49 FEET TO A SET 5/8–INCH REBAR ON THE WESTERLY RIGHT–OF–WAY LINE OF S. TEN MILE RD.;
THENCE FOLLOWING SAID WESTERLY RIGHT–OF–WAY LINE, S00°27'30"W A DISTANCE OF 331.05 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 12.910 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON January 13, 2022, BY JUSTIN BLACKSTOCK, AS A MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 1.29.24

CHRISTEN HAISTY NOTARY PUBLIC Comm. No. 20180103 STATE OF IDAHO

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31–3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE #_____–__ (INSTRUMENT No. _____–_____, RECORDS OF ADA COUNTY, IDAHO) IRRIGATION WATER RIGHTS HAVE BEEN TRANSFERRED TO KUNA MUNICIPAL IRRIGATION SYSTEM.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF THE 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".
5. LOTS 6 AND 17, BLOCK 7, LOT 14, BLOCK 9, LOTS 1 AND 18, BLOCK 12, AND LOTS 5 AND 14, BLOCK 13, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE GRAN PRADO SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM.
6. ALL FRONT LOT LINES AND ALL LOT LINES COMMON TO THE PUBLIC RIGHTS–OF–WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
7. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
8. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. LOT 5, BLOCK 13 AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 3 AND 4, BLOCK 13. SEE THE SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
12. DIRECT LOT OR PARCEL ACCESS TO W. BALLARD DR. IS PROHIBITED.
13. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2021–166489.
14. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2019–060886, AND MAY BE AMENDED FROM TIME TO TIME. THE HOMEOWNER'S 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(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO LIEN FOR NON–PAYMENT.
15. AS SHOWN HEREON, A PORTION OF LOTS 6, AND 10–14 BLOCK 7 AND A PORTION OF LOT 14, BLOCK 13 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 No. 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 IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
16. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 250 OF 875, MAP NUMBER 16001C0250J, 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.
17. LOT 5, BLOCK 13 AND A PORTION OF LOT 14, BLOCK 13, ARE SUBJECT TO AN EASEMENT FOR EMERGENCY VEHICLE ACCESS. NON–EMERGENCY VEHICLES ARE PROHIBITED FROM USING THIS EASEMENT AS ACCESS TO AND FROM W. BALLARD DR.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF GRAN PRADO SUBDIVISION No. 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD

12·16·2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

PLAT OF
GRAN PRADO SUBDIVISION No. 3

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

_____
PRESIDENT
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 THIS ____ DAY OF _____, A.D. 20___, HEREBY APPROVE THIS PLAT.

_____
CITY ENGINEER
STATE OF IDAHO REGISTRATION No.: _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE THE _____ DAY OF _____, A.D. 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CITY CLERK, KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH ADA COUNTY

Robin Brady REHS 11·7·2021
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ _____
COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY) SS

I HEREBY CERTIFY THAT THIS PLAT OF GRAN PRADO SUBDIVISION No. 3 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD

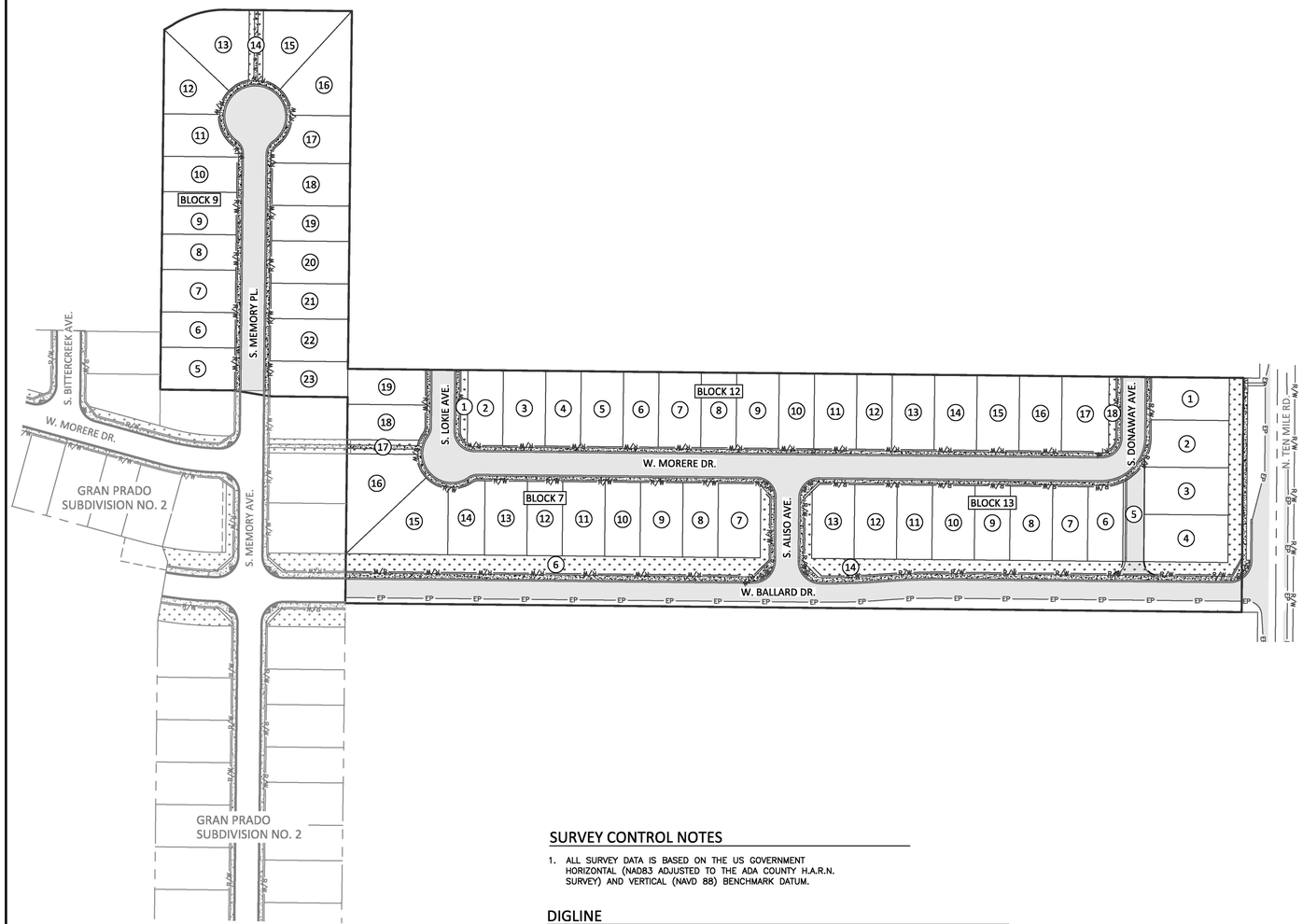
11·10·2021

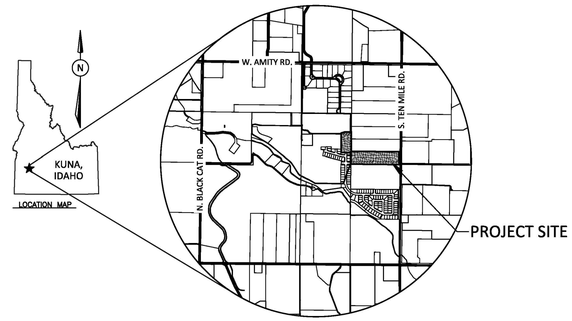
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 20-134	SHEET 5 OF 5

GRAN PRADO SUBDIVISION NO. 3
CONSTRUCTION PLANS
KUNA, IDAHO





VICINITY MAP
NO SCALE

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C8.1	GRAVITY IRRIGATION IMPROVEMENT PLAN	GRAVITY IRRIGATION ALIGNMENT "A" PLAN AND PROFILE	
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L2.0	LANDSCAPE PLAN		
**	FINAL PLAT		

** FOR REFERENCE ONLY

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

DIGLINE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

A PORTION OF THE LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

ACHD COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT:

- TYPICAL SECTION W. BALLARD DR. REDUCED TO PROVIDE DRAINAGE FOR SOUTH SIDE OF ROADWAY.

CONTACT INFORMATION

OWNER/DEVELOPER
WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK

ENGINEERING & SURVEYING CONSULTANT
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN McCARTHY, P.E.
EMAIL: kevin@kmengllp.com

COVER SHEET

0 100 200 300
Plan Scale: 1" = 100'

APPROVED BY: _____
☐ APPROVED WITH CORRECTIONS
☐ SEE ATTACHED LETTER
DATE: _____
KUNA RURAL FIRE DISTRICT

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: _____
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: _____ DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. McCARTHY

Digitally signed by Kevin McCarthy, PE
Date: 2021.09.13 16:05:32 -06'00'

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

GENERAL IMPROVEMENT PLANS
COVER SHEET

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C1.0

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 COVER.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)

PROJECT GENERAL NOTES

1. ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
2. ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH QUALITY MANNER. SUBSTANDARD, INCOMPLETE OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
3. CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY–FOUR (24) HOURS BEFORE BACKFILLING.
4. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY–EIGHT HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
6. CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
7. ALL POTABLE/NON–POTABLE WATER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC SD 407.
8. ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE AT LEAST SIX (6) INCHES THICK.
9. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
10. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL LOCATE AND PROTECT CRITICAL CONSTRUCTION CONTROL POINTS WITHIN THE PROJECT WORK LIMITS.
12. SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50–1303.
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
14. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
15. EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
16. ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
17. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT–OF–WAY SHALL SECURE A RIGHT–OF–WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
18. ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
19. ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
20. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
21. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378–5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
23. ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
24. PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISPWC AND ACHD STANDARDS.
25. PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
26. ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
27. THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
28. THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 8:00 A.M. TO 5:00 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
29. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
    a. CLEAN ALL SEWER MAINLINES
    b. DEFLECTION TEST SEWER MAINLINE
    c. VISUALLY INSPECT EACH MANHOLE
    d. WITNESS SEWER MAINLINE AIR PRESSURE TEST
    e. WITNESS WATER MAINLINE PRESSURE TEST
    f. WITNESS PRESSURE IRRIGATION PRESSURE TEST
    g. CLEAN AND TELEVISE ALL SEWER MAIN LINES
    h. VISUAL INSPECTION OF THE SEWER MAINS
    i. PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
    j ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
30. CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
31. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
32. DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
33. THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS.: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD OR THUMB DRIVE IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.

WATER NOTES

1. ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS. CONTACT IDWR 208–334–2190.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
3. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
4. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C–900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C–152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C–110.
5. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, PIPE BEDDING SHALL BE AT LEAST SIX (6) INCHES THICK MEASURED FROM THE PIPE BELL.
6. ALL WATER MAIN PIPE SHALL BE COVERED WITH AT LEAST FOUR (4) FEET AND NO MORE THAN SIX (6) FEET OF APPROVED FILL MATERIAL. FILL SHALL BE MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
7. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
8. PLACE MARKING TAPE ABOVE ALL WATER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, BLUE IN COLOR, WITH "WATER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
9. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX.

   WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VEIFICATION TEST BEFORE PAVING.
10. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C–509. ACCEPTABLE VALVES ARE MUELLER MODEL A–2360 AND A–2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
11. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5–1/4 INCH DIAMETER 3PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP

    INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
12. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD–403.
13. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
14. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
15. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE ALL TESTING.
16. LEAK–TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401.
17. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE

    INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
18. DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
19. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
20. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
21. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
22. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
23. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT–OF–WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
24. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
25. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD–406.
26. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C–502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD–404. FIRE HYDRANTS SHALL HAVE A FIVE FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4–1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2–1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
27. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET.

    HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
28. INSTALL INDIVIDUAL ONE (1)–INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)–INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10–FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10–FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD–401.
29. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
30. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18–INCH TALL ¾–INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20INCH DIAMETER BY 36–INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1–INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
31. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
32. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18–INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18–INCHES INSIDE THE PROPERTY LINE AND 18–INCHES AWAY FROM THE SIDE LOT LINE.
33. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER

SEWER NOTES

1. ABANDON ALL EXISTING SEPTIC SYSTEMS IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. PROVIDE DOCUMENTATION TO THE CITY OF KUNA UPON REQUEST.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISPWC SD 407.
3. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.
4. TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT–OF–WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.
5. CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY

   THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
6. CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
7. ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D–3034, SDR–35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).
8. SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
9. PLACE MARKING TAPE ABOVE ALL FORCE MAIN SEWER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, GREEN IN COLOR, WITH "SEWER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
10. CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.
11. SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE

    FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:

    1. STANDARD MANHOLE – TYPE A, DRAWING NO. SD–501 AND SD–501A.
    2. STANDARD SHALLOW MANHOLE – DRAWING NO. SD–505.
    3. MANHOLE COLLAR DETAIL – DRAWING NO. SD–508.
    4. MANHOLE COVER AND FRAME – DRAWING NO. SD–507.
    5. STANDARD SEWER SERVICE LINE – DRAWING NO. SD–511 & SD–511A.
    6. SEWER SERVICE MARKER – DRAWING NO. SD–512.
12. CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
13. MANHOLE: APPLY NON–SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON–SHRINK GROUT OR MORTAR.
14. SET EACH GRADE RING IN A BED OF NON–SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
15. PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC DRAWING NO. SD–508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
16. PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
17. COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
18. CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED–CIRCUIT TELEVISION (CCTV) CAMERA.

    ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD or THUMB) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
19. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
20. CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.

ABBREVIATIONS

CL	–	CENTERLINE
CO	–	CLEANOUT
E	–	EASTING
ELEV	–	ELEVATION
EP	–	EDGE OF PAVEMENT
FL	–	FLOW LINE
FLG	–	FLANGE
GI	–	GRAVITY IRRIGATION
HP	–	HIGH POINT
INV	–	INVERT
L	–	STATION OFFSET LEFT
LF	–	LINEAR FOOT
LIP	–	LIP OF GUTTER
MA	–	MATCH EXISTING
MJ	–	MECHANICAL JOINT
MW	–	MONITORING WELL
N	–	NORTHING
OHP	–	OVERHEAD POWER
PC	–	POINT OF CURVATURE
PI	–	PRESSURE IRRIGATION
PS	–	PRESSURE SEWER
PT	–	POINT OF TANGENCY
R	–	STATION OFFSET RIGHT
RIM	–	RIM OF STRUCTURE
SD	–	STORM DRAIN
SDMH	–	STORM DRAIN MANHOLE
SG	–	SAND AND GREASE TRAP
SS	–	SANITARY SEWER
SSMH	–	SEWER MANHOLE
STA	–	ROADWAY STATION FROM CENTERLINE
SW	–	SIDEWALK
TBC	–	TOP BACK OF CURB
TOC	–	TOP OF CONCRETE

IRRIGATION NOTES

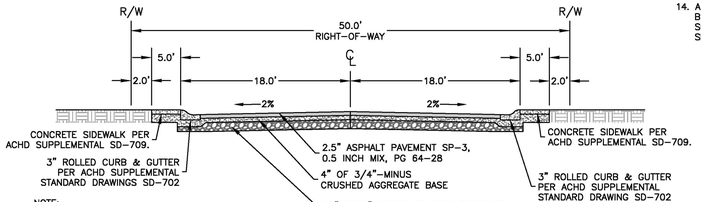
1. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST ONLY BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.
2. INSTALL PRESSURIZED IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT.
3. MAINTAIN PRESSURIZED IRRIGATION CIRCUITS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS. DO NOT JUMPER ACROSS FROM ONE CIRCUIT TO ANOTHER. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO CORRECT CROSS CONNECTIONS WHEN DISCOVERED.
4. CONNECTION TO THE CITY OF KUNA MUNICIPAL WATER (POTABLE) SYSTEM FOR IRRIGATION PURPOSES IS NOT ALLOWED.
5. LOT SERVICE REQUIREMENTS:

LOT SIZE S.F.	IRRIGATION RISERS
0–14,000	ONE 1"
14,000 – 26,000	TWO 1" OR ONE 1.5"
26,000+	DETERMINED BY CITY ENGINEER

6. ALL IRRIGATION MAINLINES SHALL BE INSTALLED SUCH THAT AIR AUTOMATICALLY VENTS DURING FILLING AND DRAINING. AUTOMATIC AIR/VACUUM RELIEF VALVES SHALL BE INSTALLED AT ALL HIGH POINTS IN THE SYSTEM AND IN LOCATIONS DETERMINED BY THE CITY ENGINEER. IN LIEU OF AUTOMATIC VENTS, THE CONTRACTOR MAY INSTALL SERVICES WITH THE TAP ON TOP OF THE MAIN AT THE HIGH POINT WITH THE SERVICE LINE LAID LEVEL OR RISING TO THE SERVICE BOX.
7. ALL IRRIGATION MAINS SHALL FREELY DRAIN. "FREELY DRAIN" MEANS TO DRAIN BY GRAVITY INTO A DRAINAGE SWALE, DRAINAGE POND, DRAINAGE DITCH OR ADEQUATELY SIZED DRY WELL. THE DRAIN SYSTEM SHALL INCLUDE MANUALLY OPERATED VALVES AS DETAILED IN CITY OF KUNA STANDARD DETAILS. LOCATE DRAINS IN COMMON AREAS, ALONG PATHWAYS OR STREET FRONTAGES UNLESS SPECIFICALLY APPROVED OTHERWISE BY THE CITY ENGINEER.
8. PIPE DEPTH: ALL IRRIGATION MAIN LINES NOT WITHIN ROAD RIGHT OF WAY (ROW) SHALL HAVE AT LEAST THREE (3) FEET OF APPROVED COVER MATERIAL MEASURED FROM FINISH GRADE TO CROWN OF PIPE IF THE PIPE IS FREE DRAINING. A MINIMUM OF FOUR FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE TO CROWN OF PIPE UNDER ROADWAYS AND WHERE PIPE IS NOT FREE–DRAINING. NO IRRIGATION MAIN LINE PIPING SHALL BE COVERED WITH MORE THAN SIX (6) FEET OF APPROVED COVER MATERIAL.
9. PRESSURE IRRIGATION MAIN LINE PIPING 4 INCH DIAMETER AND LARGER SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC), DR21 (200 PSI), CONFORMING TO ASTM D2241.
10. PRESSURE IRRIGATION MAIN LINE PIPING IN THE R.O.W. AND PARALLEL TO CENTER LINE SHALL BE PVC, C900 DR 18.
11. 4 INCH DIAMETER AND LARGER PIPE SHALL HAVE RUBBER GASKETED JOINTS.
12. PRESSURE IRRIGATION PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS OR THICKNESS. LETTERING SHALL BE LEGIBLE AND PERMANENT.
13.

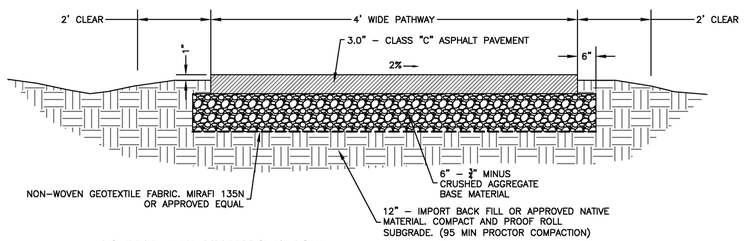
ACHD NOTES

1. ALL CONSTRUCTION WITHIN THE ADA COUNTY HIGHWAY DISTRICT'S (ACHD) RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE DISTRICT.
2. ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTERS, SIDEWALK OR OTHER STREET IMPROVEMENTS.
3. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN THE DISTRICT'S RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE PAVEMENT SECTION SHOWN ON THE ROADWAY PLANS. USE WHICHEVER IS PAVEMENT SECTION IS GREATER.
4. TRUNCATED DOMES SHALL BE CONSTRUCTED ON ALL PEDESTRIAN RAMPS WITHIN ACHD RIGHT-OF-WAY. DOMES SHALL BE CONSTRUCTED PER ISPWC SD-712. DOMES SHALL BE CAST INTO THE CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW.'
5. TRAFFIC PLANS AND SAWCUTS ASSOCIATED WITH THE CONSTRUCTION OF ANY UTILITY WILL BE COORDINATED AND APPROVED THROUGH INSPECTION SERVICES OF ACHD (387-6284) PRIOR TO INITIATING ANY CONSTRUCTION.
6. ACHD WILL INSPECT ALL IMPROVEMENTS WHICH FALL WITHIN THE ACHD RIGHT-OF-WAY OR EASEMENT INCLUDING BUT NOT LIMITED TO STORM DRAIN CONSTRUCTION, TRENCH BACKFILL PROCEDURES, ROAD WAY CONSTRUCTION AND CONCRETE WORK. ANY WORK TO BE DONE OUTSIDE OF THE 300' EXTENDED BOUNDARY OF THE PROJECT WILL REQUIRE A SEPARATE PERMIT THROUGH ACHD INSPECTION SERVICES DIVISION. THE CONTRACTOR WILL SCHEDULE AND INSPECTION, REQUESTED THROUGH ACHD CONSTRUCTION SERVICES, 208-387-6284, A MINIMUM OF 24 HRS. PRIOR TO CONSTRUCTION STARTING.
7. ALL UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED TO ACCOMMODATE THE COLLAR REQUIREMENT PER ISPWC SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPWC.
8. UTILITY STREET CUTS IN PAVEMENT LESS THAN FIVE YEARS OLD ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE DISTRICT. CONTACT THE DISTRICT'S UTILITY COORDINATOR AT 387-6258 (WITH FILE NUMBERS) FOR DETAILS.
9. ACHD INSPECTION STAFF WILL BE MORE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. AS A REMINDER, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
10. ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
11. FOR SUBDIVISION SIGN INSTALLATION; OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.
12. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
13. IF A PAVEMENT CUT IS REQUIRED IN A PUBLIC ROADWAY INCLUDED IN THE FIVE YEAR MORATORIUM, A WRITTEN REQUEST MUST BE REDIRECTED TO THE ACHD UTILITY COORDINATOR AND APPROVED BY THE PAVEMENT CUT REVIEW COMMITTEE.
14. BRASS PLUGS SHALL BE PLACED AS RIGHT-OF-WAY MARKERS IN AREAS WHERE THE SIDEWALK IS OVERLAPPED BY THE RIGHT-OF-WAY. BRASS PLUGS MUST BE USED IN LIEU OF REBAR PINS. BRASS PLUGS MUST BE PLACED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.

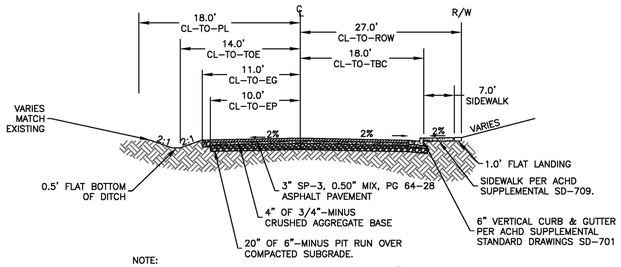


NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.

TYPICAL ROAD SECTION
NTS



ASPHALT PATHWAY SECTION
NTS

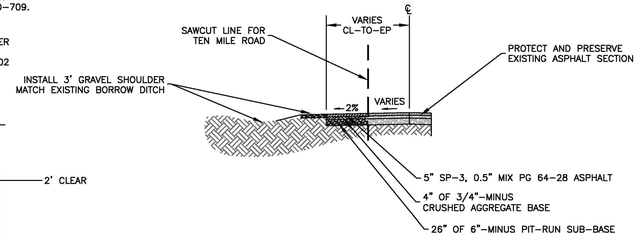


NOTE:
1. BASE MATERIALS TO BE EXTENDED A MINIMUM OF 6" BEHIND THE CURB AND GUTTER.

TYPICAL HALF ROAD SECTION (W. BALLARD DR.)
NTS

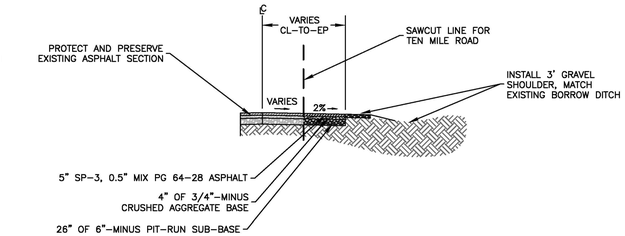
DEMOLITION NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC)..
2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIGLINE (1-800-342-1585) FOR EXACT LOCATION A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
3. UTILITIES ON THIS PLAN ARE BASED UPON DIGLINE MARKS, RECORD DRAWINGS, AND FACILITY MAPS. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
5. ALL DEMOLISHED DEBRIS MUST BE COMPLETELY REMOVED FROM THE SITE. REMOVAL OF EXISTING CONSTRUCTION DEBRIS MUST CONTINUE TO EXPOSE NATIVE, UNDISTURBED GRANULAR SOILS. SUITABLE NATIVE SOILS INCLUDE GW, GP, GM, SW, SP, SM IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
6. AFTER REMOVAL OF ALL DEBRIS, THE EXPOSED, EXCAVATED AREA SHALL BE INSPECTED BY THE GEOTECHNICAL CONSULTANT TO VERIFY SUITABILITY OF SUBGRADE FOR PLACEMENT OF STRUCTURAL FILL. THE EXPOSED SUBGRADE MUST BE IN A COMPACT, FIRM AND STABLE CONDITION PRIOR TO FILL PLACEMENT. THIS WILL BE CONFIRMED BY PROOF-ROLLING THE SUBGRADE IN A MANNER ACCEPTABLE TO THE TESTING AND INSPECTION CONSULTANT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
8. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED BY ANY POLITICAL SUBDIVISION OR AGENCY.
9. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
10. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
11. CONTRACTOR SHALL CLEAR AND GRUB PER THE GEOTECHNICAL REPORT RECOMMENDATION WITHIN THE CLEARING LIMITS SHOWN ON THE CONSTRUCTION PLANS. ADDITIONAL DEPTHS MAY BE NECESSARY TO OBTAIN SUITABLE SUBGRADE MATERIALS AS DETERMINED BY THE GEOTECH CONSULTANT.
12. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING UNSUITABLE TOPSOIL AND VEGETATION WHERE STRUCTURAL FILL IS TO BE PLACED. CONTRACTOR SHALL STOCKPILE MATERIAL IN DESIGNATED ON-SITE SPOIL PILE LOCATION FOR LANDSCAPING. MATERIAL IN EXCESS OF THE LANDSCAPING NEEDS SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION.
13. ITEMS SHOWN ON SHEET C1.3 REPRESENT THE EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
14. ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE REEXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.



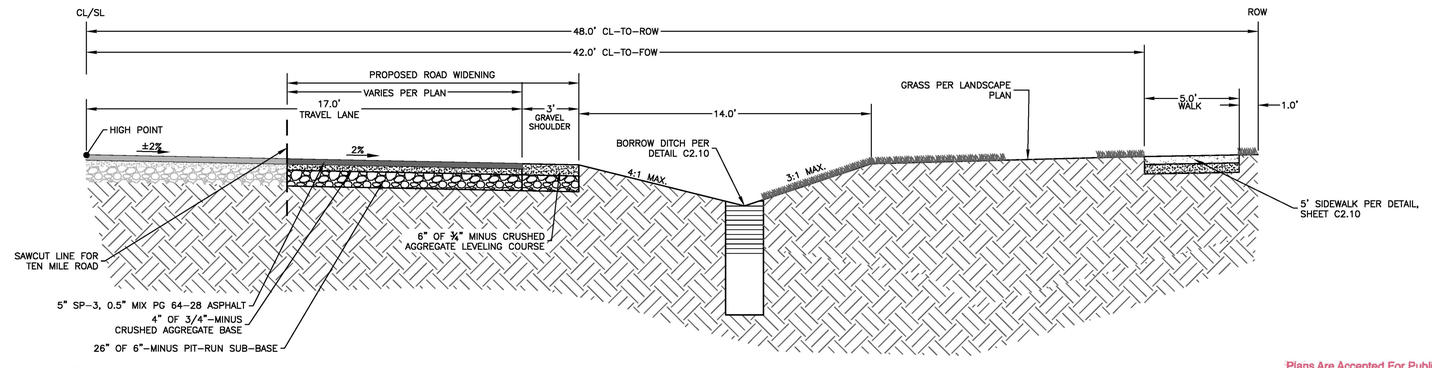
NOTE:
1. CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.

TYPICAL ROAD SECTION (N. TEN MILE RD. EAST SIDE WIDENING)
NTS



NOTE:
1. CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.

TYPICAL ROAD SECTION (N. TEN MILE RD. WEST SIDE WIDENING)
NTS



NOTE:
1. CONSTRUCT ROADWAY PER DETAIL OR MATCH EXISTING PAVEMENT SECTION, WHICH EVER IS GREATER.

TYPICAL ROAD SECTION (N. TEN MILE RD.)
NTS

UTILITY NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
2. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT.
3. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
4. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.
   1. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
   2. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
   3. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE.MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
   4. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
   5. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
5. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE NECESSARY FOR A POTABLE WATER MAIN AND A NON-POTABLE WATER MAIN TO CROSS TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
6. THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).

LEGEND

- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- EASEMENT
- ROAD CENTERLINE
- LOT LINE LINE
- R/W — R/W — RIGHT-OF-WAY LINE
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- CALCULATED POINT

PROPOSED IMPROVEMENTS

- S — S — S — SEWER LINE
- PS — PS — PRESSURE SEWER
- W — W — WATER LINE
- SD — SD — STORMDRAIN LINE
- PI — PI — PRESSURE IRRIGATION LINE
- Ⓢ SEWER MANHOLE
- S — S — S — SEWER SERVICE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- W — W — SINGLE WATER SERVICE
- W — W — DOUBLE WATER SERVICE
- DRAINAGE ARROWS
- UTILITY MAIN CROSSING
- UTILITY MAIN/SERVICE CROSSING
- SAWCUT LINE

EXISTING IMPROVEMENTS

- S — S — S — SANITARY SEWER LINE
- W — W — WATER LINE
- G — G — G — GAS LINE
- OP — OP — OVERHEAD POWER LINE
- GI — GI — GRAVITY IRRIGATION LINE
- Ⓢ SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- POWER POLE
- POWER BOX
- EP — EP — EDGE OF PAVEMENT
- EG — EG — EDGE OF GRAVEL
- TREE DECIDUOUS
- 2645 — EXISTING GRADE CONTOUR

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
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4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

GENERAL IMPROVEMENT PLANS
NOTES, LEGEND, & TYPICAL SECTIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

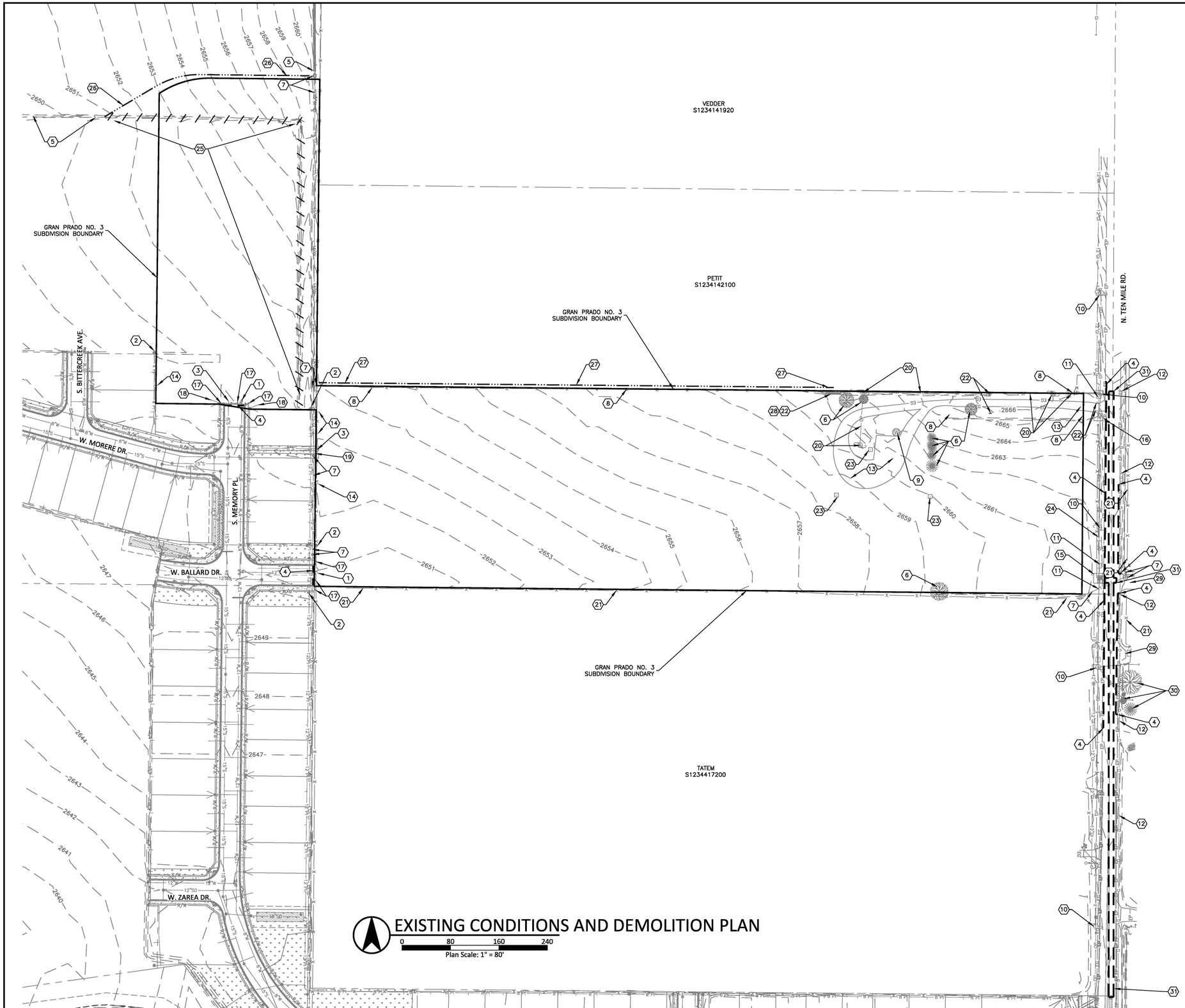
SHEET NO.
C1.2

Plans Are Accepted For Public Street Construction

By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Ward DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 NOTES_LEGEND.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34, 1.PDF



EXISTING CONDITIONS AND DEMOLITION PLAN

0 80 160 240

Plan Scale: 1" = 80'

SHEET NOTES

1. SEE SHEET C1.1 AND C1.2 FOR LEGEND, GENERAL AND DEMOLITION NOTES.

KEYNOTES (#)

1. RETAIN AND PROTECT EXISTING WATER MAIN.
2. RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION MAIN.
3. RETAIN AND PROTECT EXISTING SEWER MAIN.
4. SAWCUT 2' MINIMUM INTO EXISTING PAVEMENT AND PAVEMENT PATCH PER ISPWC SD-303 AND ACHD REQUIREMENTS FOR TEN MILE RD. EXPANSION. SEE SHEETS C2.8 AND C2.9 FOR MORE INFORMATION.
5. RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION DITCH.
6. REMOVE EXISTING TREES AND VEGETATION.
7. RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION PIPE AND STRUCTURES.
8. REMOVE EXISTING FENCE.
9. ABANDON EXISTING WELL PER IDWR AND CITY OF KUNA GUIDELINES.
10. RELOCATE EXISTING POWER POLES AND POWER LINES, CONTRACTOR TO COORDINATE WITH IDAHO POWER AND OWNER PRIOR TO CONSTRUCTION.
11. RETAIN AND PROTECT OR RELOCATE EXISTING UTILITY LINES AS NECESSARY CONTRACTOR TO COORDINATE WITH OWNER AND UTILITY COMPANIES AS NECESSARY.
12. RETAIN AND PROTECT EXISTING GAS LINE.
13. REMOVE EXISTING ACCESS DRIVE.
14. RETAIN AND PROTECT EXISTING PRESSURE IRRIGATION SERVICES.
15. RELOCATE EXISTING MAILBOX, CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
16. REMOVE EXISTING MAILBOX.
17. REMOVE BARRICADES AND SALVAGE TO OWNER.
18. RETAIN AND PROTECT EXISTING WATER SERVICES.
19. RETAIN AND PROTECT EXISTING CONCRETE SIDEWALK.
20. REMOVE EXISTING POWER LINES AND POLES.
21. RETAIN AND PROTECT EXISTING FENCE.
22. REMOVE EXISTING GRAVITY IRRIGATION STRUCTURES AND PIPES.
23. REMOVE EXISTING SPIGOT AND ASSOCIATED PLUMBING.
24. RELOCATE EXISTING TRANSFORMER. CONTRACTOR TO COORDINATE WITH OWNER AND IDAHO POWER PRIOR TO CONSTRUCTION.
25. REMOVE EXISTING GRAVITY IRRIGATION DITCH.
26. INSTALL TEMPORARY GRAVITY IRRIGATION DELIVERY DITCH. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
27. MAINTAIN EXISTING IRRIGATION DRAINAGE DITCH NORTH OF GRAN PRADO NO. 3 SUBDIVISION BOUNDARY. ENSURE DRAINAGE SHALL FLOW TO INLET LOCATED AT SOUTHWEST CORNER OF PETIT PROPERTY.
28. DEMOLISH EXISTING IRRIGATION STRUCTURES AND ENSURE IRRIGATION FUTURE FLOW WILL DRAIN TO SOUTHWEST CORNER OF PETIT PROPERTY.
29. RETAIN AND PROTECT EXISTING ASPHALT APPROACH.
30. RETAIN AND PROTECT EXISTING TREES AND VEGETATION.
31. SAWCUT 2' MINIMUM INTO EXISTING PAVEMENT AND PAVEMENT PATCH PER ISPWC SD-303 AND ACHD REQUIREMENTS FOR 12" WATER MAIN EXTENSION NORTH IN TEN MILE RD. SEE SHEET C6.3 FOR MORE INFORMATION.

LEGEND

- SAWCUT LINE
- DITCH REMOVAL
- IRRIGATION DELIVERY DITCH

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

GENERAL IMPROVEMENT PLANS
EXISTING CONDITIONS AND DEMOLITION PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

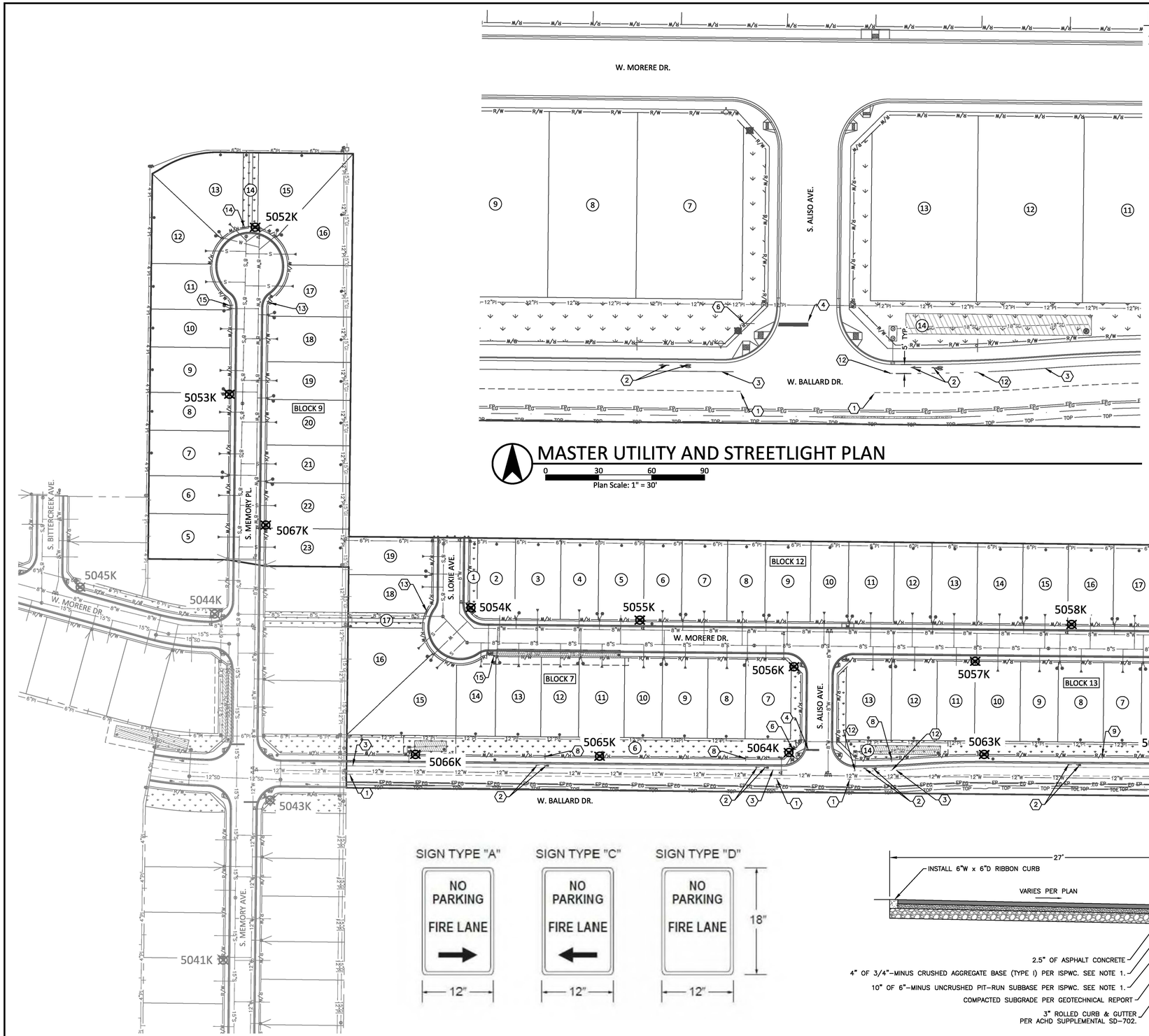
SHEET NO.
C1.3

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Fletcher DATE: 09/29/2021
ADA COUNTY HIGHWAY DISTRICT

C:\USERS\SPHILLMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\SD-134 EXISTING AND DEMO.DWG, SCOTT PHILLMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



MASTER UTILITY AND STREETLIGHT PLAN

0 30 60 90

Plan Scale: 1" = 30'

LEGEND

- ⊠ INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH THE CITY OF KUNA, DEPARTMENT OF PUBLIC WORKS IMPROVEMENT STANDARDS FOR STREET LIGHTING, AND THE MOST CURRENT CITY OF KUNA SUPPLEMENTAL SPECIFICATIONS AND DRAWINGS TO THE ISPWC. SEE CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, KUNA STANDARD DRAWING K–1116, PROVIDED SHEET C2.10 FOR MORE INFORMATION.
- ⊠ EXISTING STREET LIGHT

SHEET NOTES

A. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND ACHD PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.

B. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY OF KUNA.

C. SERVICE – ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED. SERVICE VOLTAGE SHALL BE 120 OR 240 VOLTS ONLY. CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS, SIZES, AND AMOUNT REQUIRED AT ALL UTILITY AND PAVEMENT CROSSINGS.

D. METERING – CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA.

WHERE A METERED SYSTEM IS REQUIRED, NEW DEVELOPMENTS SHALL INSTALL CONDUIT WITH ONE NO. 10 STRANDED PULLWIRE FROM THE LAST LIGHT ON EACH END OF THE SYSTEM TO THE ADJACENT PROPERTY LINE ON A STUBBED STREET, WHERE THE ADJACENT PROPERTY HAS NO EXISTING STREET LIGHT SYSTEM. THIS WILL ALLOW FOR THE CONTINUATION OF THE STREET LIGHTS WHEN THE ADJACENT PROPERTY IS DEVELOPED.

E. THIS IS THE APPROVED LIGHTING PLAN, ANY OTHER PLANS WILL NOT BE CONSIDERED OFFICIAL AND LIGHTS THAT AREN'T PLACED PER THE APPROVED PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY PLACE.

F. ALL STREET SIGNS AND HARDWARE MUST COMPLY WITH MUTCD STANDARDS. CUSTOM FINISHES (I.E. POWDER COATED SIGNPOST, VINYL ON THE BACKS OF REGULATORY SIGNS, STC.) MUST BE REVIEWED AND APPROVED BY ACHD. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH ACHD FOR A VARIANCE FROM MUTCD AND ACHD POLICY.

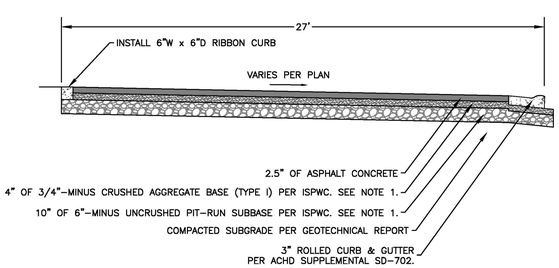
KEYNOTES (#)

1. INSTALL 4" YELLOW DASHED LINE PER STRIPING DETAIL #1, ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
2. INSTALL BIKE LANE ARROW AND BIKE LANE SYMBOL PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1113.
3. INSTALL 8" SOLID WHITE BIKE LANE LINE PER STRIPING DETAIL #15 PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
4. INSTALL 24" SOLID WHITE STOP BAR PER STRIPING DETAIL #19, PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
5. INSTALL RIGHT TURN ARROW PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
6. INSTALL "STOP SIGN" R1–1 PER MUTCD AND ACHD GUIDELINES. STOP SIGN SHALL BE 36–INCHES.
7. INSTALL 8" WHITE SOLID LINE PER STRIPING DETAIL #15, ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
8. INSTALL R7–9 "NO PARKING BIKE LANE" SIGN PER MUTCD AND ACHD GUIDELINES.
9. INSTALL R3–17 "BIKE LANE" SIGN PER MUTCD AND ACHD GUIDELINES.
10. INSTALL R2–1 "25 MPH" SPEED LIMIT SIGN PER MUTCD AND ACHD GUIDELINES.
11. INSTALL R3–7R "RIGHT TURN MUST TURN RIGHT SIGN PER MUTCD AND ACHD GUIDELINES.
12. INSTALL 8" DASHED WHITE BIKE LANE AT INTERSECTION LINE PER STRIPING DETAIL #12 PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
13. INSTALL R8–31 "NO PARKING FIRE LANE" SIGN TYPE "C" PER DETAIL THIS PAGE. SIGNS SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AND COMPLY WITH MUTCD AND ACHD REQUIREMENTS.
14. INSTALL R8–31 "NO PARKING FIRE LANE" SIGN TYPE "D" PER DETAIL THIS PAGE. SIGNS SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AND COMPLY WITH MUTCD AND ACHD REQUIREMENTS.
15. INSTALL R8–31 "NO PARKING FIRE LANE" SIGN TYPE "A" PER DETAIL THIS PAGE. SIGNS SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AND COMPLY WITH MUTCD AND ACHD REQUIREMENTS.

SIGN TYPE "A"

SIGN TYPE "C"

SIGN TYPE "D"



SHARED DRIVEWAY/TEMPORARY SECONDARY ACCESS SECTION

NTS

MASTER UTILITY AND STREETLIGHT PLAN

0 70 140 210

Plan Scale: 1" = 70'

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

Plans Are Accepted For Public Street Construction

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By: Michael Wheeler DATE: 09/29/2021
ADA COUNTY HIGHWAY DISTRICT

PROFESSIONAL ENGINEER – REGISTERED – 10821 – 09/13/21 – STATE OF IDAHO – KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

GENERAL IMPROVEMENT PLANS
MASTER UTILITY AND STREETLIGHT PLAN
STRIPING AND SIGNAGE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C1.4

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 MU AND SL.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34, (PDF)

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEET C2.1–C2.9 FOR ROADWAY IMPROVEMENT PLANS.

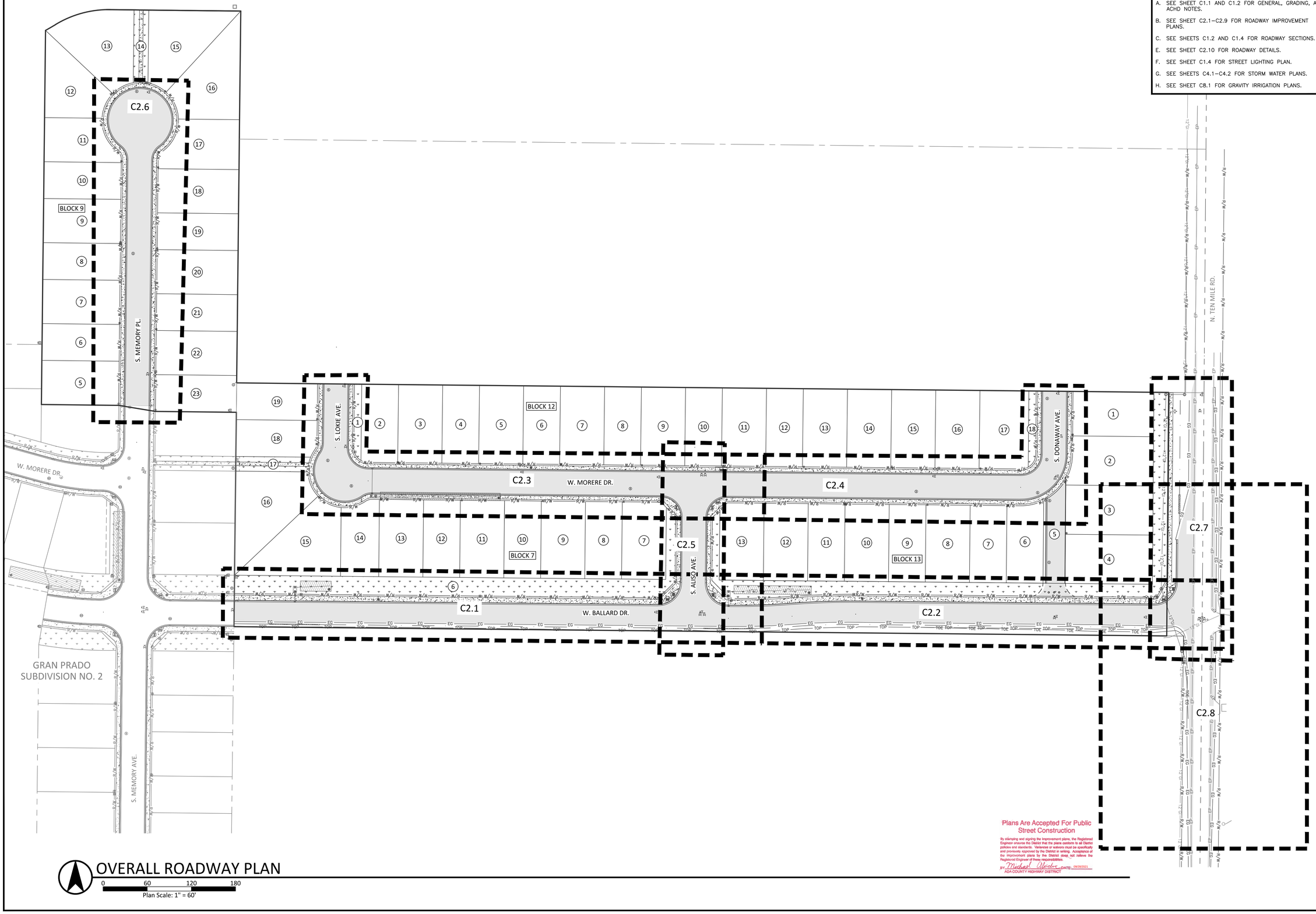
C. SEE SHEETS C1.2 AND C1.4 FOR ROADWAY SECTIONS.

E. SEE SHEET C2.10 FOR ROADWAY DETAILS.

F. SEE SHEET C1.4 FOR STREET LIGHTING PLAN.

G. SEE SHEETS C4.1–C4.2 FOR STORM WATER PLANS.

H. SEE SHEET C8.1 FOR GRAVITY IRRIGATION PLANS.



Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures this District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: Michael Abelen DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

OVERALL ROADWAY PLAN

0 60 120 180
Plan Scale: 1" = 60'

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

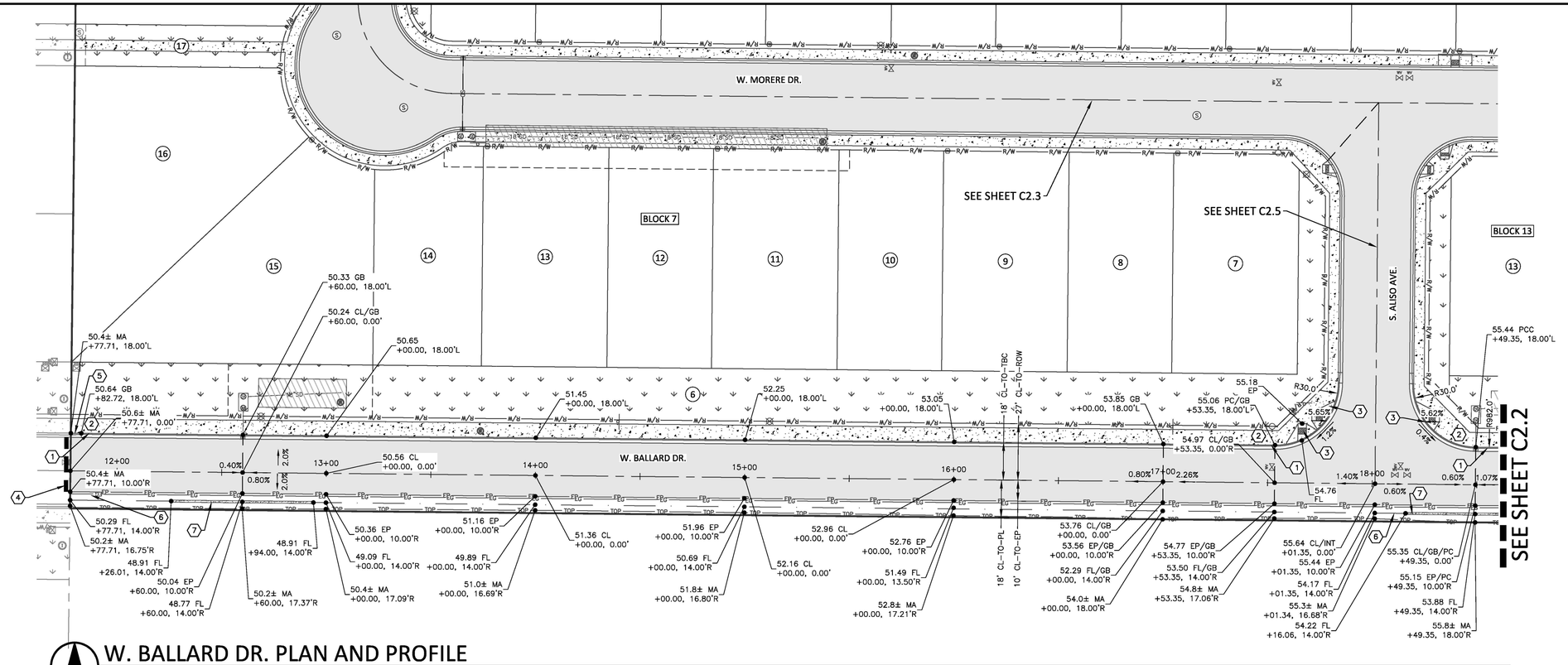
ROADWAY IMPROVEMENT PLANS
OVERALL ROADWAY PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.0

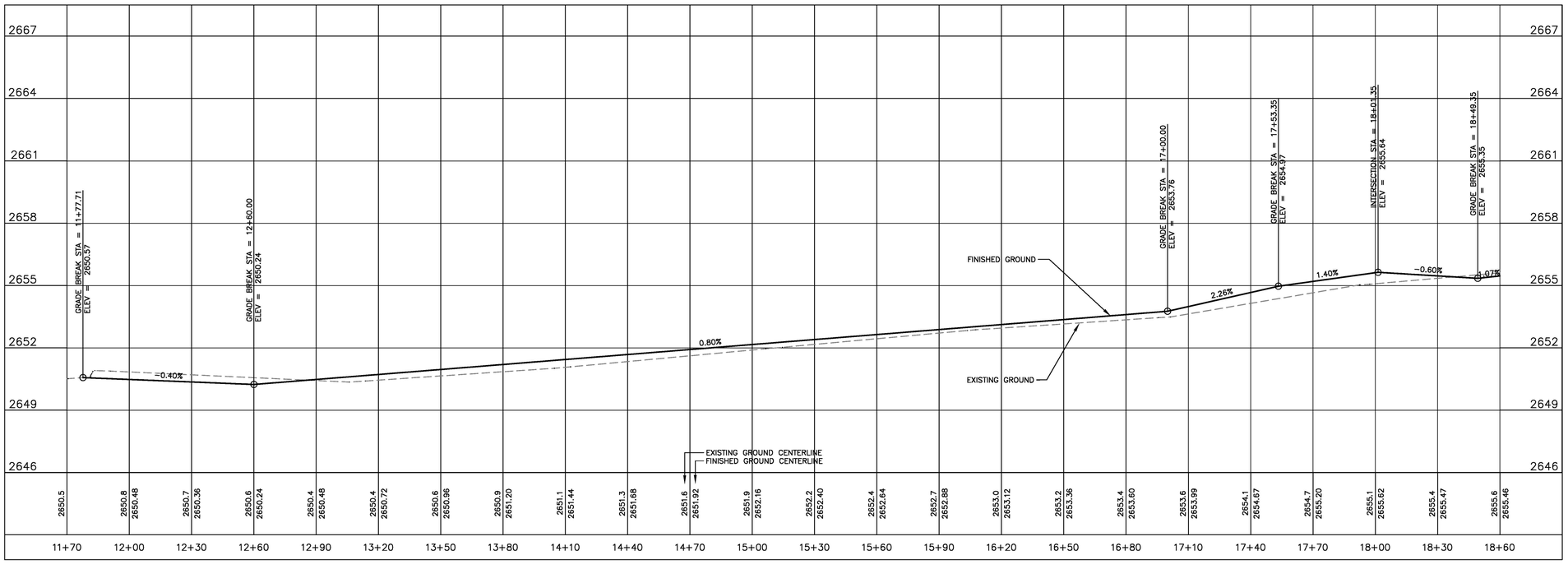
C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECT\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34 L [PDF]



W. BALLARD DR. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30'

Profile Vertical Scale: 1" = 3'



SHEET LEGEND

- ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
LP	– LOW POINT
PRC	– POINT OF REVERSE CURVATURE
POC	– POINT ON CURVE
INT	– INTERSECTION

SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–701, PROVIDED ON SHEET C2.10.
2. INSTALL 7' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
4. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS.
5. PROVIDE 5' TRANSITION FROM ROLLED CURB TO VERTICAL CURB.
6. INSTALL GRAVEL SHOULDER AND BORROW DITCH PER TYPICAL SECTION PROVIDED SHEET C1.2.
7. INSTALL BORROW DITCH SAND INFILTRATION WINDOW PER ACHD STANDARD DRAWING DETAIL 5 PROVIDED SHEET C2.10 AT GRADES SHOWN. DESIGN INFILTRATION RATE IS 2 INCHES/HOUR.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
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4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
W. BALLARD DR. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO. C2.1

Plans Are Accepted For Public Street Construction

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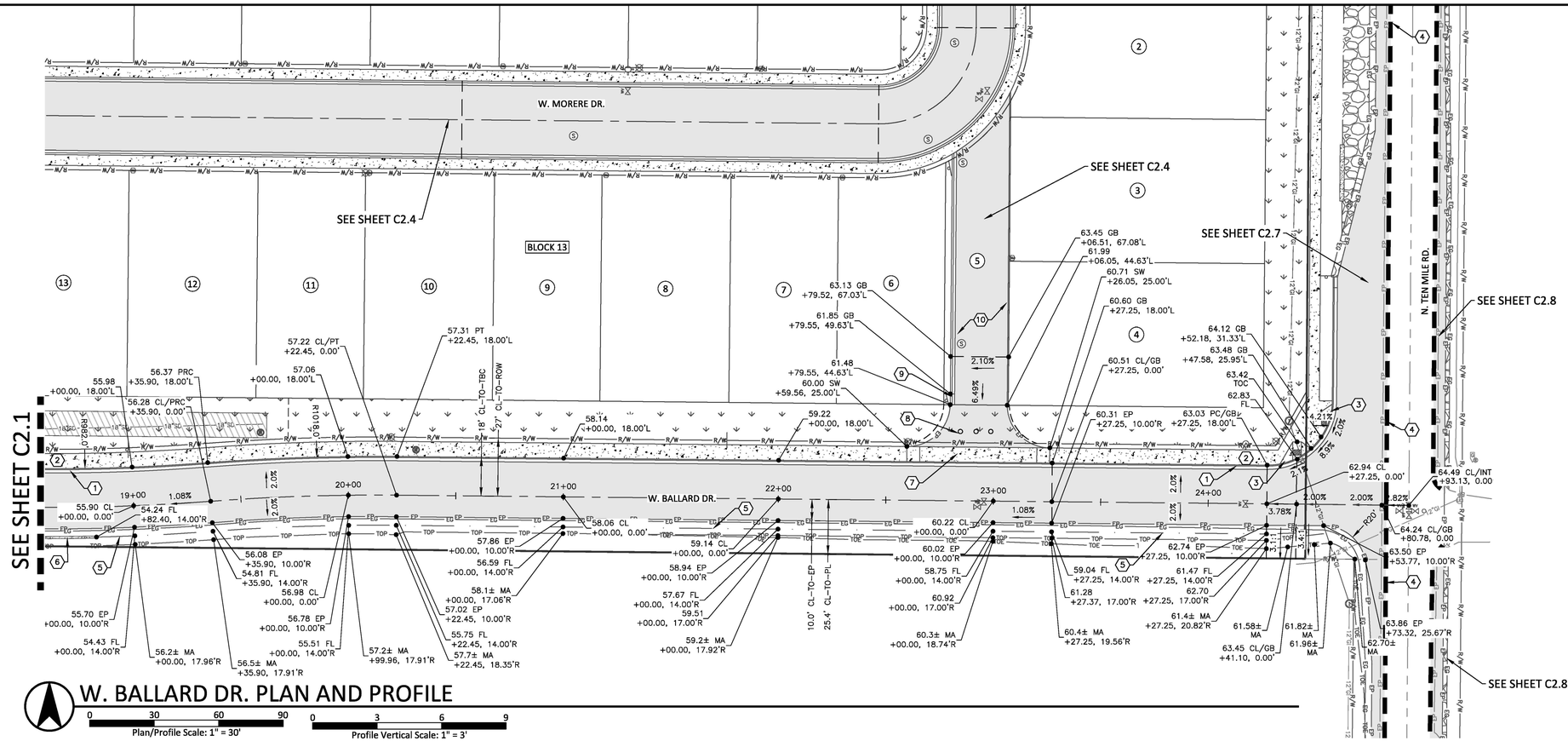
BY: Michael Wardle DATE: 09/09/2021
ADA COUNTY HIGHWAY DISTRICT

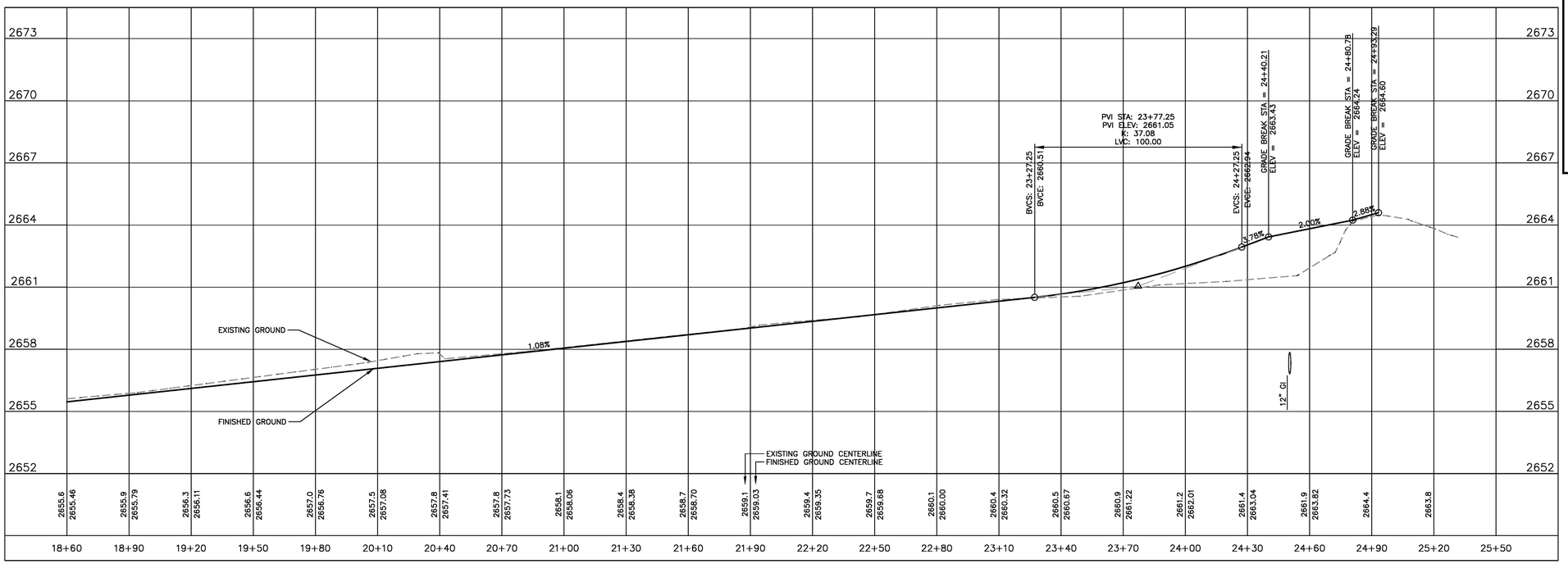
C:\USERS\RPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L.PDF]



W. BALLARD DR. PLAN AND PROFILE

0 30 60 90 Plan/Profile Scale: 1" = 30'

0 3 6 9 Profile Vertical Scale: 1" = 3'



SHEET LEGEND

ELE. & DESCRIPTION STA., OFFSET SIDE — FINISHED GRADE ELEVATION

1.50% — FINISHED GRADE SLOPE

— — — — — — GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
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SHEET NOTES

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B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–701, PROVIDED ON SHEET C2.10.
2. INSTALL 7' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
4. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS.
5. INSTALL GRAVEL SHOULDER AND BORROW DITCH PER TYPICAL SECTION PROVIDED SHEET C1.4.
6. INSTALL BORROW DITCH SAND INFILTRATION WINDOW PER ACHD STANDARD DRAWING DETAIL 5 PROVIDED SHEET C2.10 AT GRADES SHOWN. DESIGN INFILTRATION RATE IS 2 INCHES/HOUR.
7. INSTALL APPROACH PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–710B, CONCRETE SHALL BE 6" THICK ACROSS WIDTH OF APPROACH.
8. INSTALL 3 REMOVABLE BOLLARDS SPACED 5 FEET ON CENTER (MAXIFORCE WRENCH RESETTABLE BOLLARDS.) PLACE OUTSIDE OF RIGHT–OF–WAY.
9. INSTALL CURB TERMINUS PER ISPWC STANDARD DRAWING SD–707.
10. INSTALL SHARED DRIVEWAY/TEMPORARY SECONDARY ACCESS PER TYPICAL SECTION PROVIDED SHEET C1.4. SEE SHEET C2.4 FOR MORE INFORMATION.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
W. BALLARD DR. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.2

Plans Are Accepted For Public Street Construction

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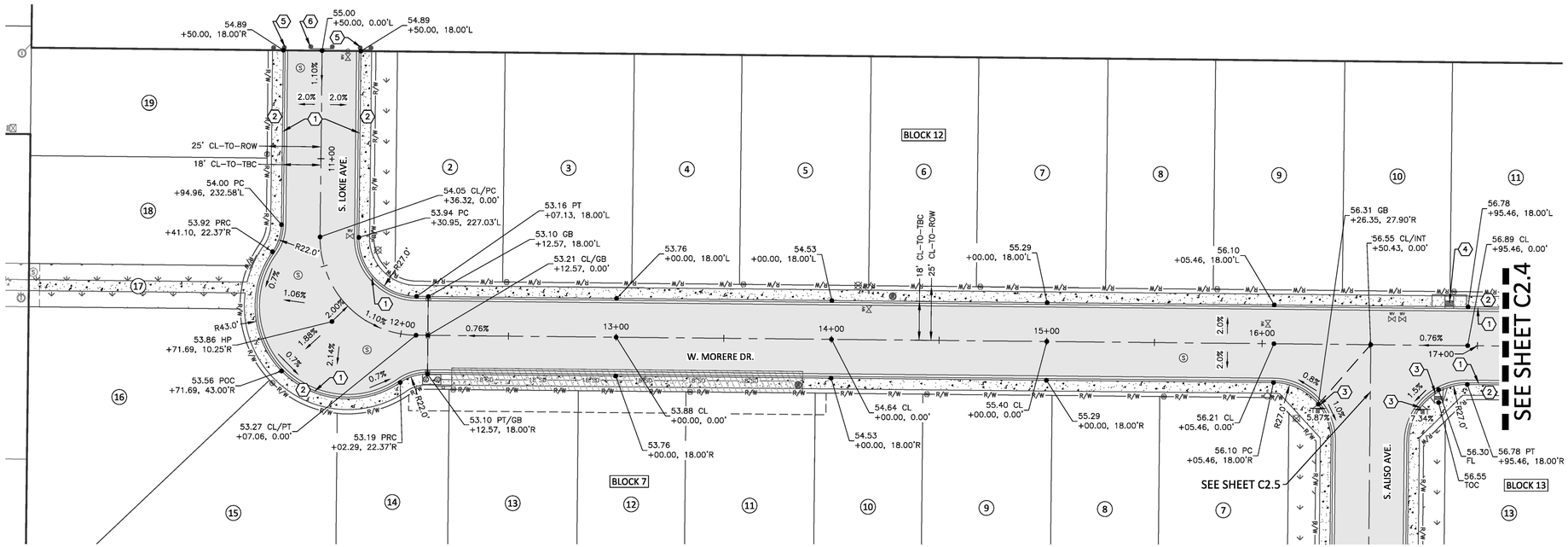
BY: Michael Wardle DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

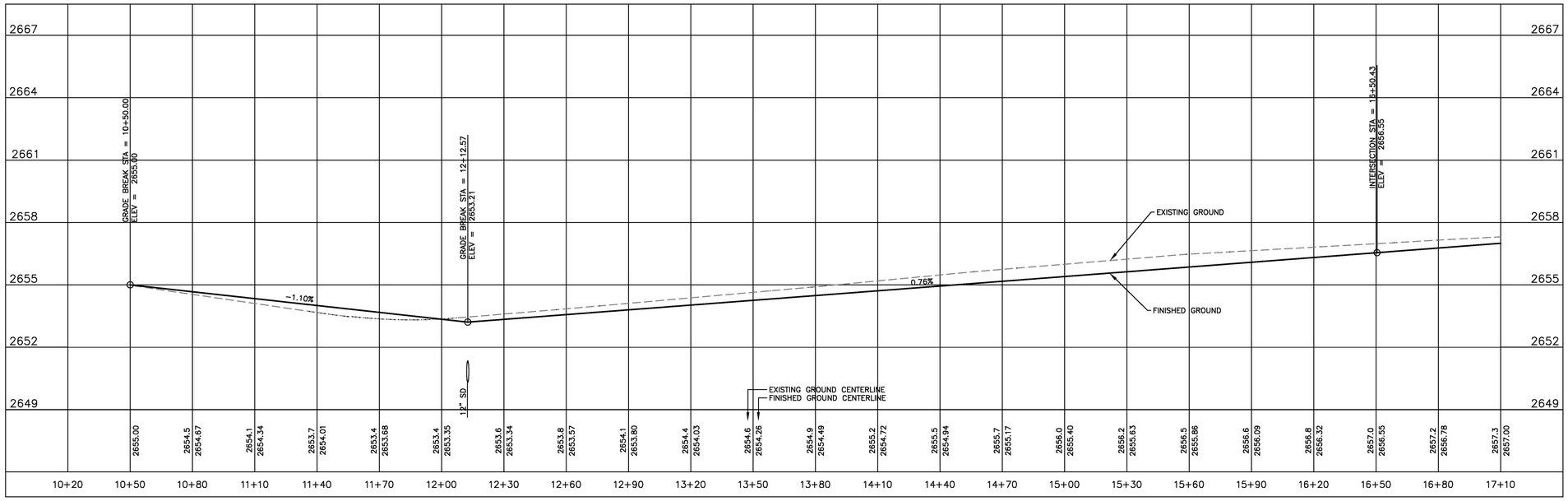
C:\USERS\SPRILLAMAN\AM ENGINEERING\AM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



S. LOKIE AVE./W. MORERE DR. PLAN AND PROFILE

Plan/Profile Scale: 1" = 30' (0, 30, 60, 90)

Profile Vertical Scale: 1" = 3' (0, 3, 6, 9)



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% → FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
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SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–702, PROVIDED ON SHEET C2.10.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. INSTALL PEDESTRIAN RAMP TYPE "H2" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–712H, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD–712, PROVIDED SHEET C2.10. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
4. INSTALL PEDESTRIAN RAMP TYPE "MIDBLOCK" PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–712G, SHEET C2.10, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWING SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW'.
5. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
6. INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED. INCLUDE SIGN STATING, "THIS ROAD TO BE EXTENDED IN THE FUTURE.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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6	REV PI ACROSS TEN MILE	9/8/2021
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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
S. LOKIE AVE./W. MORERE DR. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@p.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.3

Plans Are Accepted For Public Street Construction

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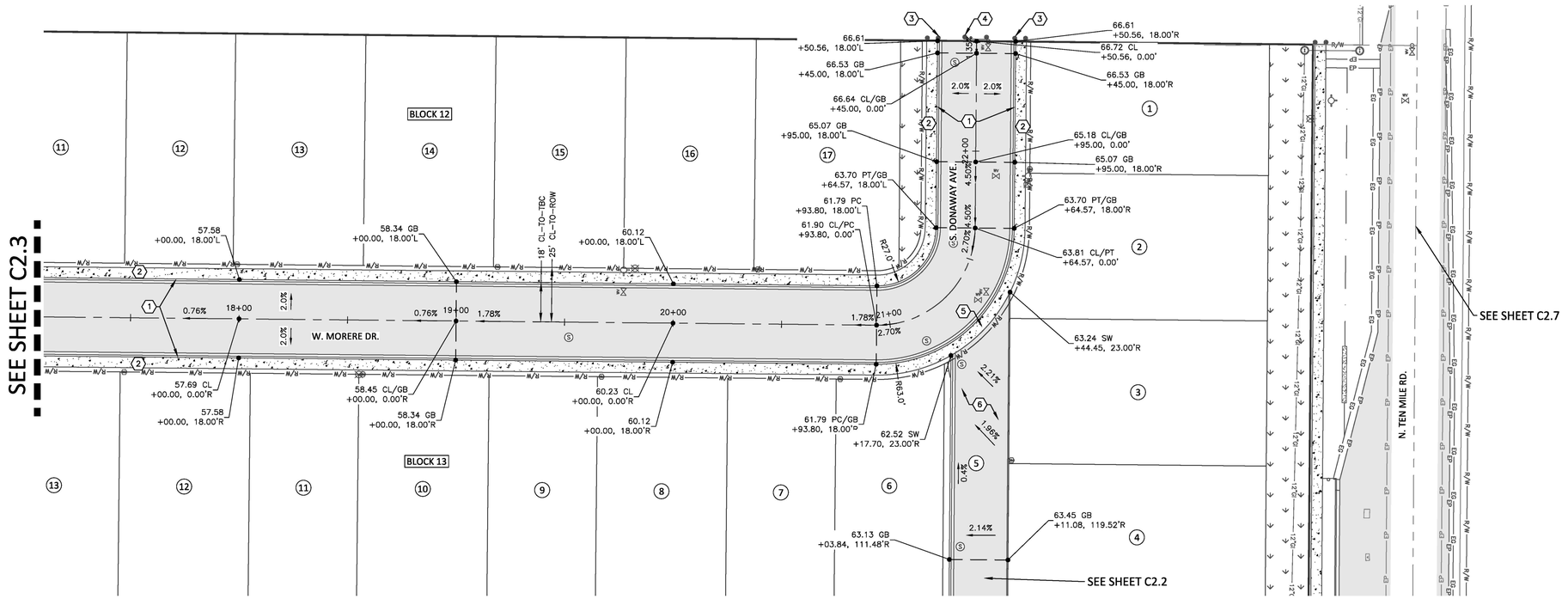
By: Michael Wardle DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

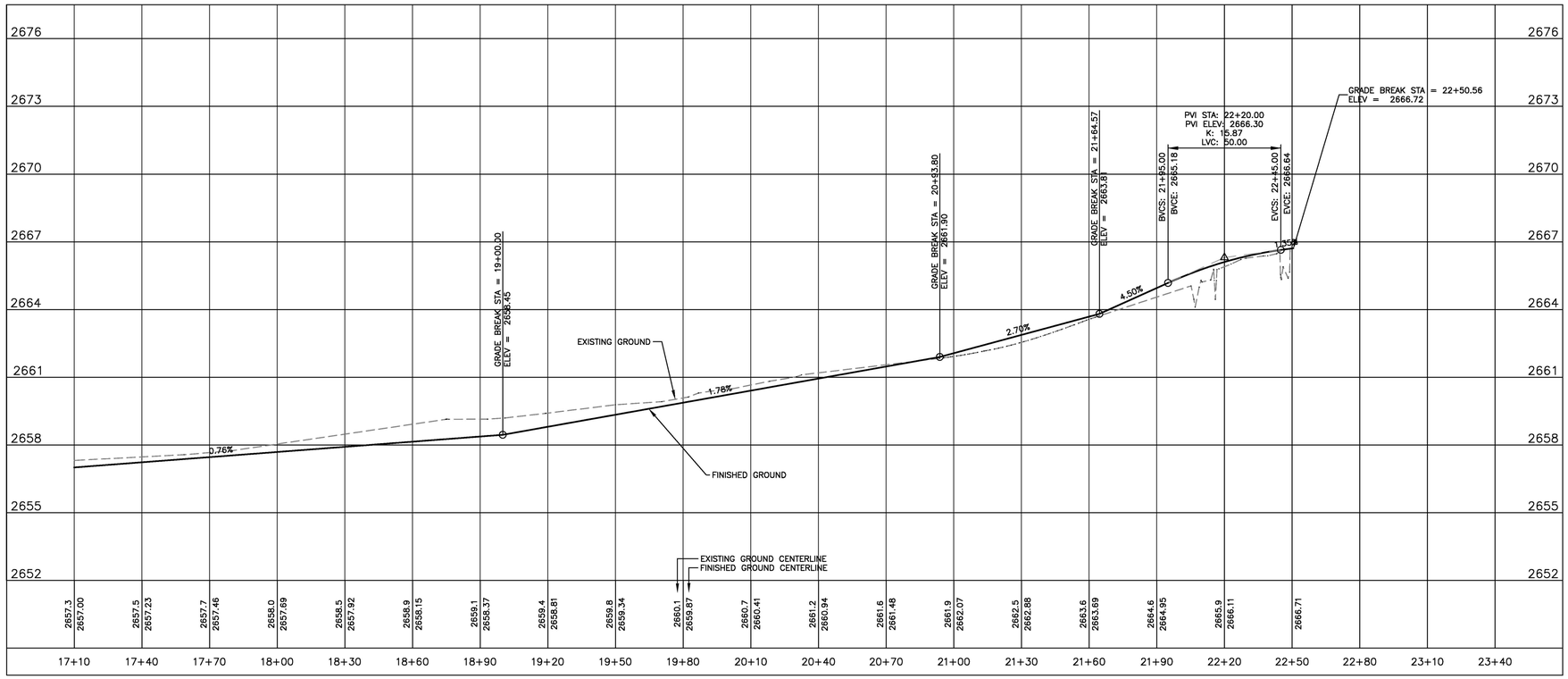
C:\USERS\SPHILLAMAN\KM ENGINEERING\KM CENTRAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PHILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L.PNP]



W. MORERE DR./S. DONAWAY AVE. PLAN AND PROFILE

0 30 60 90 — Plan/Profile Scale: 1" = 30'

0 3 6 9 — Profile Vertical Scale: 1" = 3'



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

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STA.	– ROADWAY STATION FROM CENTERLINE
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LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
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SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–702, PROVIDED ON SHEET C2.10.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
4. INSTALL TERMINUS BARRICADE TYPE III PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–1132B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED. INCLUDE SIGN STATING, "THIS ROAD TO BE EXTENDED IN THE FUTURE.
5. CONSTRUCT 6" THICK 5' SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709 THROUGH COMMON DRIVE.
6. INSTALL SHARED DRIVEWAY/TEMPORARY SECONDARY ACCESS PER TYPICAL SECTION PROVIDED SHEET C1.4. SEE SHEET C2.2 FOR MORE INFORMATION.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/20 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

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DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO. C2.4

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BY Michael Wecks DATE 09/28/2021
ACHD ADA COUNTY HIGHWAY DISTRICT

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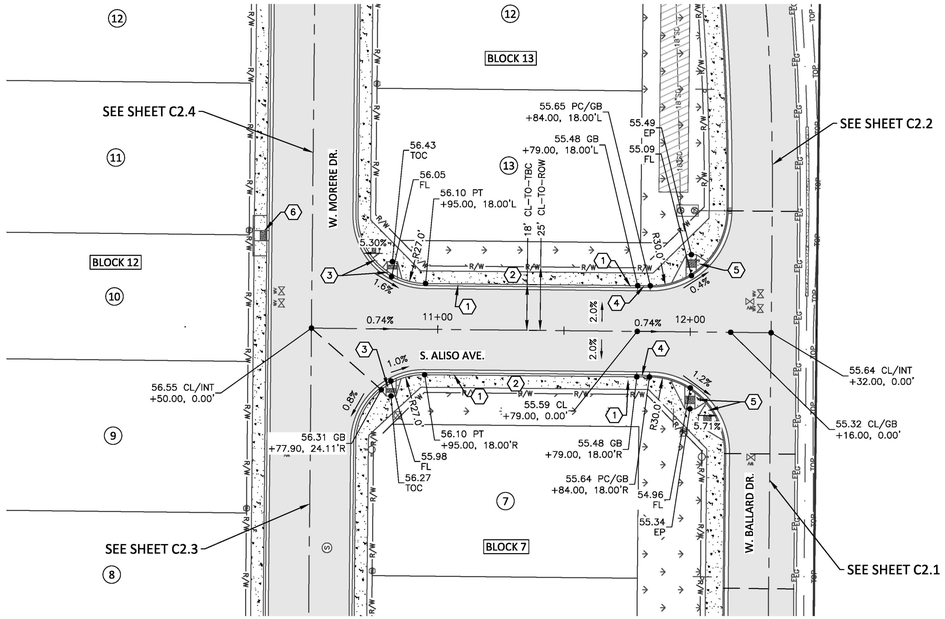

S. ALISO AVE. PLAN AND PROFILE

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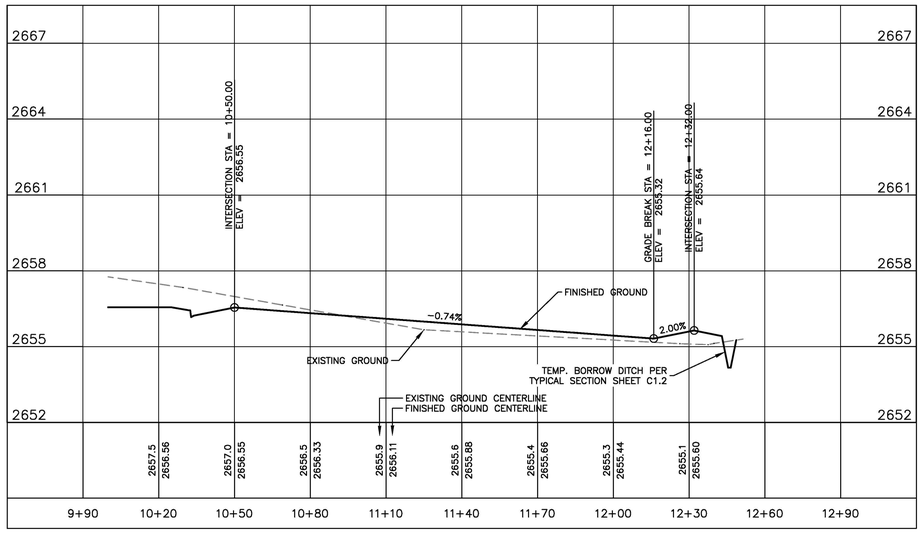

SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
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CIVIL ACRONYMS

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KEYNOTES (#)

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PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/20 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
S. ALISO AVE. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

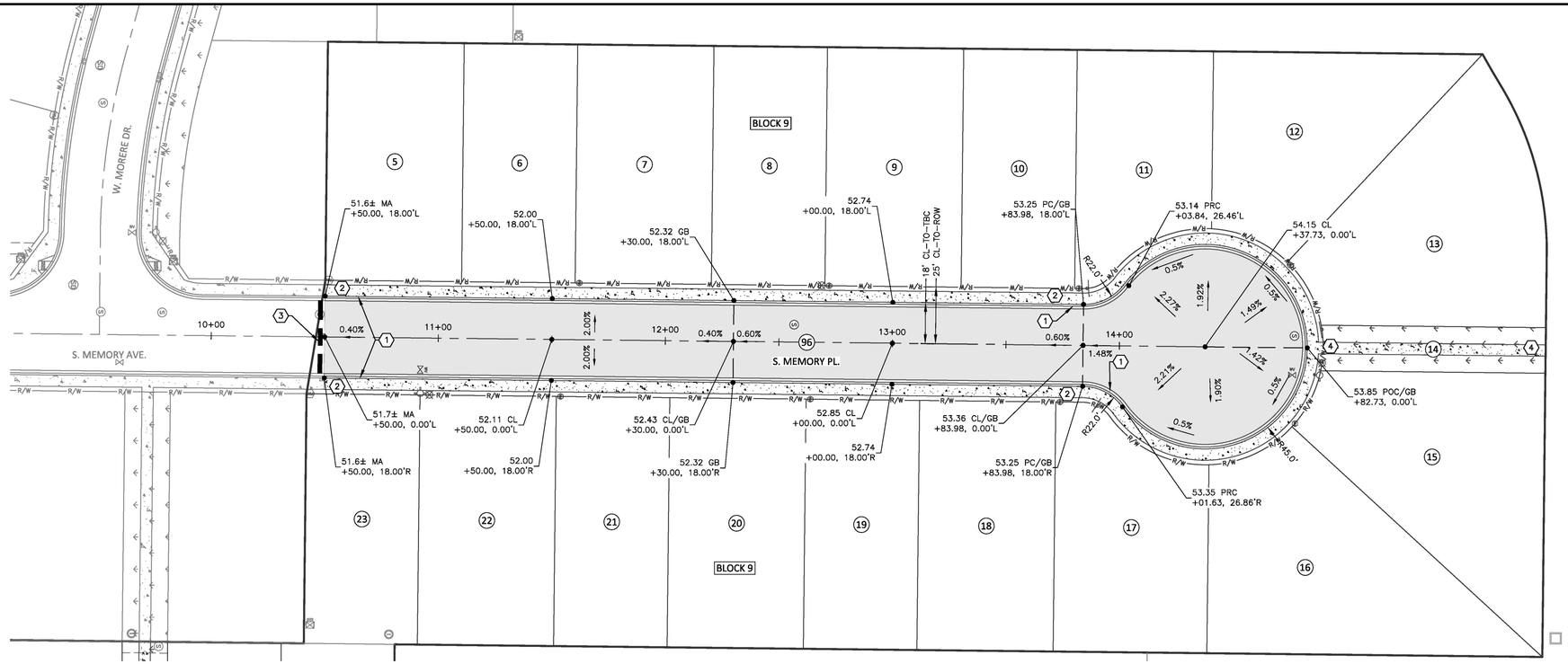
SHEET NO.
C2.5

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures this District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Wheeler DATE 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

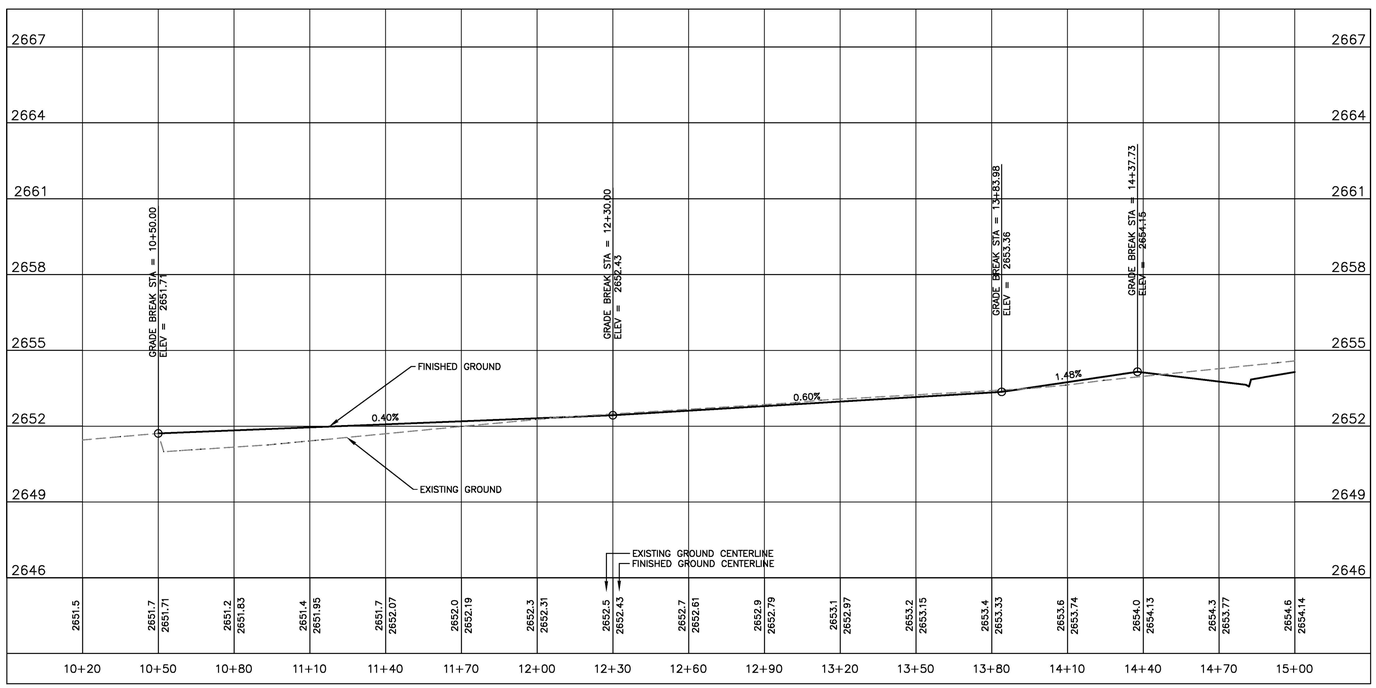
C:\USERS\RSP\RILLAMARA\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



S. MEMORY PL. PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

0 3 6 9
Profile Vertical Scale: 1" = 3'



SHEET LEGEND

- ELE. & DESCRIPTION / STA., OFFSET SIDE — FINISHED GRADE ELEVATION
- 1.50% → FINISHED GRADE SLOPE
- GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA.	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELE.	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
LP	– LOW POINT
PRC	– POINT OF REVERSE CURVATURE
POC	– POINT ON CURVE
INT	– INTERSECTION

SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 3" ROLLED CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–702, PROVIDED ON SHEET C2.8.
2. INSTALL 5' WIDE ATTACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS.
4. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/2021
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
S. MEMORY PL. PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
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SHEET NO.
C2.6

Plans Are Accepted For Public Street Construction

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BY Michael Wheeler DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

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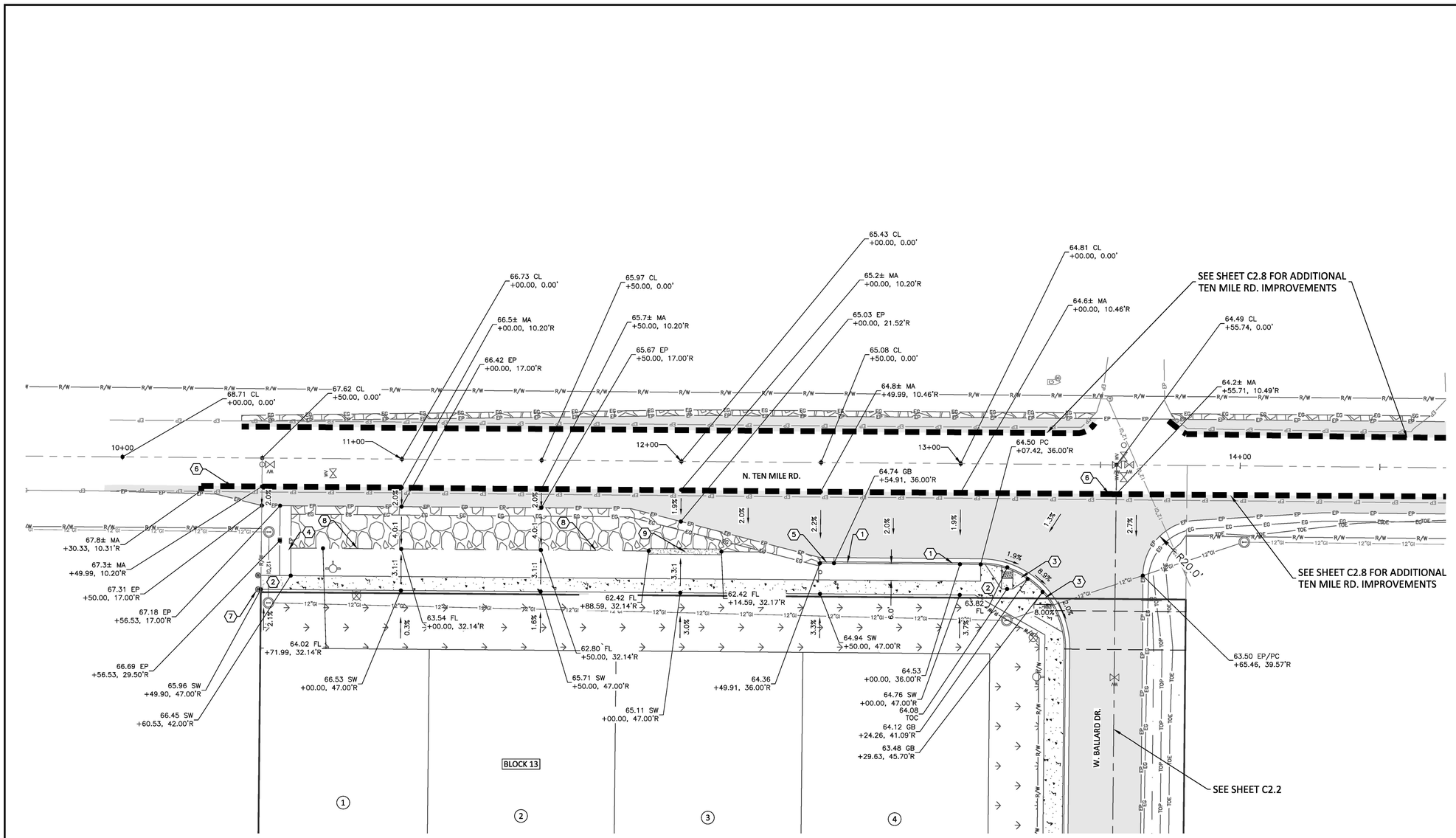

N. TEN MILE ROAD IMPROVEMENTS

0 20 40 60

Plan Scale: 1" = 20'

SHEET LEGEND

ELE. & DESCRIPTION — FINISHED GRADE ELEVATION
STA., OFFSET SIDE

1.50% → FINISHED GRADE SLOPE

GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
SW	– SIDEWALK
EP	– EDGE OF PAVEMENT
FL	– FLOW LINE
TOC	– TOP OF CONCRETE
HP	– HIGH POINT
LP	– LOW POINT
PRC	– POINT OF REVERSE CURVATURE
POC	– POINT ON CURVE
INT	– INTERSECTION

SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–701, PROVIDED ON SHEET C2.10.
2. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED ON SHEET C2.10.
3. INSTALL PEDESTRIAN RAMP TYPE "A" PER ISPWC STANDARD DRAWING SD–712A, WITH TRUNCATED DOMES PER ACHD SUPPLEMENTAL DRAWINGS SD–712. DOMES SHALL BE RIGID INSERTS WET–SET INTO THE CONCRETE (CONCRETE STAMP AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED "TRAFFIC YELLOW".
4. INSTALL ASPHALT PATHWAY PER TYPICAL SECTION PROVIDED SHEET C1.2.
5. INSTALL CURB TERMINUS PER ISPWC STANDARD DRAWING SD–707.
6. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS. SEE SHEET C6.3 FOR ADDITIONAL SAWCUT REQUIREMENTS NEEDED TO INSTALL 12–INCH WATER MAIN IN TEN MILE RD.
7. INSTALL TERMINUS BARRICADE TYPE II WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–1132A. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED.
8. INSTALL BORROW DITCH PER ACHD STANDARD DRAWING DETAIL 5 PROVIDED SHEET C2.10.
9. INSTALL BORROW DITCH SAND INFILTRATION WINDOW PER ACHD STANDARD DRAWING DETAIL 5 PROVIDED SHEET C2.10 AT GRADES SHOWN. DESIGN INFILTRATION RATE IS 2 INCHES/HOUR.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/21 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. TEN MILE ROAD IMPROVEMENTS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.7

Plans Are Accepted For Public Street Construction

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By: Michael Maeder DATE: 09/29/2021
ADA COUNTY HIGHWAY DISTRICT

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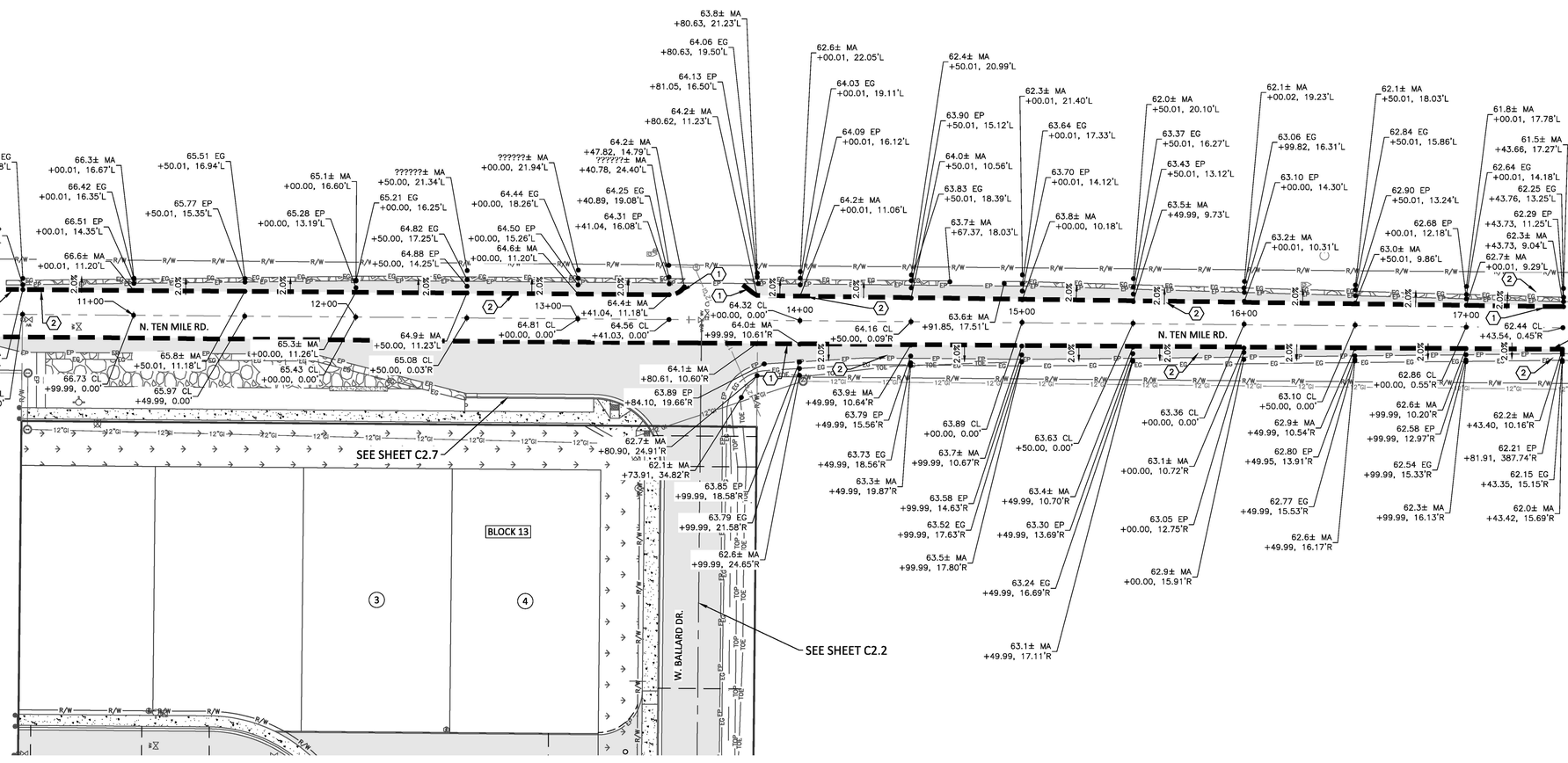

N. TEN MILE ROAD IMPROVEMENTS

0 30 60 90

Plan Scale: 1" = 30'

SHEET LEGEND

ELE. & DESCRIPTION — FINISHED GRADE ELEVATION
STA., OFFSET SIDE

1.50% — FINISHED GRADE SLOPE

GRADE BREAK

CIVIL ACRONYMS

ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

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TBC	– TOP BACK OF CURB
RIM	– RIM OF STRUCTURE
LIP	– LIP OF GUTTER
MA	– MATCH EXISTING
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SHEET NOTES

A. SEE SHEETS C1.1 AND C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.0–C3.2 FOR LOT GRADING.

E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS. SEE SHEET C6.3 FOR ADDITIONAL SAWCUT REQUIREMENTS NEEDED TO INSTALL 12–INCH WATER MAIN IN TEN MILE RD.
2. EXPAND TEN MILE ROAD TRAVEL LANE PER TYPICAL SECTION PROVIDED SHEET C1.2.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. TEN MILE ROAD IMPROVEMENTS

km ENGINEERING
5725 NORTH DISCOVERY WAY
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PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.8

Plans Are Accepted For Public Street Construction

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BY: Michael Maxfield DATE: 09/09/2021
ADA COUNTY HIGHWAY DISTRICT

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SHEET NOTES

A. SEE SHEET C1.2 FOR GENERAL, GRADING, AND ACHD NOTES.

B. SEE SHEETS C1.2 AND C1.4 FOR TYPICAL ROAD SECTIONS.

C. SEE SHEET C2.10 FOR ROADWAY DETAILS.

D. SEE SHEETS C3.1–C3.3 FOR LOT GRADING.

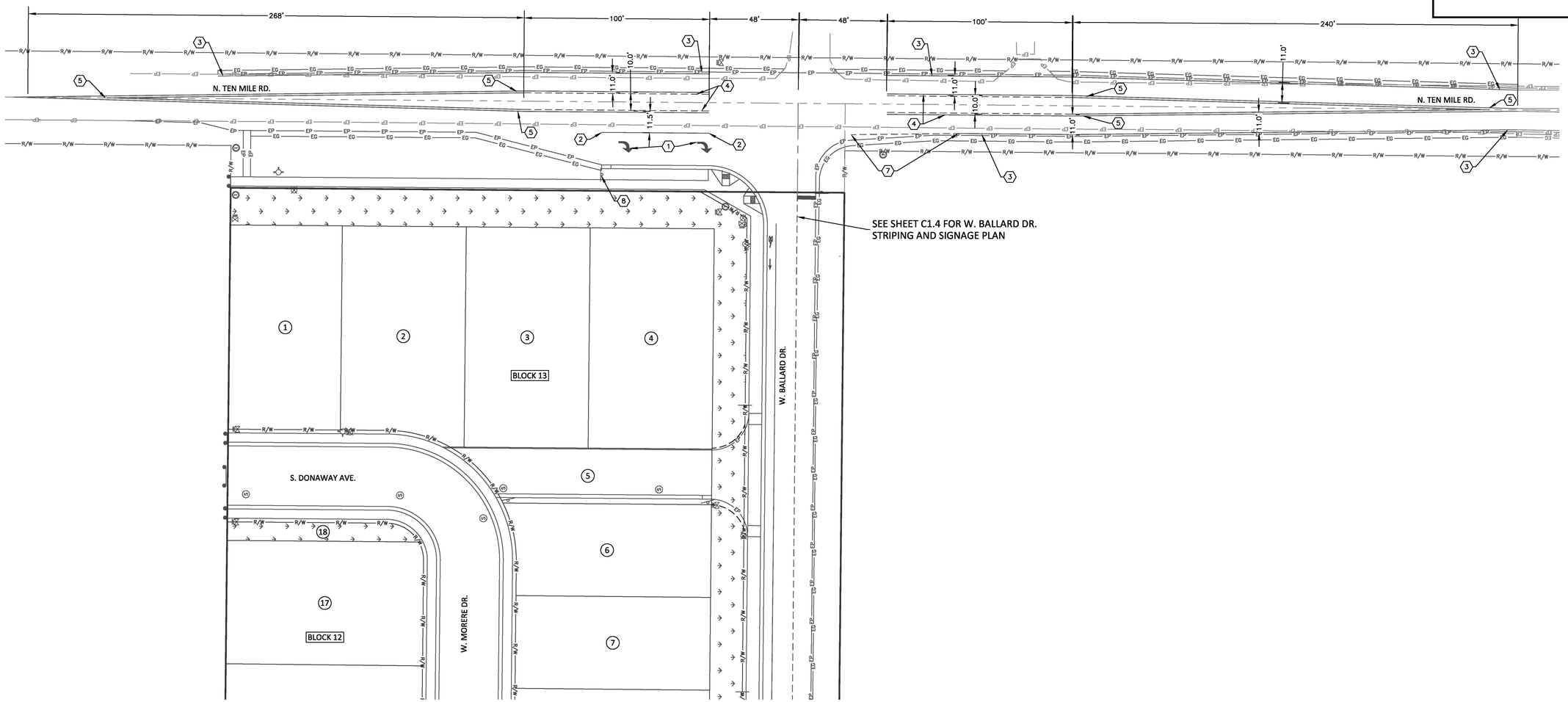
E. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. NO TOLERANCES WILL BE ALLOWED.

F. ALL STATION AND OFFSET LABELING RELATED TO EACH SPOT ELEVATIONS ARE REFERENCED TO THE ROAD ALIGNMENT.

G. SEE SHEETS C4.1–4.2 FOR ADDITIONAL STORM WATER INFORMATION.

KEYNOTES (#)

1. INSTALL RIGHT TURN ARROW PER ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
2. INSTALL 8" WHITE SOLID LINE PER STRIPING DETAIL #15, ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
3. INSTALL 4–INCH WIDE SOLID WHITE LINE PER ACHD STANDARD DRAWING TS–1112, STRIPING DETAIL #15.
4. INSTALL 4–INCH WIDE TWO–WAY LEFT TURN YELLOW LINES PER ACHD STANDARD DRAWING TS–1112, STRIPING DETAIL #10.
5. INSTALL 4–INCH WIDE SOLID DOUBLE YELLOW LINES PER ACHD STANDARD DRAWING TS–1112, STRIPING DETAIL #7.
6. LEFT TURN ARROW PER ACHD STANDARD DRAWING TS–1112.
7. INSTALL 4" WHITE DASHED LINE PER STRIPING DETAIL #1, ACHD SUPPLEMENTAL TRAFFIC DETAIL TS–1112.
8. INSTALL R3–7R "RIGHT TURN MUST TURN RIGHT SIGN PER MUTCD AND ACHD GUIDELINES.



N. TEN MILE RD. STRIPING AND SIGNAGE PLAN

0 30 60 90

Plan Scale: 1" = 30'

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
N. TEN MILE RD. STRIPING AND SIGNAGE PLAN

km ENGINEERING
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DESIGN BY:	RSP
DRAWN BY:	NTM
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SHEET NO.
C2.9

Plans Are Accepted For Public Street Construction

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BY: _____ DATE: 09/29/2021
ADA COUNTY HIGHWAY DISTRICT

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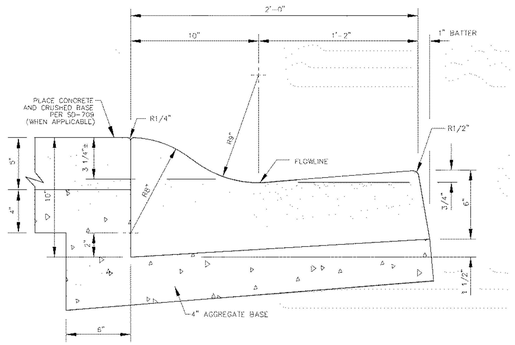


NOTES:

(A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

(B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

(C) SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWC; COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWC.

(D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING.)

(E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

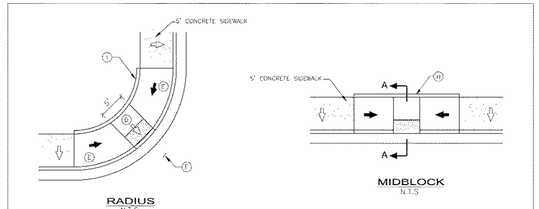
(F) BACKFILL AS PER ISPWC SECTION-706.

(G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

(H) USE ROLLED CURB IN RESIDENTIAL AREAS. WHEN LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END. TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	3" ROLLED CURB AND GUTTER	STANDARD DRAWING NO. SD-702



LEGEND
- 1.5% ± 0.5% (2% Max. Slope)
- 7.5% ± 1.0% (8.5% Max. Slope)

NON DIRECTIONAL RAMPS

NOTES:

(A) RAMPS FOR CORNERS WITH A MIN. 15' RADII.

(B) RAMPS ARE CONTAINED WITHIN THE CURB RADIUS.

(C) RAMP DIMENSIONS, MINIMUM DIMENSION INDICATED MUST ALSO MEET SLOPE CRITERIA IDENTIFIED ABOVE.
CURB TYPE = STANDARD 6" VERTICAL PER ISPWC SD-701
THROAT DEPTH = 5.5' FROM FACE OF CURB
THROAT WIDTH = 4' MIN.
WING = 6' TRAVERSABLE

(D) RAMPS REQUIRE A MINIMUM 4'X4' LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% Max. Slope)

(E) RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE

(F) 4'x4' FLAT STREET SIDE LANDING – CONCRETE FILLET MAY BE REQUIRED. CONCRETE FILLET MUST HAVE A THICKNESS OF 8" AS SHOWN ON SD-708

(G) THIS TYPE OF RAMP MAY BE USED FOR SIDEWALKS IN AREAS THAT DO NOT HAVE ADEQUATE SPACE FOR LANDINGS REQUIRED TO MEET ADA

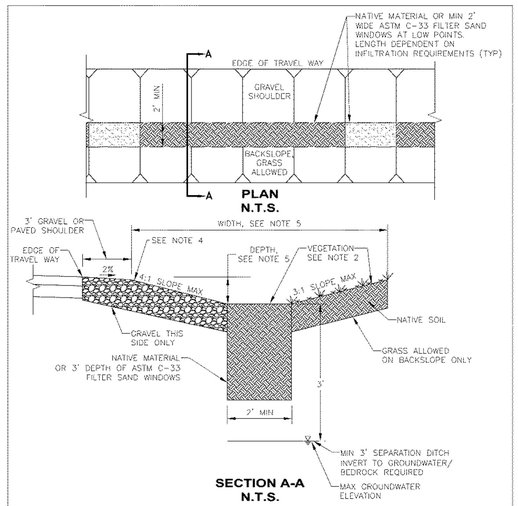
(H) CONCRETE CURB WILL BE PLACED AT THE BACK OF THE RAMP AND ADJOINING SLOPING SIDEWALK. HEIGHT OF CURB WILL BE DETERMINED BY THE ADJACENT PROPERTY BEING TIED INTO. CURB HEIGHT WILL START AT 0" AT THE TOP OF THE SLOPING SIDEWALK AND WILL VARY AS NECESSARY TO RETAIN THE ADJACENT PROPERTY BEHIND THE CURB.

(I) ALL CONCRETE ADJOINING THE RADIUS WITHIN AND AROUND THE RAMPS SHALL BE 5 INCHES THICK WITH 4 INCHES OF 3/4.

(J) THE CONTRACTOR SHOULD ACCOUNT FOR CONSTRUCTION TOLERANCES TO PREVENT EXCEEDING THE MAXIMUM SLOPES ALLOWED BY ADA.

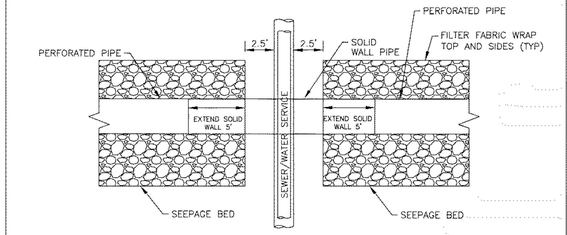
2017 ACHD SUPPLEMENT

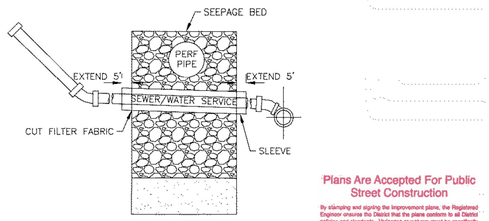
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	PEDESTRIAN RAMP TYPE "G"	STANDARD DRAWING NO. SD-712G



NOTES:
1. BORROW DITCHES SHALL BE DESIGNED TO CONVEY RUNOFF TO A DISCHARGE POINT OR INFILTRATE STORMWATER. SIZE FOR 100-YEAR DESIGN STORM.
2. DROUGHT TOLERANT PLANT SPECIES AND/OR ASTM C-33 SAND WINDOWS IN INVERT. BACKSLOPE OF BORROW DITCH MAY HAVE GRASS.
3. IF SAND WINDOWS ARE USED IN LIEU OF CONTINUOUS SAND TRENCH, PROVIDE DRAINAGE CALCULATIONS TO SHOW INFILTRATION OF 90% VOLUME IN 48-HOURS IS MET.
4. 4:1 MAX SLOPE OF GRAVEL SHOULDER FOR ROADS ≥45 MPH, 3:1 MAX SLOPE OF GRAVEL SHOULDER FOR ROADS <45 MPH
5. BORROW DITCH WIDTH AND DEPTH VARIES BASED ON SIZING REQUIREMENTS
6. CURBING MAY BE REQUIRED
7. USE INTENDED FOR UNDEVELOPED, RURAL ARTERIALS

2017 ACHD STORMWATER DESIGN GUIDELINES	BORROW DITCH	STANDARD DRAWING DETAIL 05

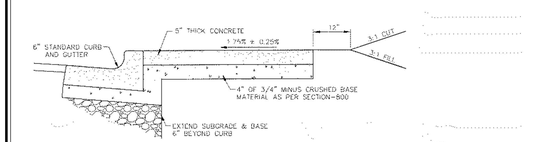


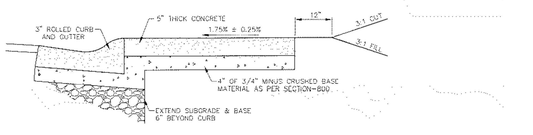


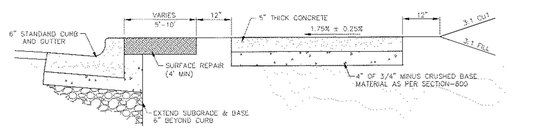
NOTES
1. OPTION 1 REQUIRES SEEPAGE BED LENGTH TO BE INCREASED BY GAP LENGTH

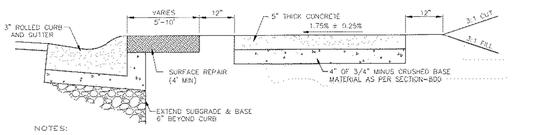
2015 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED/SEWER & WATER SERVICE CONFLICT	STANDARD DRAWING DETAIL 12

"Plans Are Accepted For Public Street Construction
By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.
BY: Michael Weber DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT









NOTES:

(A) LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.

(B) BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.

(C) SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1.75% ± 0.25% UNLESS OTHERWISE SPECIFIED BY THE OWNER.

(D) SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.

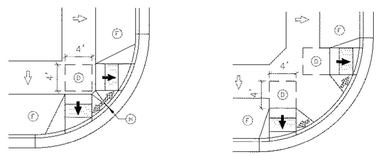
(E) 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.

(F) DRIVEWAY APPROACH ACROSS PLANTER STRIP TO BE 5" MINIMUM CONCRETE OVER 4" OF 3/4" MINUS CRUSHED BASE.

2017 ACHD REVISION

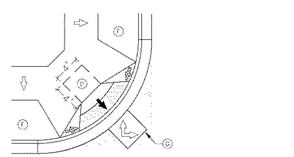
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	CONCRETE SIDEWALK	STANDARD DRAWING NO. SD-709

DETACHED SIDEWALKS



DIRECTIONAL RAMPS - STANDARD DOMES

LEGEND
- 1.5% ± 0.5% (2% Max. Slope)
- 7.5% ± 1.0% (8.5% Max. Slope)
- 9% ± 1.0% (10% Max. Slope)



NON DIRECTIONAL RAMPS W/ RADIAL DOMES

NOTES:

(A) RAMPS FOR CORNERS WITH A MIN. 15' RADII AND UTILIZING ROLLED CURB.

(B) RAMPS ARE CONTAINED WITHIN THE CURB RADIUS.

(C) RAMP DIMENSIONS, MINIMUM DIMENSION INDICATED MUST ALSO MEET SLOPE CRITERIA IDENTIFIED ABOVE.
CURB TYPE = STANDARD 3" ROLLED PER ISPWC SD-702
THROAT DEPTH = 4' FROM FACE OF CURB
THROAT WIDTH = 4' MIN.
WING = 3' TRAVERSABLE
WING = 1.5' NON TRAVERSABLE

(D) RAMPS REQUIRE A MINIMUM 4'X4' LANDING IN SIDEWALK @ 1.5% ± 0.5% (2% Max. Slope)

(E) RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE & TRAVERSABLE WINGS 10:1 (10%)

(F) NON TRAVERSABLE AREA – PATTERNED CONCRETE\LAWN\GRAVEL\ETC.

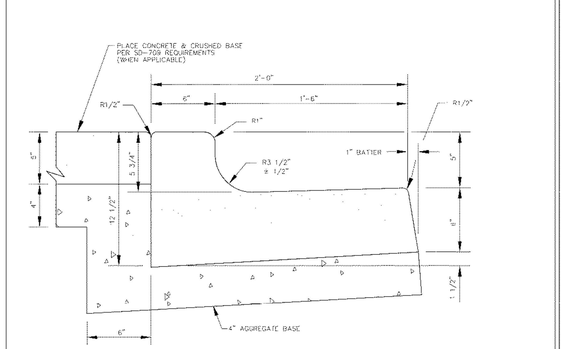
(G) 4'x4' FLAT STREET SIDE LANDING – CONCRETE FILLET IS REQUIRED (AS SHOWN) CONCRETE FILLET MUST HAVE A THICKNESS OF 8" AS SHOWN ON SD-708

(H) CURB IS NOT REQUIRED TO BE FULL-HEIGHT

2017 ACHD REVISION

Sheet 1 Of 3

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	PEDESTRIAN RAMP TYPE "H" FOR ROLLED CURB	STANDARD DRAWING NO. SD-712H



NOTES:

(A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.

(B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACE AS SPECIFIED AND PAID UNDER SECTION-802 ISPWC; COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.

(C) SUBBASE: PLACE TO LENGTH BEHIND CURB AS SHOWN IN ABOVE FOR AGGREGATE BASE MATERIAL. PLACEMENT DEPTH PER PLAN OR AS DIRECTED AND PAID UNDER SECTION-801 ISPWC; COMPACTION SHALL MEET REQUIREMENTS OF SECTION 801-ISPWC.

(D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2x SIDEWALK WIDTH FOR SCORE SPACING).

(E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

(F) BACKFILL AS PER SECTION-706.

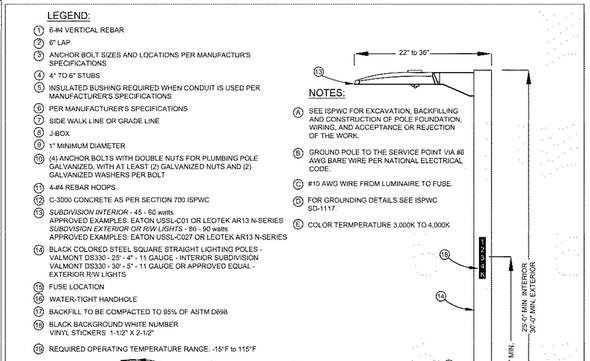
(G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.

(H) STANDARD CURB TO BE USED ON:
1. COLLECTOR AND ARTERIAL STREETS, UNLESS OTHERWISE INDICATED.
2. ALL RADII PLUS 5-FEET EACH END WITH 2-FEET TRANSITION TO ROLL CURB.
3. TO MATCH EXISTING CURBS.
4. SEE SD-709 FOR CURB CONSTRUCTION WHEN SIDEWALK IS INCLUDED.

2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	6" VERTICAL CURB AND GUTTER	STANDARD DRAWING NO. SD-701

LEGEND:
1. 6-#4 VERTICAL REBAR
2. 6" LAP
3. ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTURE'S SPECIFICATIONS
4. 4" TO 6" STUBS
5. INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
6. PER MANUFACTURER'S SPECIFICATIONS
7. SIDE WALK LINE OR GRADE LINE
8. J-BOX
9. 1" MINIMUM DIAMETER
10. (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED, WITH AT LEAST (2) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
11. 4-#4 REBAR HOOPS
12. C-3000 CONCRETE AS PER SECTION 700 ISPWC
13. *SUBDIVISION INTERIOR* - 45 - 60 watts
APPROVED EXAMPLES: EATON USSL-C01 OR LEOTEK AR13 N-SERIES
SUBDIVISION EXTERIOR OR R/W LIGHTS - 80 - 90 watts
APPROVED EXAMPLES: EATON USSL-C027 OR LEOTEK AR13 N-SERIES
14. BLACK COLORED STEEL SQUARE STRAIGHT LIGHTING POLES - VALMONT DS330 - 25' - 4" - 11 GAUGE - INTERIOR SUBDIVISION VALMONT DS330 - 30' - 5" - 11 GAUGE OR APPROVED EQUAL - EXTERIOR R/W LIGHTS
15. FUSE LOCATION
16. WATER-TIGHT HANDHOLE
17. BACKFILL TO BE COMPACTED TO 95% OF ASTM D698
18. BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"
19. REQUIRED OPERATING TEMPERATURE RANGE: -15°F to 115°F



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

v.05/18/2021

CITY OF KUNA (208) 287-1728 www.KunaID.gov	STANDARD METAL STREET LIGHT DETAIL KUNA STANDARD DRAWING K-1116

PROFESSIONAL ENGINEER REGISTERED 10821 STATE OF IDAHO 09/13/21 KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

ROADWAY IMPROVEMENT PLANS
DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C2.10

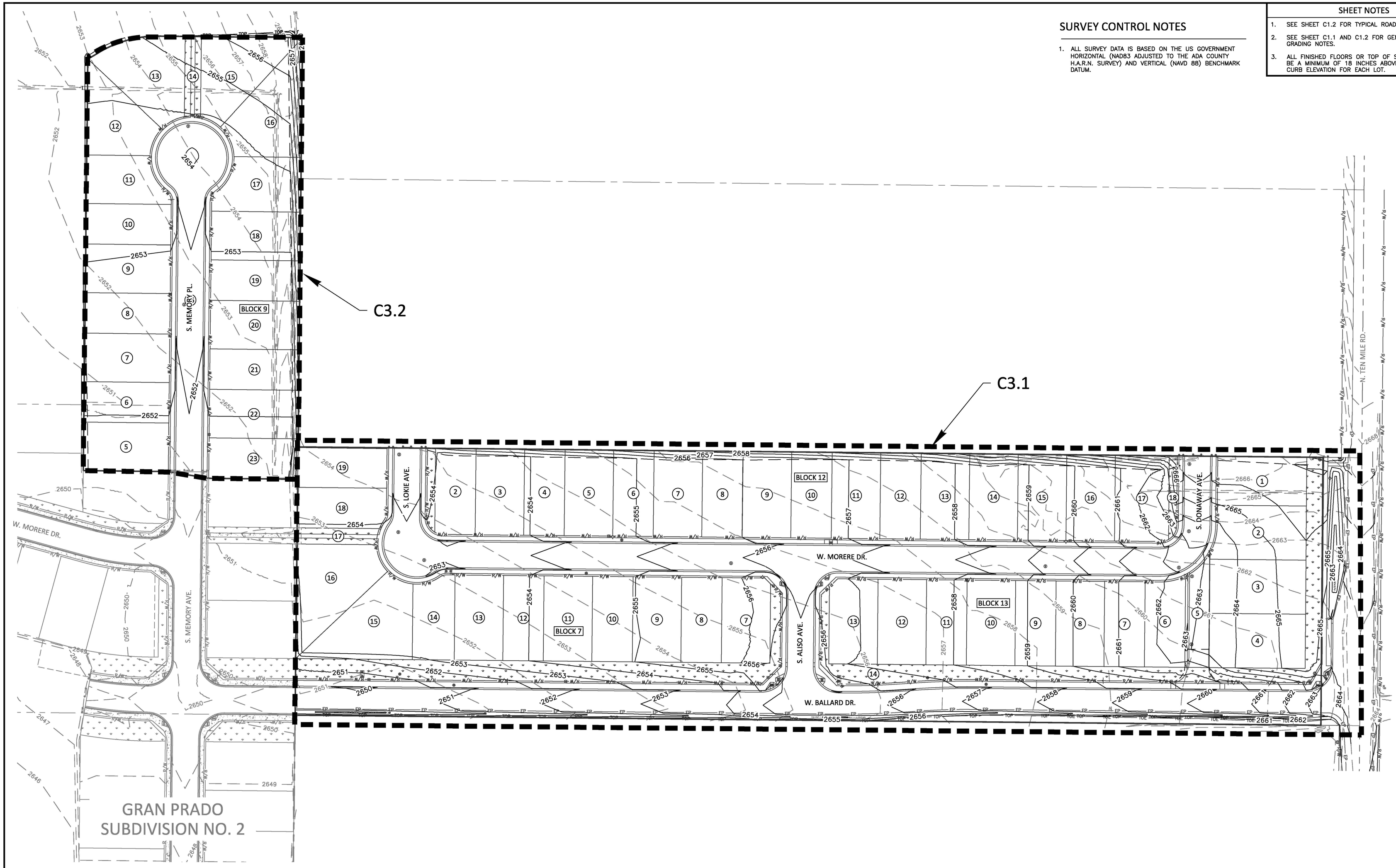
C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 ROADWAY.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L (.PDF)

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

SHEET NOTES

1. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.
2. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
3. ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.



OVERALL LOT GRADING PLAN

0 60 120 180
Plan Scale: 1" = 60'

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
9/13/21
KEVIN P. MCCARTHY

REVISIONS

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7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

LOT GRADING IMPROVEMENT PLAN
OVERALL LOT GRADING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
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SHEET NO.
C3.0

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 GRADING.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC5, 22X34 L [PDF]

KEYNOTES (#)

1. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-709, PROVIDED SHEET C2.10.
2. INSTALL ASPHALT PATHWAY PER TYPICAL SECTION PROVIDED SHEET C1.2 AT GRADES SHOWN.

GRADING LEGEND

- 74.50 — FINISHED GRADE ELEVATION
- 1.50% → — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK

CIVIL ACRONYMS

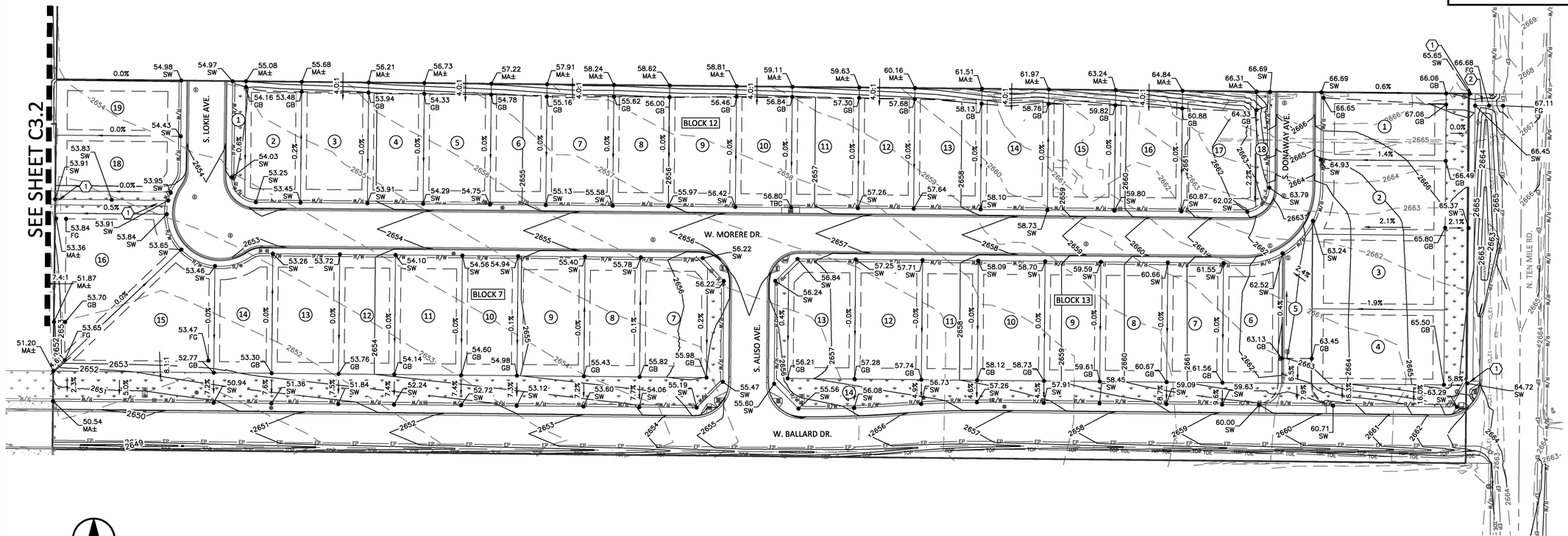
ALL GRADES ARE TO TOP BACK OF CURB UNLESS NOTED AS FOLLOWS:

STA:	– ROADWAY STATION FROM CENTERLINE
CL	– ROADWAY CENTERLINE
PC	– POINT OF CURVATURE
PT	– POINT OF TANGENCY
ELEV	– ELEVATION
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT
TBC	– TOP BACK OF CURB
LIP	– LIP OF GUTTER
FG	– FINISHED GRADE

SHEET NOTES

1. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.
2. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
3. ALL ELEVATIONS ARE RELATIVE TO THE NAVD88 VERTICAL DATUM.
4. ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.

SEE SHEET C3.2



0 50 100 150
Plan Scale: 1" = 50'

PROFESSIONAL ENGINEER — REGISTERED — 10821 — 09/13/2021 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
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7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

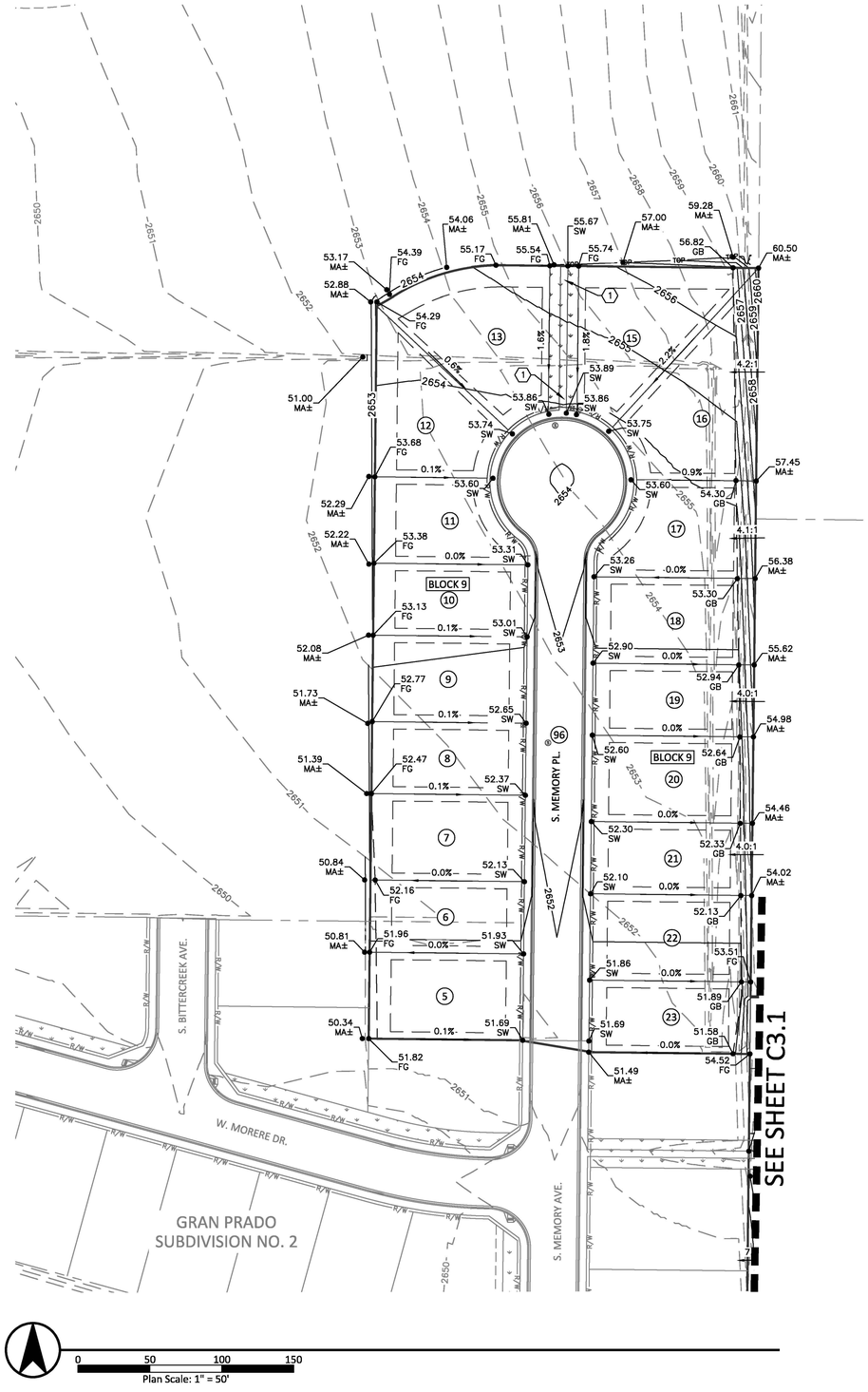
LOT GRADING IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C3.1

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 GRADING.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



GRADING LEGEND

- 74.50 — FINISHED GRADE ELEVATION
- 1.50% — FINISHED GRADE SLOPE
- 2626 — FINISHED GRADE CONTOUR
- 2645 — EXISTING GRADE CONTOUR
- GRADE BREAK

CIVIL ACRONYMS

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STA:	– ROADWAY STATION FROM CENTERLINE
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SHEET NOTES

1. SEE SHEET C1.2 FOR TYPICAL ROAD SECTIONS.
2. SEE SHEET C1.1 AND C1.2 FOR GENERAL AND GRADING NOTES.
3. ALL FINISHED FLOORS OR TOP OF STEM WALLS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOWEST CURB ELEVATION FOR EACH LOT.

KEYNOTES (#)

1. INSTALL 5' WIDE DETACHED CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL STANDARD DRAWING SD–709, PROVIDED SHEET C2.10.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/2021
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

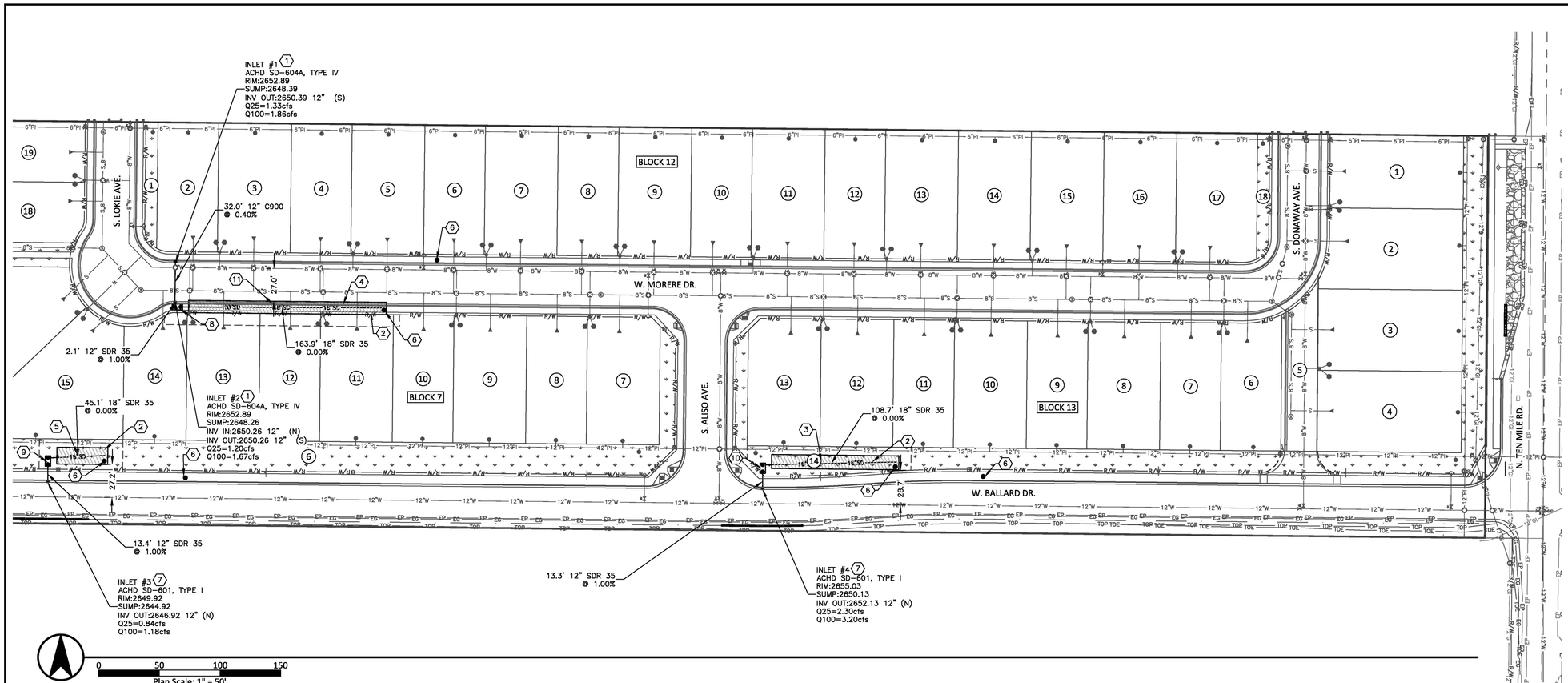
LOT GRADING IMPROVEMENT PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

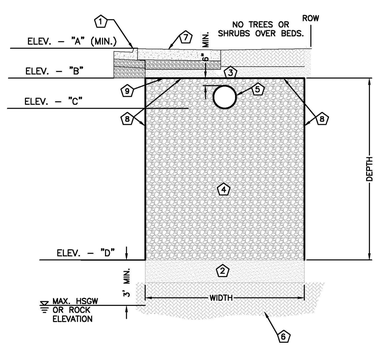
SHEET NO.
C3.2

C:\USERS\SPRI\LLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 GRADING.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34.1 (PDF)



0 50 100 150
Plan Scale: 1" = 50'

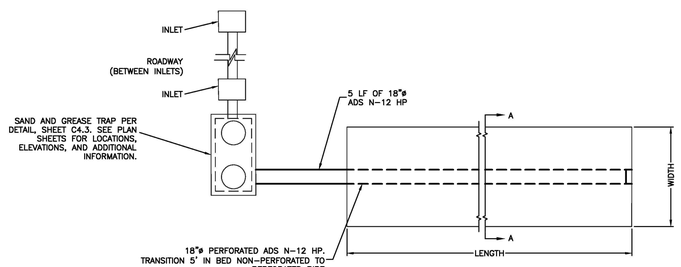
SEEPAGE BED TABLE									
SEEPAGE BED	BED LENGTH	BED WIDTH	BED DEPTH	ELEVATION "A"	ELEVATION "B"	ELEVATION "C"	ELEVATION "D"	GROUND WATER EL.	100-YR VOLUME PROVIDED
SB #1	105'	11.5'	8.0'	2655.90	2654.40	2650.40	2646.40	2595.9±	4,296 CF
SB #2	163'	10.0'	10.0'	2653.00	2651.29	2648.34	2641.29	2593.0±	7,078 CF
SB #3	42'	13.75'	6.0'	2650.80	2649.30	2645.19	2643.30	2590.8±	1,585 CF

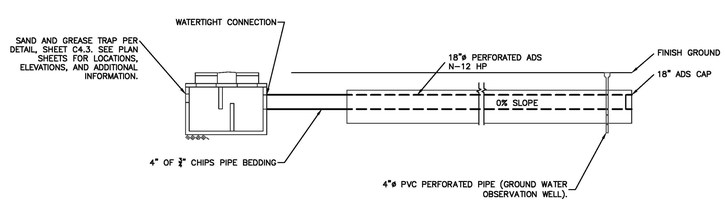


GENERAL NOTES
A. REFER TO THE LIMITED SUBSURFACE INVESTIGATION REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 15, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 60' BELOW EXISTING GROUND, IN THE AREAS OF THE PROPOSED SEEPAGE BEDS. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION.
B. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM.
C. BED WIDTH SHALL REMAIN CONSTANT.
D. THE MINIMUM DESIGN PERCOLATION RATE FOR THE UNDERGROUND STORM DRAIN FACILITIES IS 4.0 IN/HR TO MEET THE REQUIREMENT OF 90% VOLUME WITHIN 24HR AND SHALL BE VERIFIED IN FIELD.
E. IF ROCK IS ENCOUNTERED, CONTRACTOR MUST HAVE A PERCOLATION TEST PERFORMED BY A SOILS ENGINEER AFTER SEEPAGE BED IS FULLY EXCAVATED. (NOTE: AN ACHD INSPECTOR MUST BE PRESENT FOR THE TEST). IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR RE-DESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
F. WATER AND SEWER SERVICES CROSSING SEEPAGE BED SHALL BE SLEEVED PER OPTION 2 OF ACHD STORMWATER DESIGN GUIDELINES SECTION 8200 DETAIL 12.
G. STORAGE VOLUME DOESN'T INCLUDE SAND WINDOW.
H. FOR UNDERGROUND INFILTRATION SYSTEMS, INSTALL ELECTRONIC MARKERS ON EACH CORNER OF THE FACILITY. THE CONTRACTOR SHALL COORDINATE WITH THE ACHD INSPECTION DEPARTMENT FOR PLACEMENT OF THE MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.

KEY
1. CURB AND GUTTER PER ROADWAY PLANS.
2. 1.5" FILTER SAND, ISPWC 801 OR ASTM C33 FILTER SAND.
3. MINIMUM OF 1.5' COVER FROM TOP OF BED TO FINISH GRADE. BACKFILL WITH NATIVE TOPSOIL.
4. ANGULAR 2" WASHED DRAIN ROCK.
5. 18"ø PERFORATED PIPE. INSTALL PERFORATIONS PER ACHD STORMWATER DESIGN GUIDELINES DETAIL BMP 20.
6. EXTEND 2' (MIN.) INTO FREE DRAINING MATERIAL.
7. 5' WIDE SIDEWALK PER ROADWAY PLANS.
8. NON-WOVEN FABRIC SHALL BE PROTEX GEOTEX 601 OR APPROVED EQUAL MEETING SPECIFICATIONS STATED IN ACHD STORMWATER DESIGN GUIDELINES SECTION 8202.23. OVERLAP MINIMUM OF 1-FT TOP AND SIDES ONLY.
9. FULL ROADWAY GRAVEL SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE.

SEEPAGE BED DETAIL
NTS





SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL, ACHD, AND UTILITY NOTES.

B. SEE SHEET C4.1 AND C4.2 FOR STORM WATER DETAILS.

C. REFER TO THE GEOTECHNICAL REPORT PREPARED BY SITE CONSULTING, LLC, DATED AUGUST 15, 2017. GROUNDWATER IS EXPECTED TO REMAIN AT OR BELOW A DEPTH OF APPROXIMATELY 60' BELOW EXISTING GROUND. CONTACT DESIGN ENGINEER FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION. A DESIGN INFILTRATION RATE OF 4 INCHES PER HOUR WAS USED FOR ALL SEEPAGE BEDS BASED ON RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT.

D. PROVIDE WATER-TIGHT SEALS AT PIPING ENTRANCES/EXITS FOR SAND AND GREASE TRAP AND CATCH BASINS.

E. INSTALL ALL STORM DRAIN MANHOLES PER ISPWC STANDARD DRAWING SD-611.

F. ALL STORM PIPE WITHIN ROW SHALL BE C900 WHERE COVER OVER PIPE IS LESS THAN 2 FEET. OUTSIDE OF ROW OR WHERE COVER IS GREATER THAN 2 FEET THE STORM PIPE SHALL BE ADS N-12 HP PIPE OR APPROVED EQUAL. FLOWABLE FILL SHALL BE USED WHEN LESS THAN 5-FEET OF SEPARATION BETWEEN STRUCTURES. ALL UTILITY CROSSINGS OF SEEPAGE BEDS SHALL BE CONSTRUCTED PER ACHD STORMWATER DESIGN GUIDELINES STANDARD DRAWING DETAIL 07.

G. ALL DRAINAGE STRUCTURES SHALL BE PER ISPWC STANDARDS AND THE ACHD SUPPLEMENTS TO THE ISPWC. STORM DRAIN STRUCTURES SHALL HAVE HS-25 TRAFFIC RATED LIDS UNLESS OTHERWISE SPECIFIED.

H. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS INCLUDES IMPLEMENTING THE BMP'S RECOMMENDED IN THE SWPP PLAN PREPARED FOR THIS SITE, REGULAR SITE INSPECTIONS, DOCUMENTATION OF MODIFICATIONS TO THE SWPPP AND OTHER REQUIREMENTS AS SET FORTH IN THE NPDES GENERAL PERMIT.

I. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND ACHD.

J. THE CONTRACTOR SHALL PROVIDE AND INSTALL STORM DRAIN MONUMENTS TO IDENTIFY ALL STORM DRAIN MANHOLES, SEDIMENT BOXES, DROP INLETS, AND OTHER PIPE JUNCTIONS OR TERMINUSES IN ACCORDANCE WITH SECTION 8018 OF THE ACHD DEVELOPMENT POLICY MANUAL AND ISPWC SD-623.

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL INLET CATCH BASIN TYPE IV (ROLLED CURB) PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-604A, OR APPROVED EQUIVALENT.
2. CONTRACTOR SHALL COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF ELECTRONIC MARKERS AT EACH CORNER OF SEEPAGE BEDS PRIOR TO BACKFILLING. ACHD IS CURRENTLY SUPPLYING THE DEVICES.
3. SEEPAGE BED #1 SEE DETAILS SHEET C4.1 & C4.2 (11.5' W x 8' D x 105' L)
4. SEEPAGE BED #2 SEE DETAILS SHEET C4.1 & C4.2 (10' W x 10' D x 163' L)
5. SEEPAGE BED #3 SEE DETAILS SHEET C4.1 & C4.2 (13.75' W x 6' D x 42' L)
6. INSTALL GROUND WATER OBSERVATION WELL PER ACHD SD-627. INSTALL WITHIN THE INFILTRATION BED 5' FROM THE END AND OUTSIDE OF BED A MINIMUM OF 50' FROM THE PERIMETER OF THE BED.
7. INSTALL INLET CATCH BASIN TYPE I (VERTICAL CURB) PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-601, OR APPROVED EQUIVALENT.
8. INSTALL 1500 GAL SAND AND GREASE TRAP (SGT #1) PER DETAIL PROVIDED THIS SHEET.
   RIM = 2653.15 (W)
   RIM = 2653.18 (E)
   INV IN = 2650.24 (12") (N)
   INV OUT = 2648.34 (18") (E)
   INLET BAFFLE = 2649.64
   OUTLET BAFFLE = 2650.14
9. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #2) PER DETAIL PROVIDED THIS SHEET.
   RIM = 2651.09 (N)
   RIM = 2650.74 (S)
   INV IN = 2646.79 (12") (S)
   INV OUT = 2645.19 (18") (S)
   INLET BAFFLE = 2646.19
   OUTLET BAFFLE = 2646.69
10. INSTALL 1000 GAL SAND AND GREASE TRAP (SGT #3) PER DETAIL PROVIDED THIS SHEET.
    RIM = 2656.09 (N)
    RIM = 2655.80 (S)
    INV IN = 2652.00 (12") (S)
    INV OUT = 2650.40 (18") (E)
    INLET BAFFLE = 2651.40
    OUTLET BAFFLE = 2651.90
11. SEEPAGE BEDS WITHIN RIGHT-OF-WAY SHALL USE ¾"-2" CRUSHED ROCK WITH MINIMUM 50% FRACTURED FACE.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS		
NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

STORM WATER IMPROVEMENT PLANS

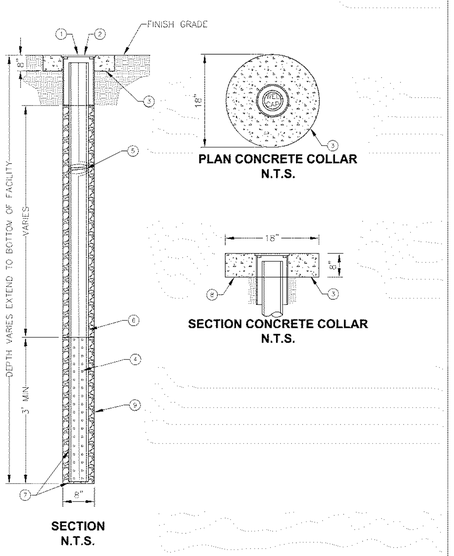
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C4.1

Plans Are Accepted For Public Street Construction
By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the Improvement plans by the District does not relieve the Registered Engineer of these responsibilities.
BY: Michael Wheeler DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

C:\USERS\SPHILLAMAVKAR\ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\SD-134 STORM.DWG, SCOTT PHILLAMAVKAR, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 1 OF 2

LEGEND
1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAE THREADS, GASKETED
3. CONCRETE (COLLAR), CLASS 3000 (ISPWC SECTION 703)
4. 3/8" DIA HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
5. TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE, INSULATION COLOR SHALL BE GREEN WITH THREE 6" DIAMETER COILS
6. PIPE SHALL BE PERFORATED PVC, ASTM D-3035, SDR 35. WELLS BACKFILLED IN A PIT REQUIRE 6" PIPE, DRILLED WELLS MAY USE 4" PIPE
7. NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM, FABRIC OVER CHIPS/DRAIN ROCK
8. POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/CY
9. BACKFILL MATERIAL TO MATCH STORAGE MEDIA FOR OBSERVATION WELLS LOCATED WITHIN A BMP FACILITY. USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMP FACILITIES

NOTES:
1. GROUNDWATER OBSERVATION WELLS ARE FOR MEASUREMENT OF GROUNDWATER LEVELS WITHIN OR NEAR STORM DRAINAGE FACILITIES
2. THIS DETAIL IS FOR WELLS INSTALLED BY DRILLING OR BY EXCAVATED PITS
3. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ACHD
4. OBSERVATION WELLS NOT ALLOWED IN CURB OR VALLEY GUTTER SECTION

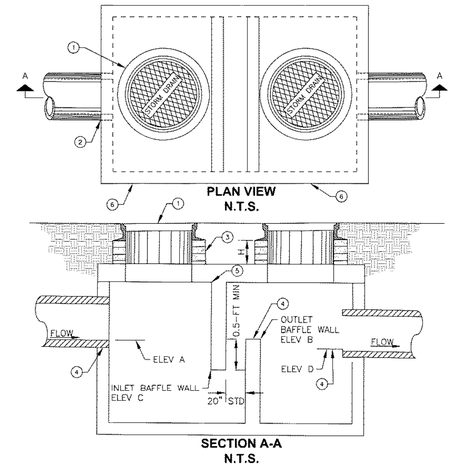
Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY Michael Wheeler DATE 09/29/2021
ADA COUNTY HIGHWAY DISTRICT

2017 ACHD REVISION

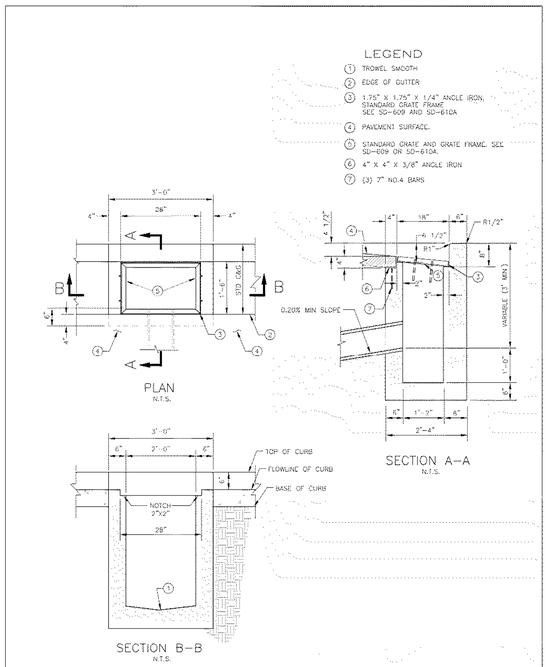
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	GROUNDWATER OBSERVATION WELL	STANDARD DRAWING SD-627 2 OF 2



NOTES
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

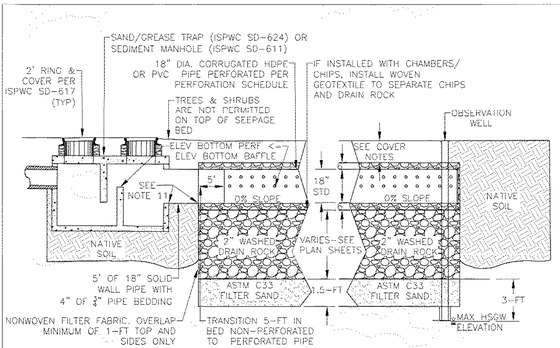
LEGEND:
1. MANHOLE FRAME AND COVER PER SD-617 (TYPICAL)
2. LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)
3. H 1-FT USE GRADE RINGS (TYPICAL)
   1-FT < H <= 2-FT USE 24" DIA RCP RISER
   2-FT < H <= 10-FT USE MANHOLE CONE & 48" DIA RISERS
4. EL. A > EL. B BY 0.10' MIN
   EL. D < EL. B BY 0.10' MIN
   EL. C < EL. B BY 0.50' MIN. UNLESS OTHERWISE APPROVED BY ACHD
5. WATERTIGHT SEAL
6. PRECAST BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX

2015 ACHD STORMWATER DESIGN GUIDELINES	SAND AND GREASE TRAP	STANDARD DRAWING BMP 01 1 OF 2



2017 ACHD REVISION

IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)	INLET CATCH BASIN TYPE I	STANDARD DRAWING NO. SD-601



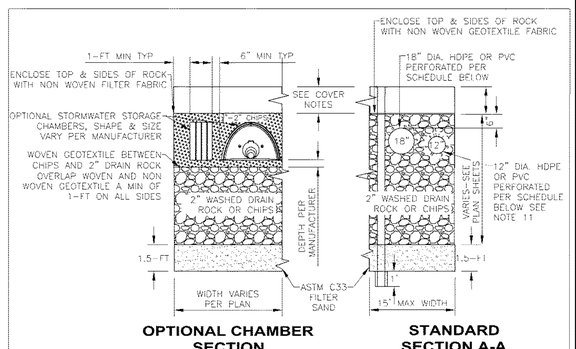
NOTES:
1. BMP 1-4 OR VEGETATED PRETREATMENT IS REQUIRED.
2. CONTACT DESIGN PROFESSIONAL FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION
3. ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
4. SEEPAGE BED SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
5. OPTIONAL CHAMBERS PER MANUFACTURERS SPECIFICATIONS
6. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
7. EL. IN >= EL. BOTTOM PERFORATIONS IN 18" PERF PIPE
8. MAXIMUM BED LENGTH IS 400-FT BETWEEN MANHOLES
9. BED WIDTH SHALL REMAIN CONSTANT
10. WATERTIGHT CONNECTION REQUIRED
11. HIGH FLOW BYPASS PIPE ONLY NEEDED IF Q100 VELOCITY THROUGH STRUCTURE > 0.5 FPS

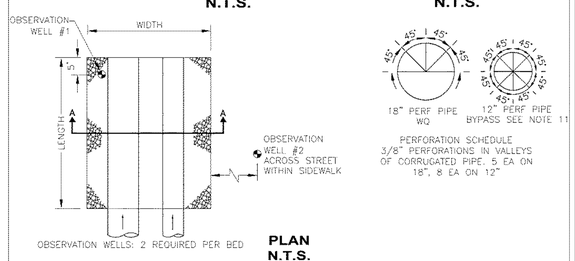
COVER NOTES:
FOR SEEPAGE BEDS OUTSIDE PUBLIC RIGHT-OF-WAY:
1. A MINIMUM 1.5-FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED

FOR SEEPAGE BEDS IN PUBLIC RIGHT-OF-WAY:
1. A MINIMUM 1.0-FT COVER FROM TOP OF BED TO PAVEMENT SUBGRADE IS REQUIRED
   --BACKFILL OVER BED TO SUBGRADE WITH 6"-8" MINUS PITRUN
   --WOVEN GEOTEXTILE FABRIC REQUIRED OVER TOP OF BED
   --TOP OF BED UNDER SIDEWALK SHALL BE MIN 1.0-FT BELOW PAVEMENT SUBGRADE
2. IF < 1.0-FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR ¾" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK.
3. FULL ROADWAY SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE
4. THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE

SEE BMP 20 SHEET 2 OF 3 FOR ADDITIONAL NOTES

2017 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED WITH OPTIONAL CHAMBERS	STANDARD DRAWING BMP 20 SHEET 1 OF 3





REQUIREMENTS FOR FACILITIES IN RIGHT-OF-WAY
1. BED IS LIMITED TO AREA WITHIN 5-FT OF CURB FACE UNDER ROADWAY;
2. NO GREATER THAN 10-FEET IN DEPTH TO THE BOTTOM OF THE ROCK;
3. MAY NOT EXTEND OUTSIDE OF THE RIGHT-OF-WAY (MAY NOT ENCROACH ON PRIVATE LOT IN AN EASEMENT);

2017 ACHD STORMWATER DESIGN GUIDELINES	SEEPAGE BED WITH OPTIONAL CHAMBERS	STANDARD DRAWING BMP 20 SHEET 2 OF 3

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
09/13/2021
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
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4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

STORM WATER IMPROVEMENT PLANS
DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C4.2

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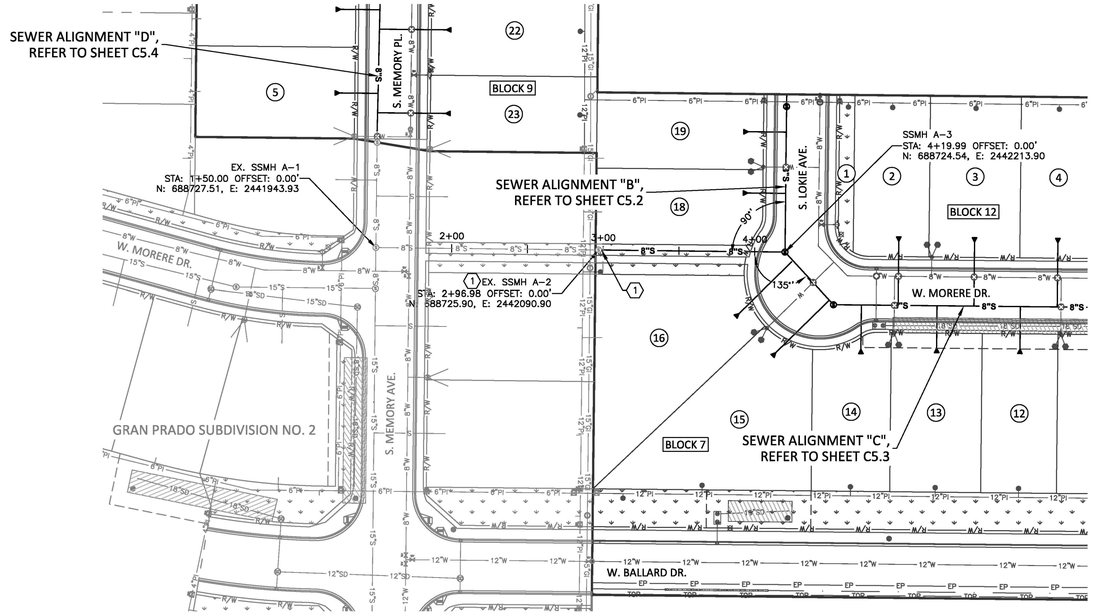
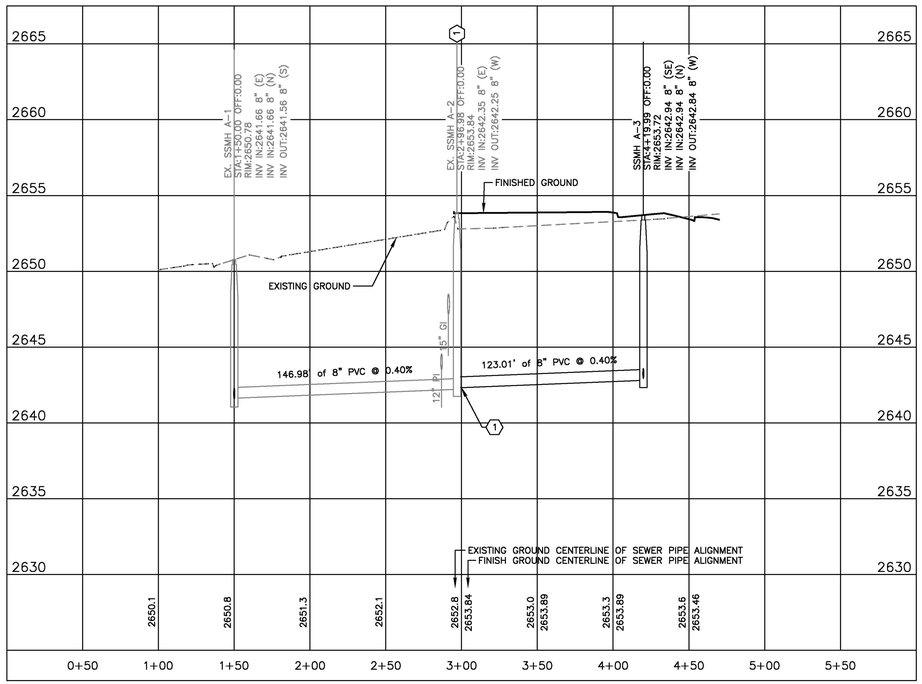


SEWER ALIGNMENT "A" PLAN AND PROFILE

0 50 100 150
Plan/Profile Scale: 1" = 50'

0 5 10 15
Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD-512, ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

H. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED..

KEYNOTES (#)

0 UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. REMOVE EXISTING MANHOLE AND CONNECT NEW SEWER MAIN TO EXISTING SEWER MAIN WITH COUPLER.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens
Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

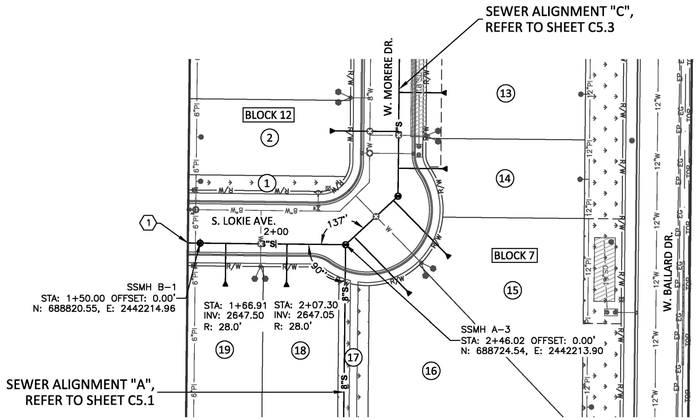
SEWER IMPROVEMENT PLANS
SEWER ALIGNMENT "A" PLAN AND PROFILE

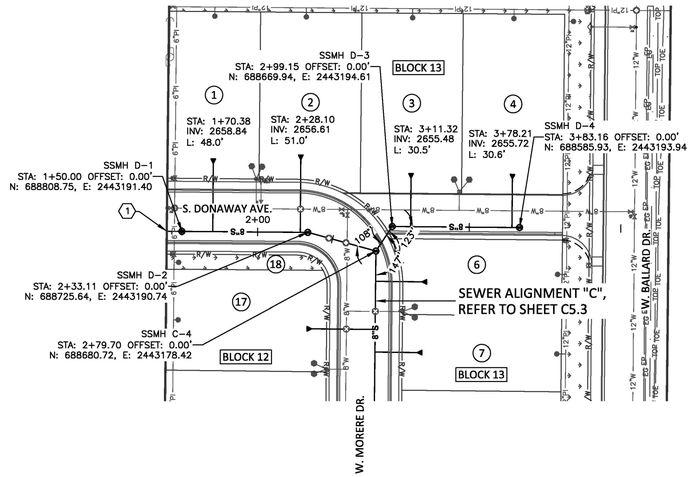
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C5.1

C:\USERS\SPRILLAMAN\AVA ENGINEERING\AVA GENERAL - REMOTE WORK\PROJECT\20-134\CAD\CONSTRUCTION PLANS\20-134 SEWER.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)





S. LOKIE AVE. SEWER ALIGNMENT "B" PLAN AND PROFILE

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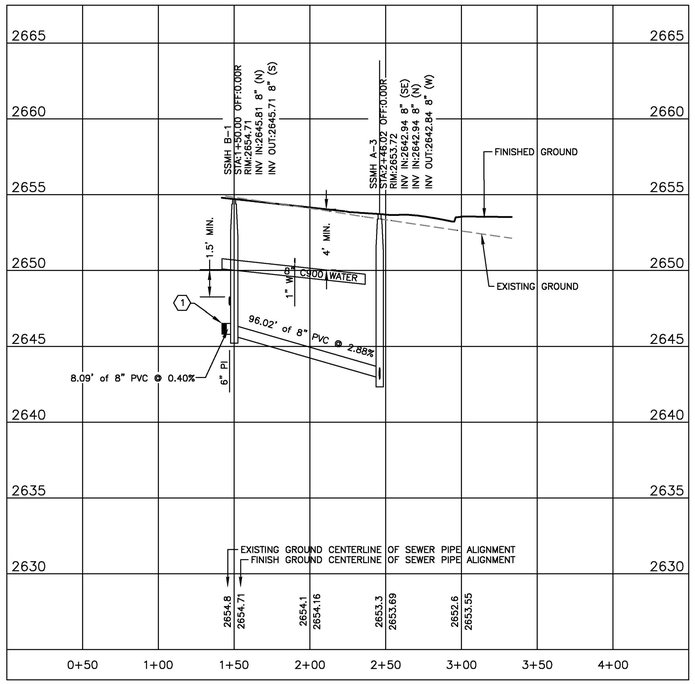
0 5 10 15 — Profile Vertical Scale: 1" = 5'



S. DONAWAY AVE. SEWER ALIGNMENT "D" PLAN AND PROFILE

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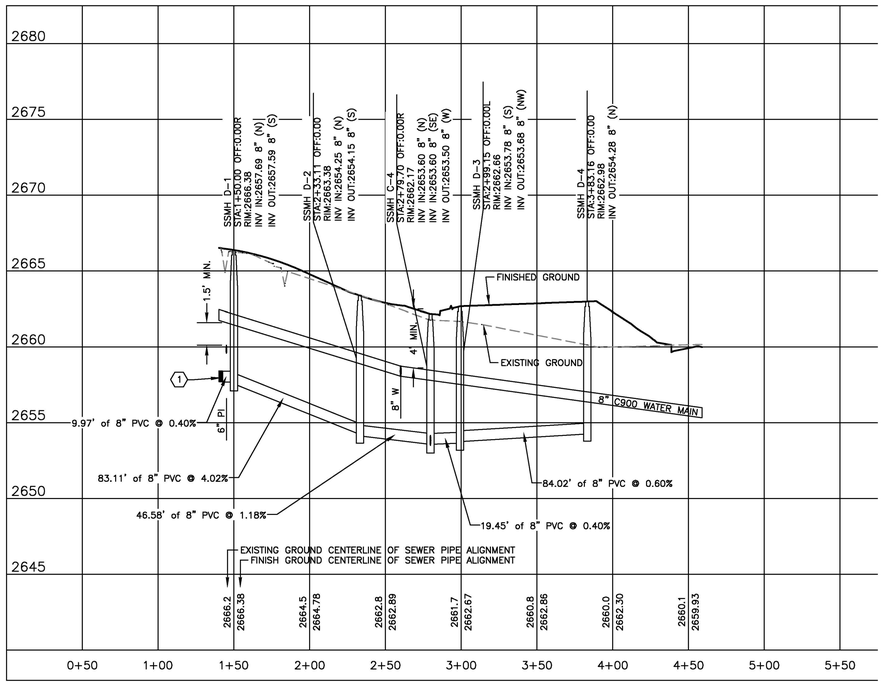

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD-512, ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

H. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED..

KEYNOTES (#)

- O UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- ⊗ UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL REMOVABLE PLUG.

PROFESSIONAL ENGINEER — REGISTERED — 10821 — STATE OF IDAHO — 09/13/21 — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
S. LOKIE AVE. SEWER ALIGNMENT "B" PLAN AND PROFILE
S. DONAWAY AVE. SEWER ALIGNMENT "D" PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

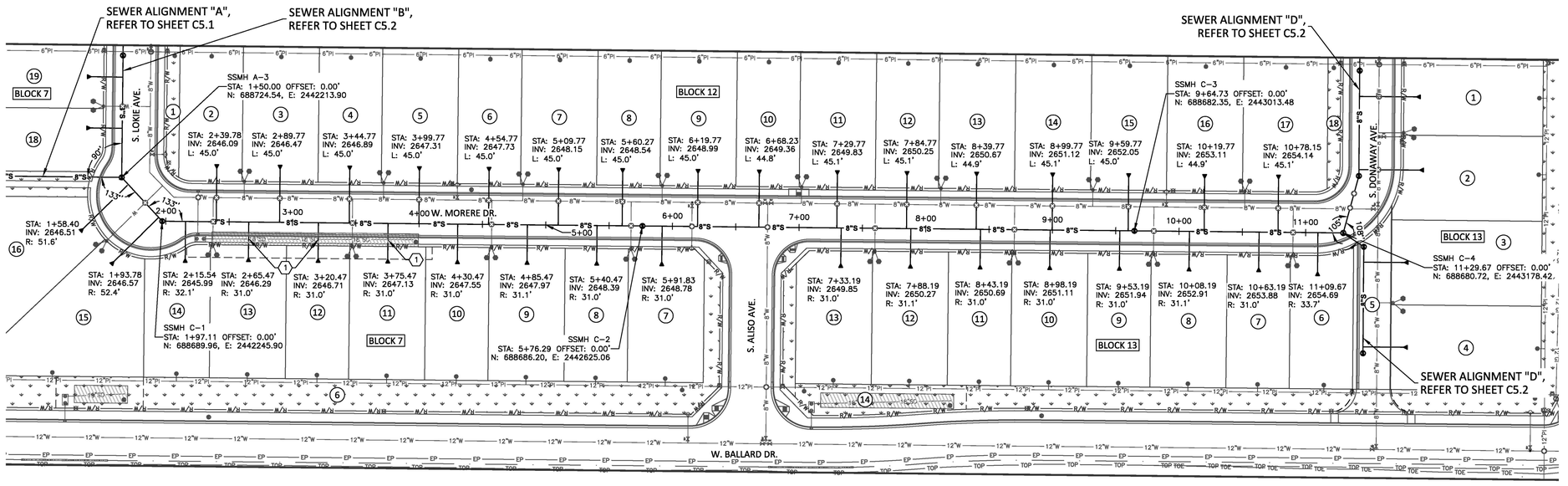
SHEET NO.
C5.2

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

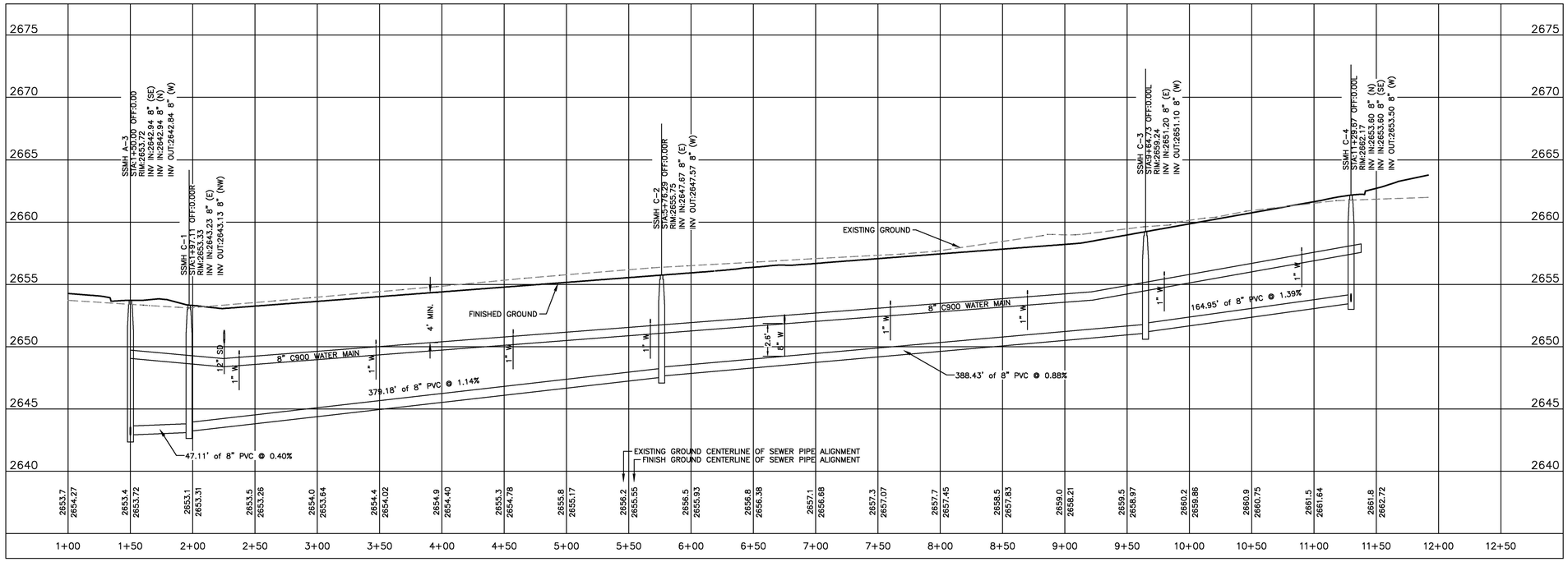
C:\USERS\SPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 SEWER.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 (.PDF)



W. MORERE DR. SEWER ALIGNMENT "C" PLAN AND PROFILE

Plan/Profile Scale: 1" = 50'

Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

D. INSTALL STANDARD SERVICE MARKERS PER ISPWC SECTION 504 AND SD-512, ALL SEWER SERVICES SHALL BE 4" PVC SDR-35, ASTM D-3034. SEWER SERVICES WITH LESS THAN 18" VERTICAL CLEARANCE FROM POTABLE WATER SHALL USE 4" PVC C900 WATER CLASS PIPE.

E. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SEWER SERVICES 5' BEYOND JOINT TRENCH EASEMENT. VERIFY EXACT LOCATION OF SEWER SERVICES WITH OWNER PRIOR TO INSTALLATION. SERVICE LENGTH AND INVERT ARE BASED ON STUB LOCATION. STATIONING TAKEN FROM CENTERLINE OF SEWER ALIGNMENT.

F. SEWER SERVICES SHALL BE INSTALLED WITH MINIMUM SLOPE OF 2% FROM THE PROPERTY LINE TO SANITARY SEWER MAIN AND SHALL BE 4" DIAMETER.

G. SANITARY SEWER PIPE DIMENSION AND SLOPE IN PROFILE VIEW IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.

H. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED WHEN PAVEMENT EXCAVATION IS REQUIRED..

KEYNOTES (#)

O UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL SLEEVE PER SEEPAGE BED/SEWER SERVICE CONFLICT STANDARD DRAWING DETAIL 7, PROVIDED SHEET C2.10.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
W. MORERE DR. SEWER ALIGNMENT "C" PLAN AND PROFILE

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

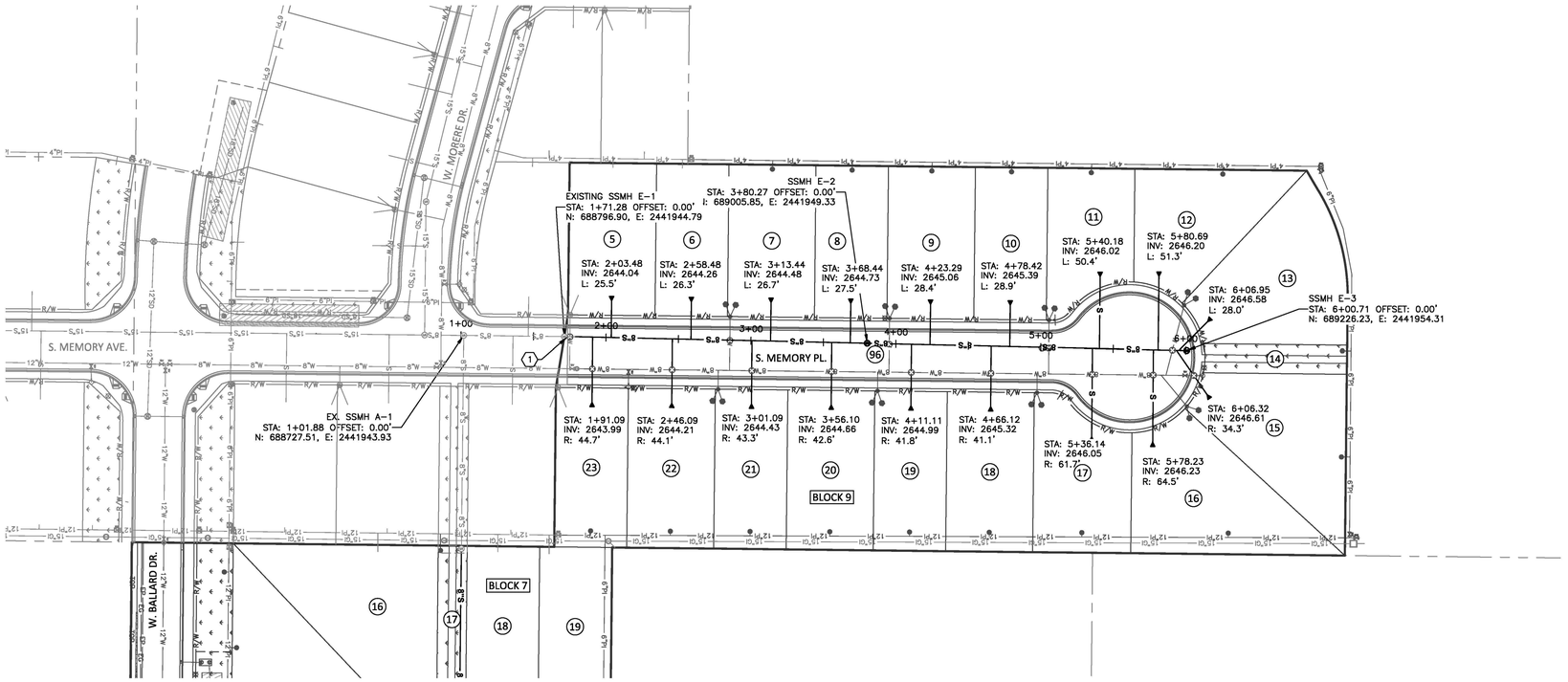
DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C5.3

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

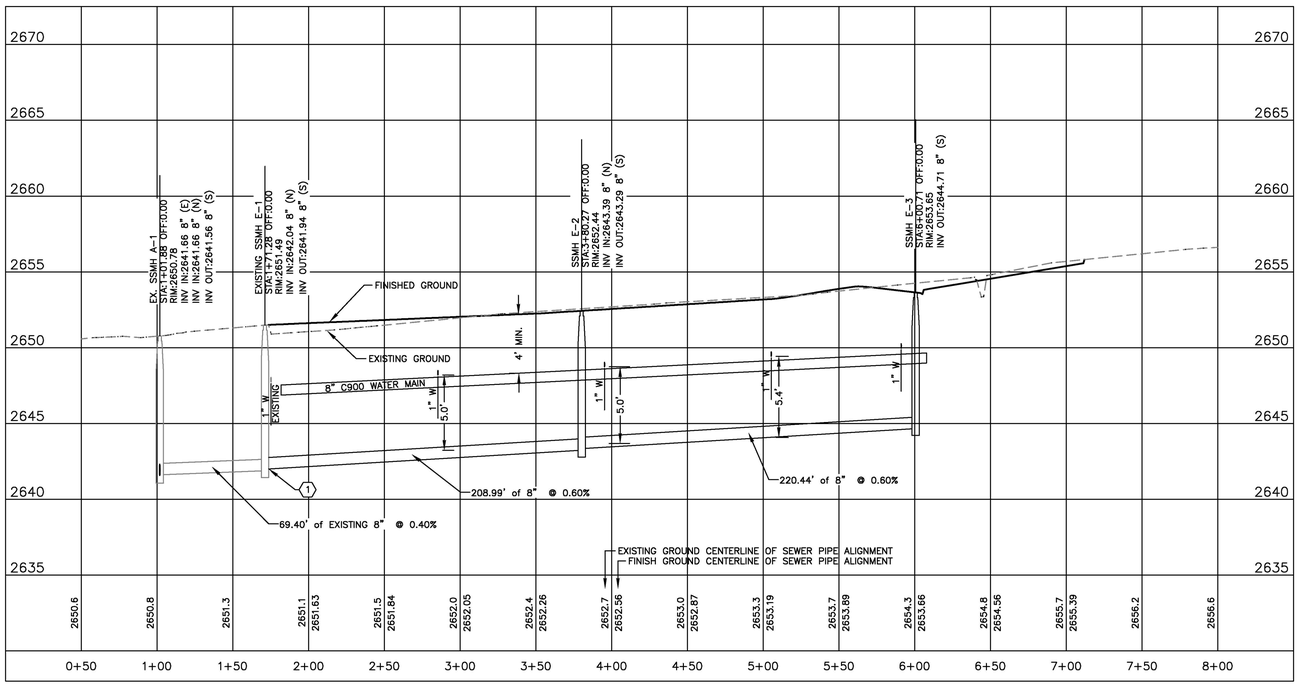
C:\USERS\SPHILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\SD-134 SEWER.DWG, SCOTT PHILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34 L).[PDF]



S. MEMORY PL. SEWER ALIGNMENT "E" PLAN AND PROFILE

0 50 100 150 — Plan/Profile Scale: 1" = 50'

0 5 10 15 — Profile Vertical Scale: 1" = 5'



SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND SANITARY SEWER NOTES.

B. STATIONING BASED ON SEWER ALIGNMENT CENTERLINE.

C. SEWER MANHOLES SHALL BE 48" IN DIAMETER STANDARD MANHOLE TYPE A (ECCENTRIC PER ISPWC STANDARD DRAWING SD-501. INSTALL MANHOLE FRAME AND COVER PER ISPWC STANDARD DRAWING SD-507 AND MANHOLE COVER PER ISPWC STANDARD DRAWING SD-508.

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KEYNOTES (#)

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1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PROFESSIONAL ENGINEER
REGISTERED
10821
07/09/13/2
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
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6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

SEWER IMPROVEMENT PLANS
S. MEMORY PL. SEWER ALIGNMENT "E" PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

SHEET NO.
C5.4

C:\USERS\SPHILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 SEWER.DWG, SCOTT PHILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34 L) [PDF]

SHEET NOTES

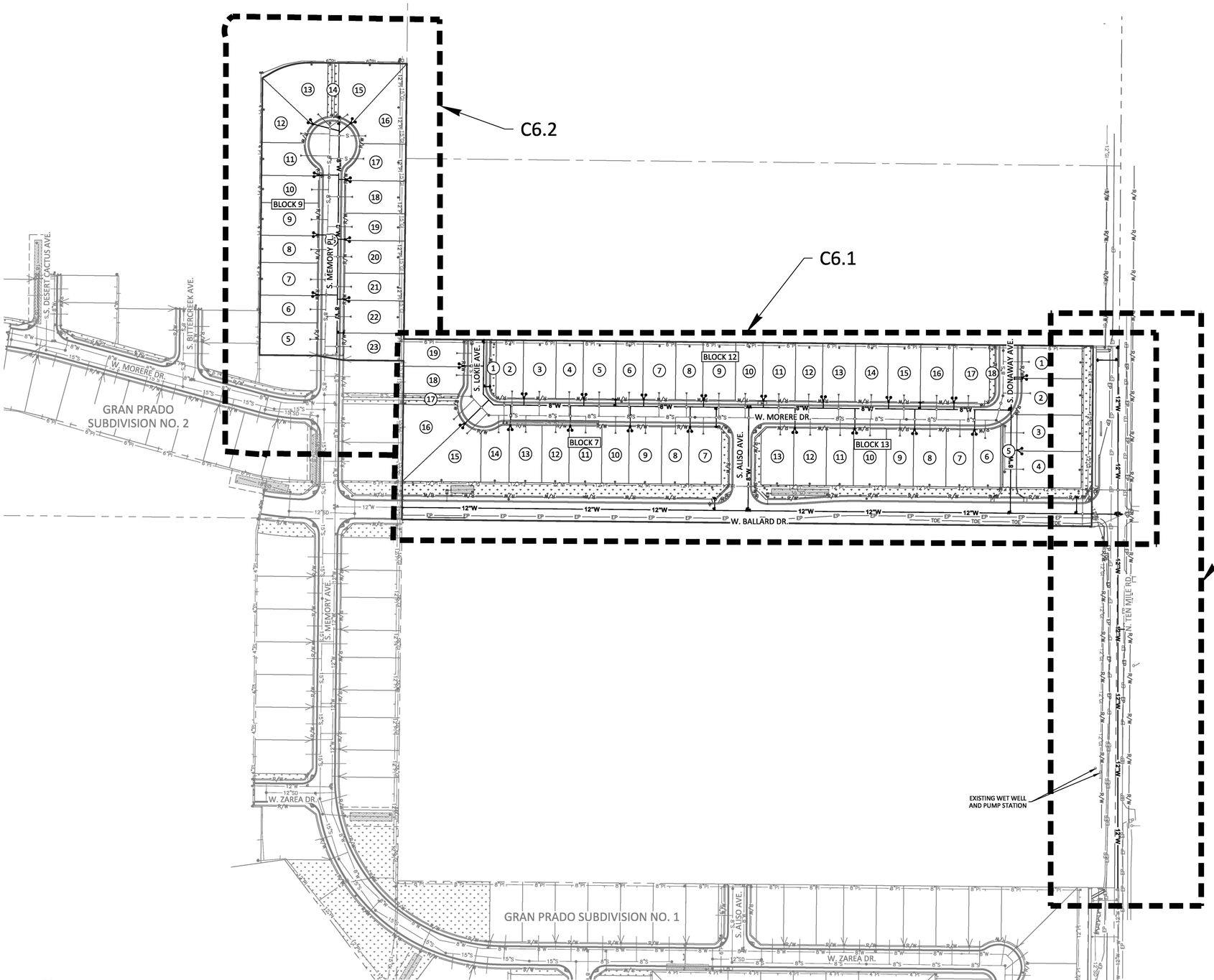
A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.

B. SEE CITY OF KUNA STANDARD DRAWINGS FOR WATER DETAILS, PROVIDED SHEET C6.4

C. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF KUNA REQUIREMENTS.

D. WATER MAINS SHALL HAVE A MINIMUM OF 48" OF COVER DEPTH.

E. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED IN AREAS WHERE EXCAVATION BELOW EXISTING PAVEMENT IS REQUIRED.



OVERALL WATER PLAN

0 100 200 300

Plan Scale: 1" = 100'

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

WATER IMPROVEMENT PLANS
OVERALL WATER PLAN

km ENGINEERING
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SHEET NO.
C6.0

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

Date: 09/28/2021

C:\USERS\PSHILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 WATER.DWG, SCOTT PHILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34 L (PDF)

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING
  MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
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1. INSTALL DOUBLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWING K401 AND KUNA STANDARD DETAIL K-409, PROVIDED SHEET C6.4.
2. INSTALL FIRE HYDRANT PER CITY OF KUNA STANDARD DRAWING K-404, PROVIDED SHEET C6.4.
3. CONNECT TO EXISTING WATER MAIN.
4. INSTALL BLOW-OFF ASSEMBLY PER CITY OF KUNA STANDARD DRAWING K-405R, PROVIDED SHEET C6.4.

CIVIL ACRONYMS

STA:	– ROAD STATION
MJ	– MECHANICAL JOINT
FLG	– FLANGE
N:	– NORTHING
E:	– EASTING
L	– STATION OFFSET LEFT
R	– STATION OFFSET RIGHT

SHEET NOTES

A. SEE SHEET C1.1 FOR GENERAL AND WATER NOTES.

B. SEE CITY OF KUNA STANDARD DRAWINGS FOR WATER DETAILS, PROVIDED SHEET C6.4

C. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF KUNA REQUIREMENTS.

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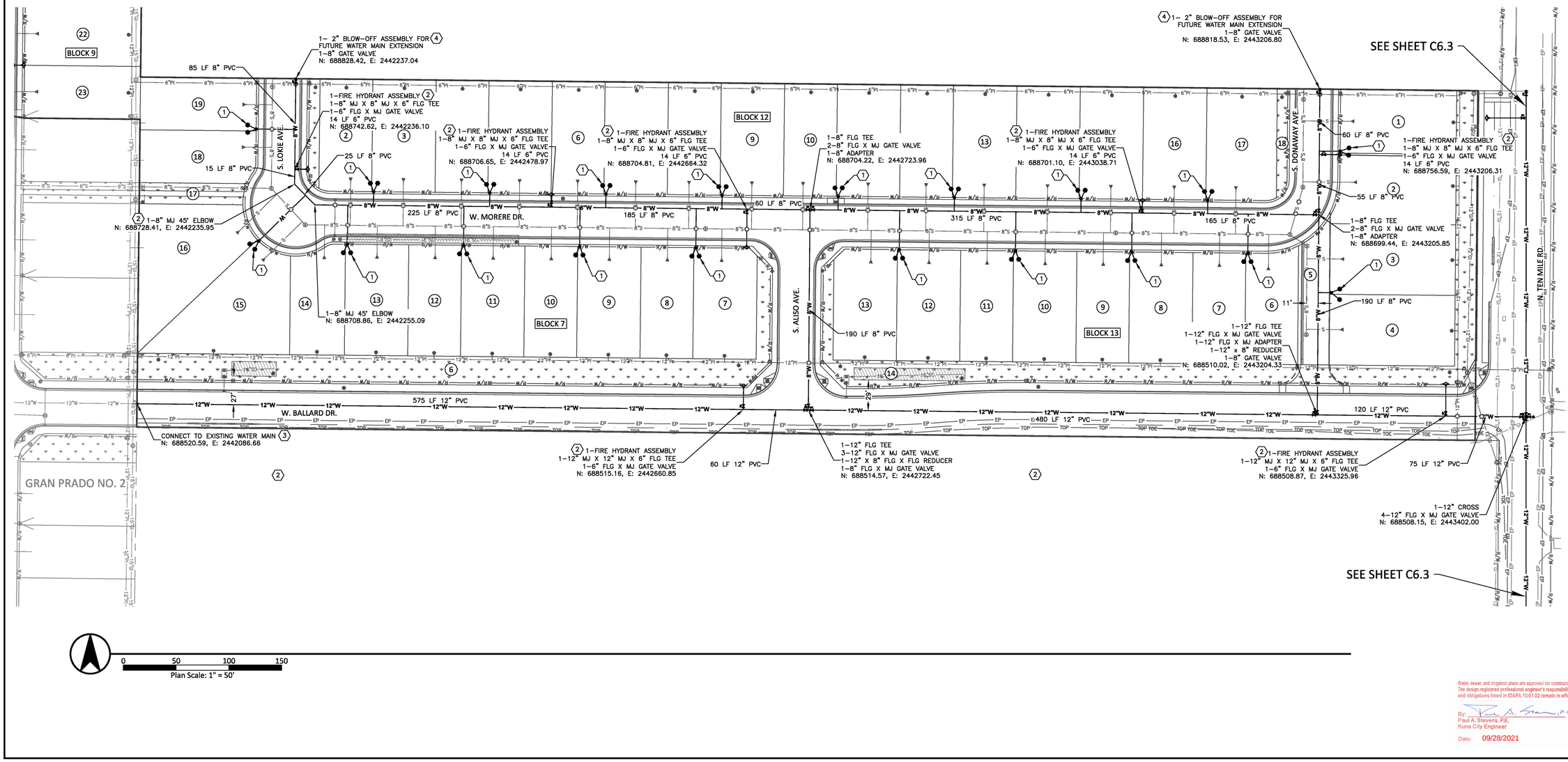

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

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7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

WATER IMPROVEMENT PLANS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
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SHEET NO.
C6.1

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

Date: 09/28/2021

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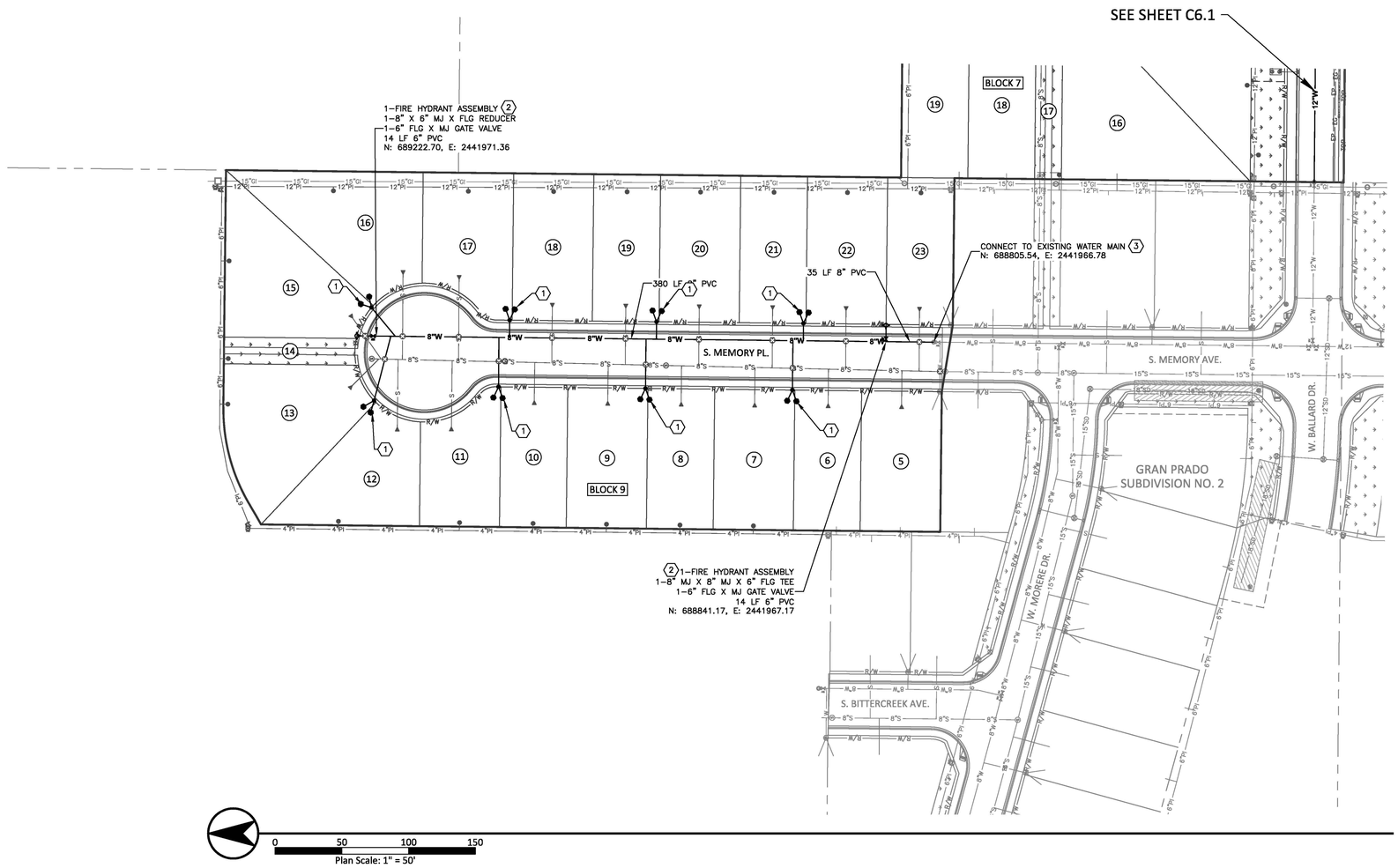

CIVIL ACRONYMS

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SHEET NOTES

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B. SEE CITY OF KUNA STANDARD DRAWINGS FOR WATER DETAILS, PROVIDED SHEET C6.4

C. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTION PER CITY OF KUNA REQUIREMENTS.

D. WATER MAINS SHALL HAVE A MINIMUM OF 48" OF COVER DEPTH.

E. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD-301, SD-303, SD-806, AND ACHD REQUIREMENTS AS NEEDED IN AREAS WHERE EXCAVATION BELOW EXISTING PAVEMENT IS REQUIRED.

KEYNOTES (#)

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1. INSTALL DOUBLE METERED SERVICE CONNECTION PER CITY OF KUNA STANDARD DRAWING K401 AND KUNA STANDARD DETAIL K-409, PROVIDED SHEET C6.4.
2. INSTALL FIRE HYDRANT WITH PER CITY OF KUNA STANDARD DRAWING K-404, PROVIDED SHEET C6.4.
3. CONNECT TO EXISTING WATER MAIN.
4. INSTALL BLOW-OFF ASSEMBLY PER CITY OF KUNA STANDARD DRAWING K-405R, PROVIDED SHEET C6.4.

PROFESSIONAL ENGINEER
REGISTERED
10821
STATE OF IDAHO
09/13/21
KEVIN P. MCCARTHY

REVISIONS

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6	REV PI ACROSS TEN MILE	9/8/2021
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GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

WATER IMPROVEMENT PLANS

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
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DATE:	12.16.20
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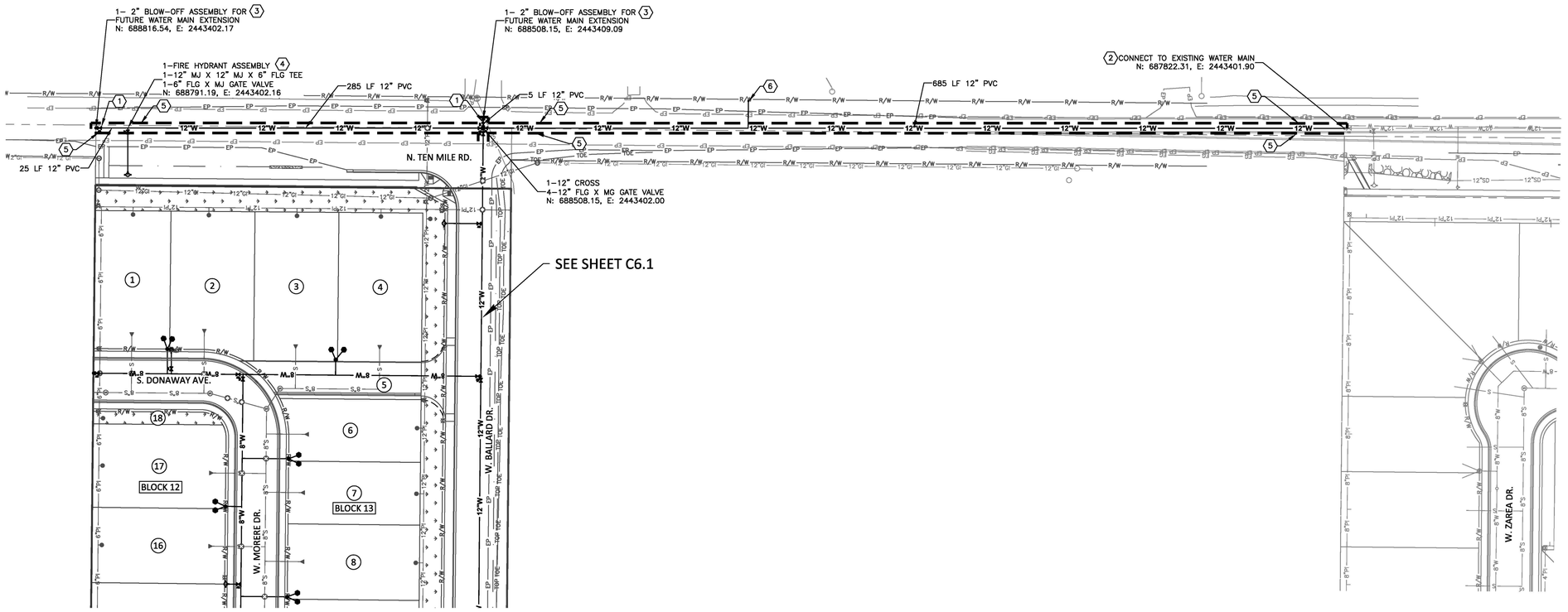
SHEET NO.
C6.2

C:\USERS\SPRILLAMAN\KM ENGINEERING\KM CENTRAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 WATER.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34 L [PDF]



N. TEN MILE RD. WATER MAIN IMPROVEMENTS

0 50 100 150
Plan Scale: 1" = 50'

CIVIL ACRONYMS

STA:	–	ROAD STATION
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1. INSTALL 12" GATE VALVE PER CITY OF KUNA STANDARD DRAWING K–406, PROVIDED SHEET C6.4.
2. CONNECT TO EXISTING WATER MAIN.
3. INSTALL BLOW–OFF ASSEMBLY PER CITY OF KUNA STANDARD DRAWING K–405R, PROVIDED SHEET C6.4.
4. INSTALL FIRE HYDRANT WITH PER CITY OF KUNA STANDARD DRAWING K–404, PROVIDED SHEET C6.4.
5. SAWCUT (2' MINIMUM INTO EXISTING PAVEMENT) AND PAVEMENT PATCH PER ISPWC SD–301, SD–303, SD–806, AND ACHD REQUIREMENTS. SEE SHEET C2.7 FOR ADDITIONAL SAWCUT REQUIREMENTS NEEDED TO INSTALL 12–INCH WATER MAIN IN TEN MILE RD.
6. INSTALL KUNA LOCATING STATION FOR WATER MAIN AT LOCATION SHOWN PER KUNA STANDARD DRAWING K–2000, PROVIDED SHEET C6.4

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/2021
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

WATER IMPROVEMENT PLANS
N. TEN MILE RD. WATER MAIN IMPROVEMENTS

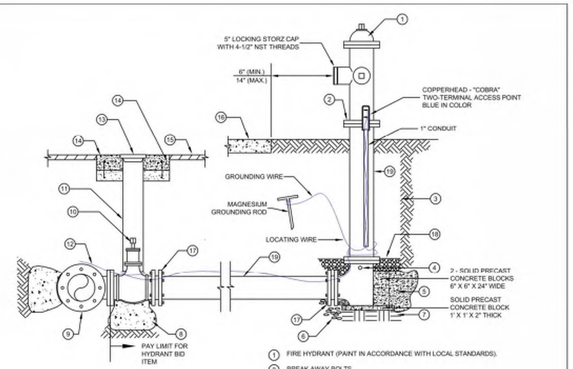
Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.
By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C6.3

C:\USERS\PRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 WATER.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34).CTB



FIRE HYDRANT DETAIL

N.T.S.

1. FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
2. BREAK AWAY BOLTS.
3. END OF TRENCH, EDGE OF RIGHT-OF-WAY.
4. DRAIN - KEEP CLEAR.
5. CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
6. 1" DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
7. PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
8. VALVE SUPPORT (PRECAST OR CAST IN PLACE).
9. TEE (MJ X MJ X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX PER KUNA STANDARD DWG.COK-400
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"Ø X 6" CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
15. FINISHED GRADE.
16. SIDEWALK.
17. MECHANICAL CONNECTION.
18. COVER DRAIN ROCK WITH FILTER FABRIC.
19. 6" DIAMETER PIPE.

NOTES:

A. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL. LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.

B. ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.

C. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

D. IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1309 JOINT RESTRAINT.

E. PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT AT MAIN.

F. JOINT RESTRAINT DEVICES MAY BE USED AS AN ALTERNATE TO THRUST BLOCK WITH ENGINEER'S APPROVAL.

G. ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

KUNA FIRE HYDRANT DETAIL
WITH STORZ ADAPTOR
KUNA STANDARD DRAWING K-404

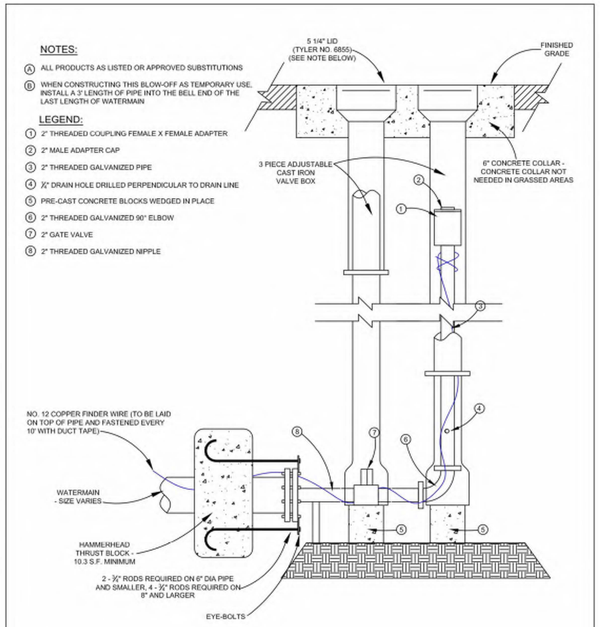
NOTES:

A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

B. WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

LEGEND:

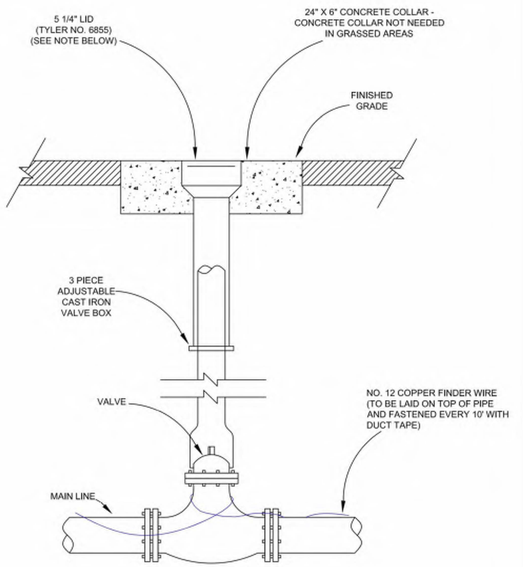
1. 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 2" MALE ADAPTER CAP
3. 2" THREADED GALVANIZED PIPE
4. ½" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE
8. 2" THREADED GALVANIZED NIPPLE



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

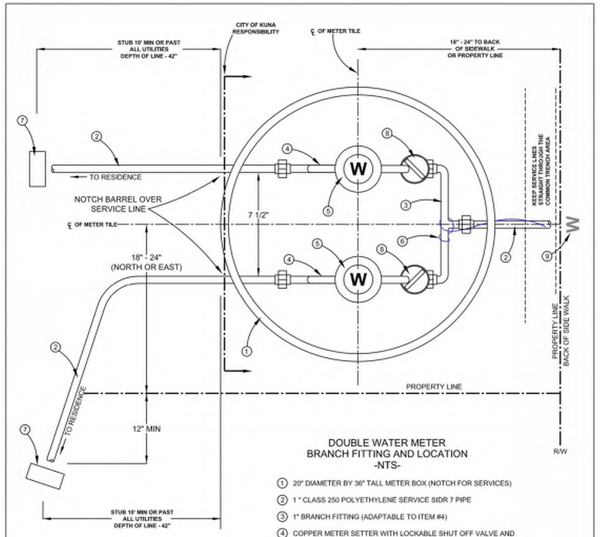
2" BLOW-OFF DETAIL (IN R/W)
WATER & PRESSURE IRRIGATION (TYPICAL)
TO BE USED ON MAINS <12" DIA
KUNA STANDARD DRAWING K-405R



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

WATER MAIN VALVE
MAIN LINE VALVE
KUNA STANDARD DRAWING K-406



DOUBLE WATER METER BRANCH FITTING AND LOCATION

-NTS-

1. 20" DIAMETER BY 36" TALL METER BOX (NOTCH FOR SERVICES)
2. 1 " CLASS 250 POLYETHYLENE SERVICE SIDR 7 PIPE
3. 1" BRANCH FITTING (ADAPTABLE TO ITEM #4)
4. COPPER METER SETTER WITH LOCKABLE SHUT OFF VALVE AND ANGLE DUAL CARTRIDGE CHECK VALVE PART NUMBER PER APPROPRIATE SERVICE SIZE.
5. WATER METER **(7" METER TYP.)** FURNISHED BY CITY OF KUNA
6. No. 12 TRACER WIRE- LOOPED TO WATERMAIN
7. MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH BLUE MARKING PAINT
8. FULL OPENING BALL VALVE BASED ON SERVICE SIZE
9. STAMPED "W" IN FRONT OF WATER METER PIT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

WATER SERVICE CONNECTION
WATER METER & PIT LAYOUT
KUNA STANDARD DRAWING K-409

NOTES:

A. **ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS**

B. NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS TO BE USED

C. SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

D. NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

E. CENTER METER BOXES LOCATED IN CONCRETE DRIVEWAYS IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL. USE A TRAFFIC RATED LID SET FLUSH WITH DRIVEWAY AND LID SHALL BE MARKED "WATER".

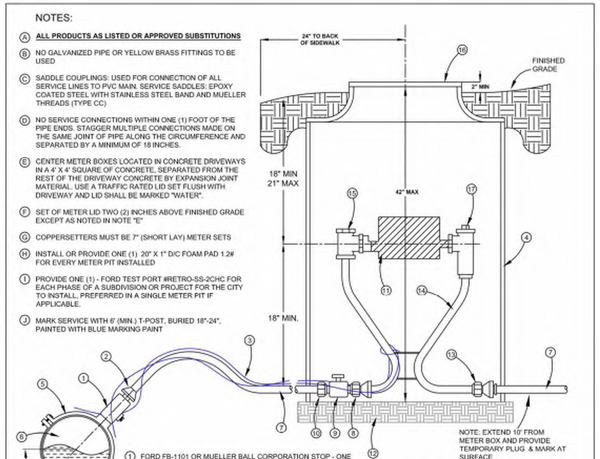
F. SET OF METER LID TWO (2) INCHES ABOVE FINISHED GRADE EXCEPT AS NOTED IN NOTE "E"

G. COPPERSETTERS MUST BE 7" (SHORT LAY) METER SETS

H. INSTALL OR PROVIDE ONE (1) 20" X 1" D/C FOAM PAD 1.2# FOR EVERY METER PIT INSTALLED

I. PROVIDE ONE (1) - FORD TEST PORT #RETRO-SS-2CHC FOR EACH PHASE OF A SUBDIVISION OR PROJECT FOR THE CITY TO INSTALL. PREFERRED IN A SINGLE METER PIT IF APPLICABLE.

J. MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH BLUE MARKING PAINT



30" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER

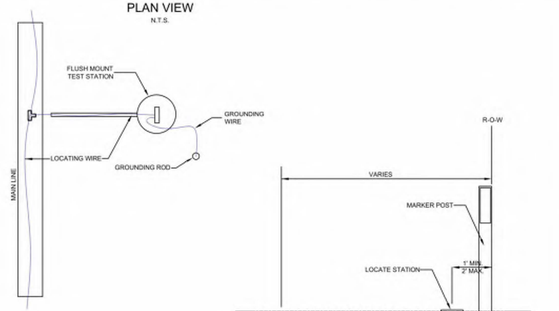
1. FORD FB-1101 OR MUELLER BALL CORPORATION STOP - ONE (1) INCH
2. PACK JOINT COMPRESSION FITTING
3. NO. 12 COPPER LOCATE/TRACER WIRE LOOPED BACK TO WATERMAIN.
4. 20" DIA X 36" DEEP METER BOX (NOTCH FOR SERVICE LINES)
5. EPOXY COATED TAPPING SADDLE WITH STAINLESS STEEL BAND
6. WATERMAIN (SIZE VARIES - 8" TYP.)
7. **USE 1" DIA. CLASS 250 POLYETHYLENE SIDR 7 PIPE** (TYP.) NO SPLICING IS ALLOWED
8. SWIVEL IRON PIPE THREAD CONNECTION
9. FULL OPENING ONE (1) INCH MUELLER 300 BALL OR FORD B-11333 BALL VALVE
10. PACK JOINT CURB STOP ADAPTER
11. FUTURE 7" METER INSTALLED BY THE CITY OF KUNA
12. FIRM UNDISTURBED EARTH OR COMPACTED SAND/GRAVEL
13. DOUBLE PURPOSE COUPLING
14. FORD **VBHC94-1EW-81-44-NL** WITH MALE CONNECTION OR APPROVED EQUAL
15. VALVE PER ITEM #14
16. D&L L2242 CAST IRON LID WITH TWO (2) RECESSED HOLES FOR DUAL SERVICE PITS AND ONE (1) RECESSED HOLE FOR SINGLE SERVICE METER PITS; 13 1/2" OPENING - 1 1/32" PENTAGONAL NUT
17. CARTRIDGE CHECK VALVE FOR BACK-FLOW PREVENTION PER ITEM #14

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

WATER SERVICE CONNECTION
STANDARD 1" WATER SERVICE
KUNA STANDARD DRAWING K-401

PLAN VIEW
N.T.S.



LOCATING STATION DETAIL

N.T.S.

NOTES:

A. FLUSH MOUNT TEST STATION SHALL BE COLORED BLUE FOR POTABLE WATER, PURPLE FOR IRRIGATION WATER, GREEN FOR SEWER AND ORANGE FOR COMMUNICATIONS.

B. MARKER POST SHALL BE FIBERGLASS WITH POLYTECH COATING COLORED BLUE FOR POTABLE WATER, PURPLE FOR IRRIGATION WATER, GREEN FOR SEWER WATER AND ORANGE FOR COMMUNICATIONS.

C. PLACE LOCATING WIRE IN 1" DIAMETER POLYETHYLENE I.P.S. CLASS 200 PIPE.

D. LOCATING WIRE AND GROUNDING WIRE SHALL BE CONNECTED TO LOCATING PLATE TERMINALS ON TERMINAL BOARD.

E. ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

KUNA LOCATING STATION

KUNA STANDARD DRAWING K-2000

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

WATER IMPROVEMENT PLANS
DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

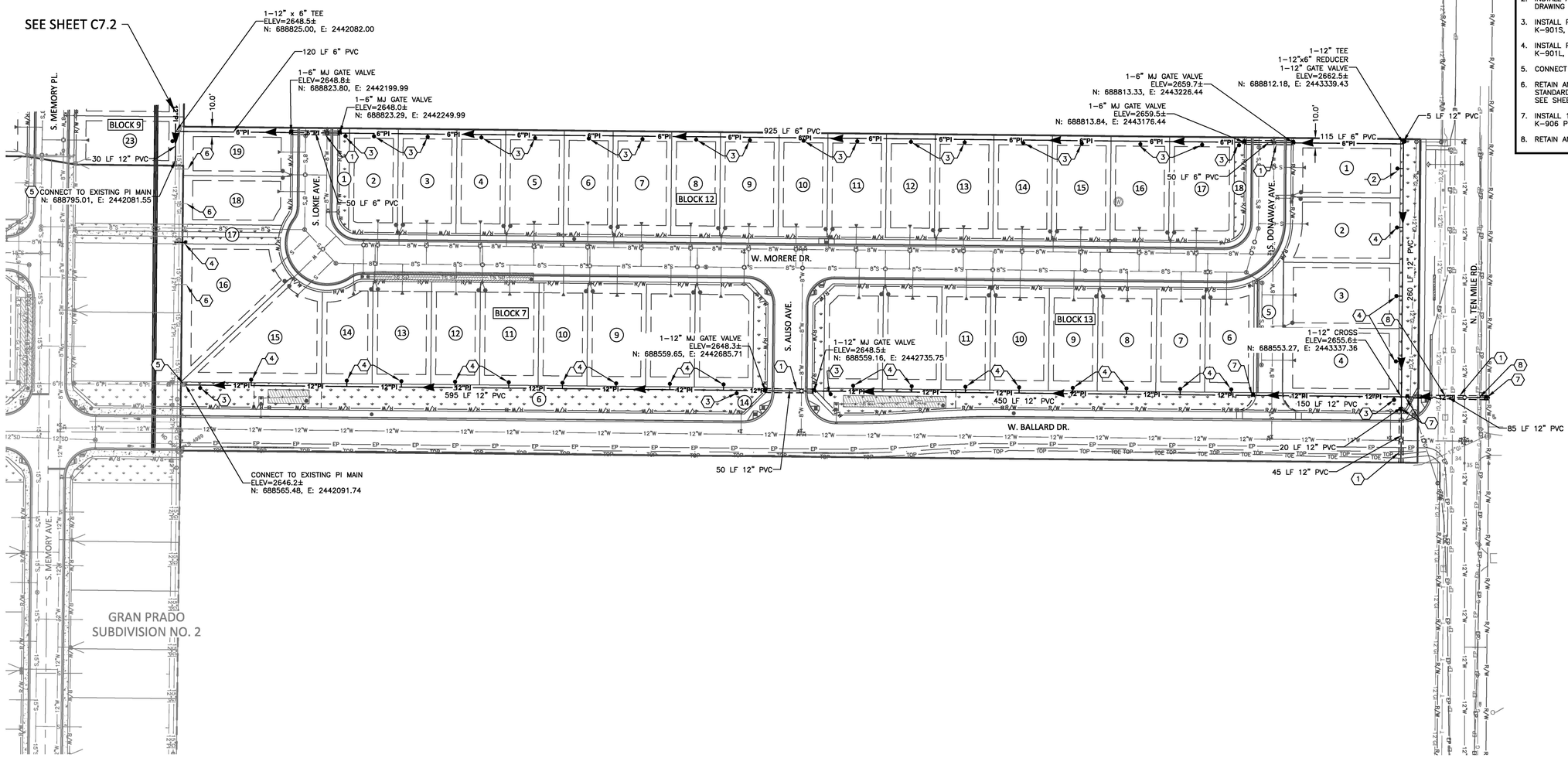
SHEET NO.
C6.4

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

C:\USERS\PSRULLMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\SD-134 WATER DETAILS.DWG, SCOTT PRULLMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC5, 22X34.1 (PDF)



0 60 120 180
Plan Scale: 1" = 60'

SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. SEE SHEET C7.3 FOR PRESSURE IRRIGATION DETAILS.

C. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

D. ALL ROAD–CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.3.

E. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD–403.

F. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF KUNA.

G. ALL PRESSURE IRRIGATION MAIN LINE VALVES SHALL BE INSTALLED PER STANDARD DRAWING KIRR–01, PROVIDED SHEET C7.3.

KEYNOTES (#)

UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON–POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL AWWA C–900 SLEEVE PER DETAIL, SHEET C7.3.
2. INSTALL AIR RELEASE STYLE LONG SERVICE PER STANDARD DRAWING K–901L PROVIDED SHEET C7.3.
3. INSTALL PI SHORT–SIDE SERVICE PER STANDARD DRAWING K–901S, PROVIDED SHEET C7.3.
4. INSTALL PI LONG SERVICE PER STANDARD DRAWING K–901L, PROVIDED SHEET C7.3.
5. CONNECT TO EXISTING PI MAIN.
6. RETAIN AND PROTECT EXISTING PI LONG SERVICE PER STANDARD DRAWING KIRR–02.2, PROVIDED SHEET C7.3. SEE SHEET C1.3 FOR MORE INFORMATION.
7. INSTALL 12" GATE VALVE PER KUNA STANDRARD DRAWING K–906 PROVIDED SHEET C7.3.
8. RETAIN AND PROTECT EXISTING UTILITIES AND GAS LINES.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

IRRIGATION IMPROVEMENT PLANS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C7.1

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

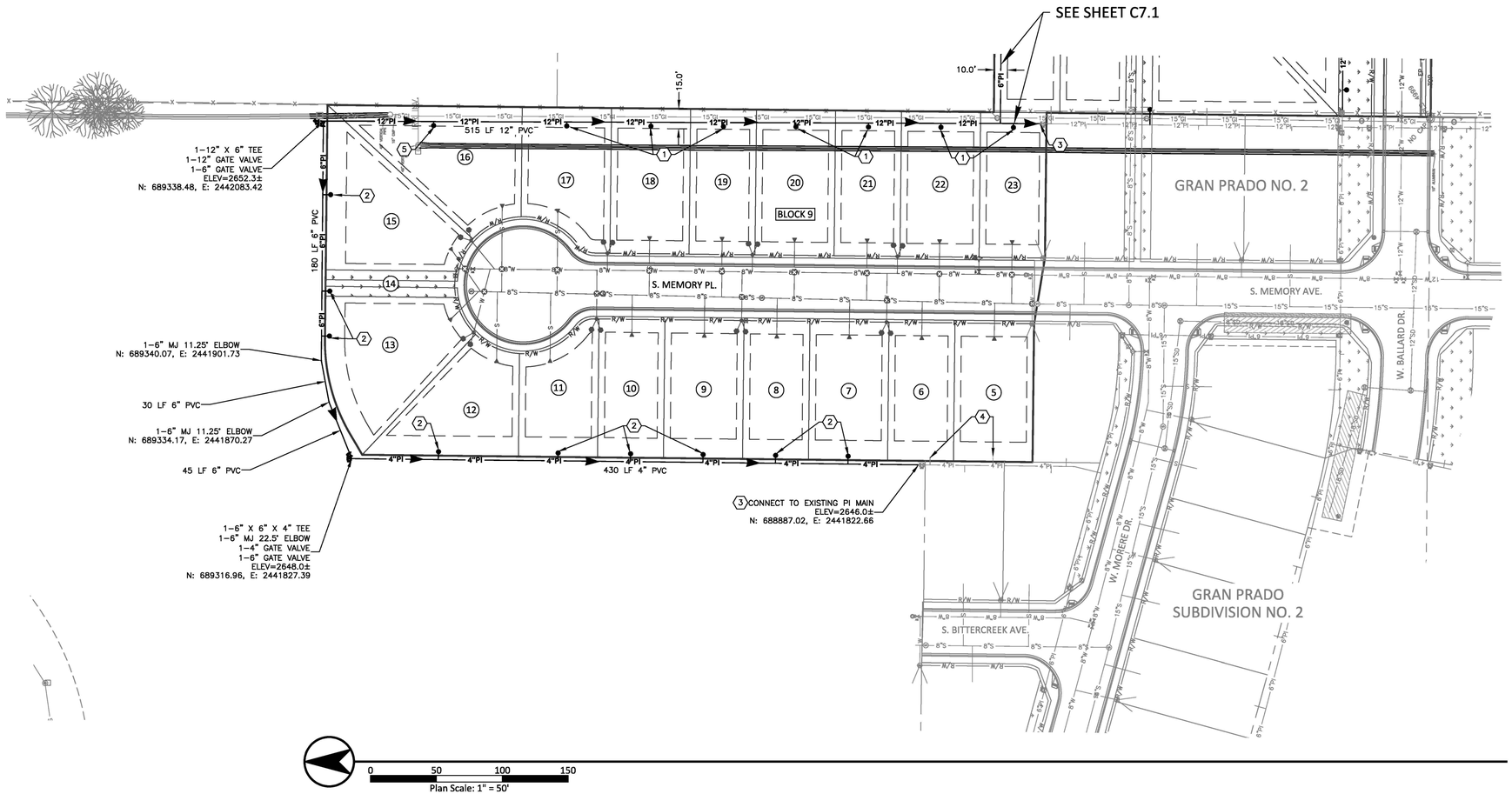
By: Paul A. Stevens, P.E.
Kuna City Engineer
Date: 09/28/2021

Plans Are Accepted For Public Street Construction

By stamping and signing the Improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

By: Michael Fitzsimmons DATE: 09/28/2021
ADA COUNTY HIGHWAY DISTRICT

C:\USERS\PRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 PI.DWG, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, 22X34 L [PDF]



SHEET NOTES

A. SEE SHEET C1.1 AND C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. SEE SHEET C7.3 FOR PRESSURE IRRIGATION DETAILS.

C. ALL FITTINGS AND VALVES SHALL BE THE SAME SIZE AS THE LARGEST DIAMETER PIPE COMING INTO THE FITTING OR VALVE.

D. ALL ROAD-CROSSINGS SHALL BE SLEEVED PER TYPICAL SLEEVED ROAD CROSSING DETAIL, SHEET C7.3.

E. THRUST OR ANCHOR BLOCKS ARE REQUIRED AT ALL CHANGES OF DIRECTIONS PER ISPWC STANDARD DRAWING SD-403.

F. THE PROPOSED PRESSURE IRRIGATION SYSTEM WILL BE OWNED, MAINTAINED, AND OPERATED BY THE CITY OF KUNA.

G. ALL PRESSURE IRRIGATION MAIN LINE VALVES SHALL BE INSTALLED PER STANDARD DRAWING KIRR-01, PROVIDED SHEET C7.3.

KEYNOTES (#)

⭘ UTILITY MAIN/MAIN CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.

⊗ UTILITY MAIN/SERVICE CROSSING
MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. INSTALL PI SHORT-SIDE SERVICE PER STANDARD DRAWING K-901S, PROVIDED SHEET C7.3.
2. INSTALL PI LONG SERVICE PER STANDARD DRAWING K-901L, PROVIDED SHEET C7.3.
3. CONNECT TO EXISTING PI MAIN.
4. RETAIN AND PROTECT EXISTING PI LONG SERVICE PER STANDARD DRAWING K-901L, PROVIDED SHEET C7.3. SEE SHEET C1.3 FOR MORE INFORMATION.
5. INSTALL AIR RELEASE STYLE LONG SERVICE PER STANDARD DRAWING K-901L PROVIDED SHEET C7.3.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

IRRIGATION IMPROVEMENT PLANS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

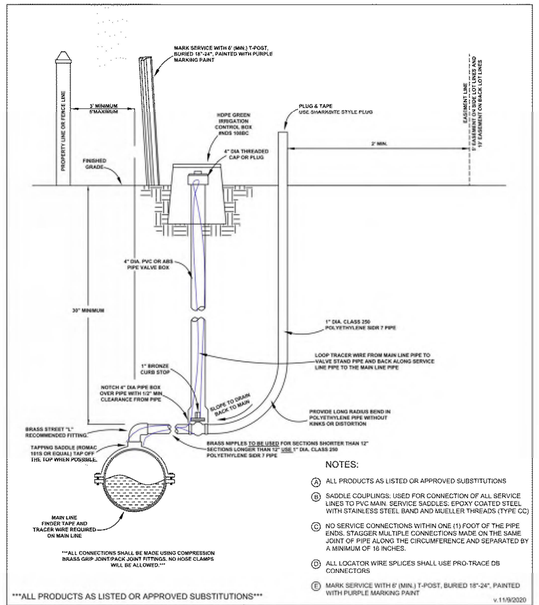
SHEET NO.
C7.2

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

C:\USERS\PSRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 PLOWS, SCOTT PRILLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC3, 22X34).(PDF)



NOTES:

A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

B. SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

C. NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

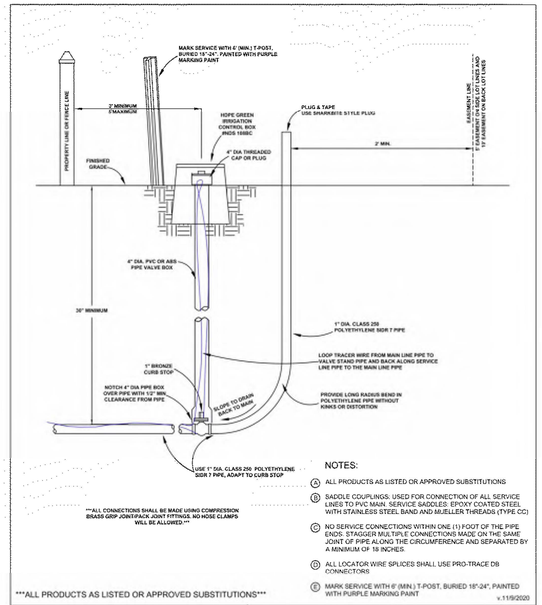
D. ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

E. MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH PURPLE MARKING PAINT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
1" SERVICE
MAIN SIDE (SHORT SIDE)
KUNA STANDARD DRAWING K-901S



NOTES:

A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

B. SADDLE COUPLINGS: USED FOR CONNECTION OF ALL SERVICE LINES TO PVC MAIN. SERVICE SADDLES: EPOXY COATED STEEL WITH STAINLESS STEEL BAND AND MUELLER THREADS (TYPE CC)

C. NO SERVICE CONNECTIONS WITHIN ONE (1) FOOT OF THE PIPE ENDS. STAGGER MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE ALONG THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF 18 INCHES.

D. ALL LOCATOR WIRE SPLICES SHALL USE PRO-TRACE DB CONNECTORS

E. MARK SERVICE WITH 6' (MIN.) T-POST, BURIED 18"-24", PAINTED WITH PURPLE MARKING PAINT

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
STANDARD RESIDENTIAL 1" SERVICE
MAIN SIDE (LONG SIDE)
KUNA STD DWG K-901L

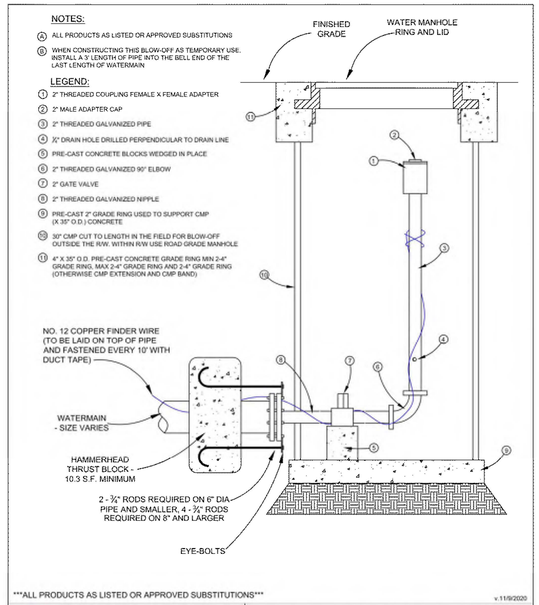
NOTES:

A. ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS

B. WHEN CONSTRUCTING THIS BLOW-OFF AS TEMPORARY USE, INSTALL A 3' LENGTH OF PIPE INTO THE BELL END OF THE LAST LENGTH OF WATERMAIN

LEGEND:

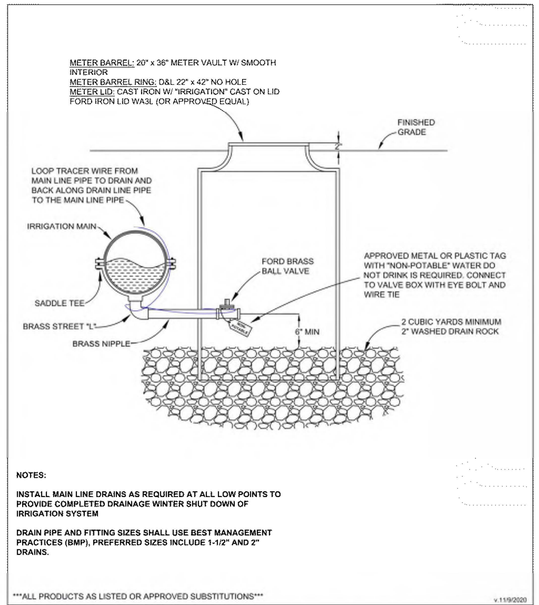
1. 2" THREADED COUPLING FEMALE X FEMALE ADAPTER
2. 2" MALE ADAPTER CAP
3. 2" THREADED GALVANIZED PIPE
4. ½" DRAIN HOLE DRILLED PERPENDICULAR TO DRAIN LINE
5. PRE-CAST CONCRETE BLOCKS WEDGED IN PLACE
6. 2" THREADED GALVANIZED 90° ELBOW
7. 2" GATE VALVE
8. 2" THREADED GALVANIZED NIPPLE
9. PRE-CAST 2' GRADE RING USED TO SUPPORT CMP (X 35" O.D.) CONCRETE
10. 30" CMP CUT TO LENGTH IN THE FIELD FOR BLOW-OFF OUTSIDE THE R/W. WITHIN R/W USE ROAD GRADE MANHOLE
11. 4' X 35" O.D. PRE-CAST CONCRETE GRADE RING MIN 2-4" GRADE RING, MAX 2-4" GRADE RING AND 2-4" GRADE RING (OTHERWISE CMP EXTENSION AND CMP BAND)



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

2" BLOW-OFF DETAIL (NOT IN R/W)
WATER & PRESSURE IRRIGATION (TYPICAL)
TO BE USED ON MAINS <12" DIA
KUNA STANDARD DRAWING K-405



NOTES:

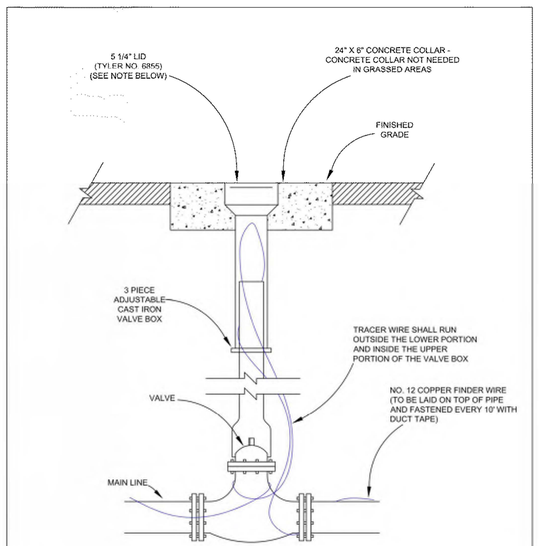
INSTALL MAIN LINE DRAINS AS REQUIRED AT ALL LOW POINTS TO PROVIDE COMPLETED DRAINAGE WINTER SHUT DOWN OF IRRIGATION SYSTEM

DRAIN PIPE AND FITTING SIZES SHALL USE BEST MANAGEMENT PRACTICES (BMP), PREFERRED SIZES INCLUDE 1-1/2" AND 2" DRAINS.

ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

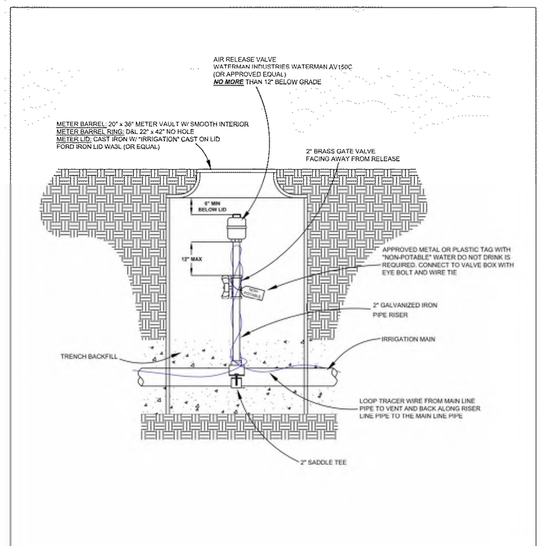
PRESSURIZED IRRIGATION
DRAIN VALVE
KUNA STANDARD DRAWING K-904



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

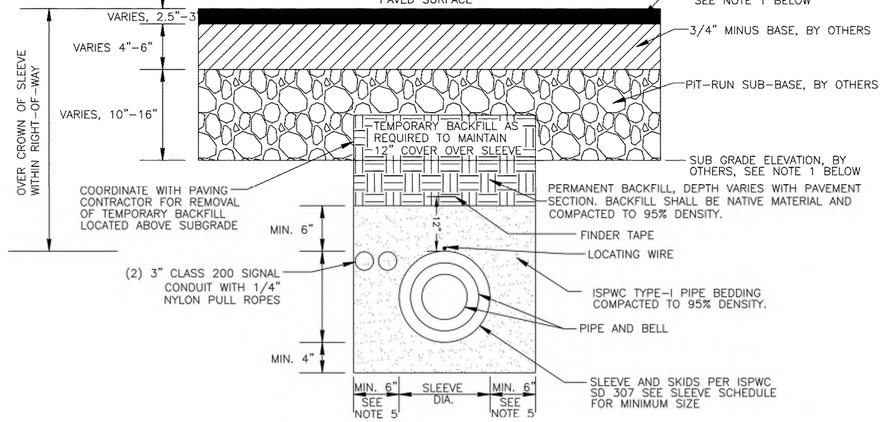
PRESSURIZED IRRIGATION
PRESSURE IRRIGATION (TYPICAL)
MAIN LINE VALVE
KUNA STANDARD DRAWING K-906



ALL PRODUCTS AS LISTED OR APPROVED SUBSTITUTIONS v.11/9/2020

CITY OF KUNA
(208) 287-1728
www.KunaID.gov

PRESSURIZED IRRIGATION
AIR RELEASE VALVE
KUNA STANDARD DRAWING K-908



SLEEVE SCHEDULE (INCHES)

PIPE DIA.	PIPE BELL O.D.	SLEEVE MIN. DIA.	SLEEVE I.D.
3"	4.17"	6" PVC C900	6.31"
4"	5.36"	8" PVC C900	8.28"
6"	7.89"	10" PVC C900	10.16"
8"	10.27"	14" PVC C905	14.0"
10"	12.79"	16" PVC C905	15.92"
12"	15.17"	18" PVC C905	17.85"

NOTES:
A. SLEEVE SCHEDULE BASED ON 1 INCH MINIMUM CLEAR DISTANCE AROUND PIPE BELL.
B. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS OF ALL PROPOSED MATERIALS AND SLEEVE SIZES REQUIRED FOR FIELD FIT.

NOTES:

1. COORDINATE WITH PAVING CONTRACTOR TO INSTALL SLEEVE, SIGNAL CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROAD SUB–BASE, ROAD BASE AND PAVEMENT.
2. SLEEVED ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITHIN THE FULL EXTENT OF RIGHT–OF–WAY PLUS SUFFICIENT SLEEVE LENGTH TO CLEAR SIDEWALK.
3. SLEEVED ROAD CROSSINGS SHALL COMPLY WITH ISPWC SD–307 EXCEPT THAT SLEEVE SHALL BE CLASS 200 PVC PIPE, ADS N–12 OR ALUMINIZED CMP PIPE AS SPECIFIED IN SLEEVE SCHEDULE.
4. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
5. INCREASE STATED DISTANCE AS REQUIRED TO MEET COMPACTION.
6. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND I.S.P.W.C. SD–407.

TYPICAL SLEEVED ROAD CROSSING

NTS

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.01.02 remain in effect.

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

Date: 09/28/2021

PROFESSIONAL ENGINEER — REGISTERED — 10821 — STATE OF IDAHO — KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/03/21
4	REV PER AGENCY COMMENTS	8/16/21
5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

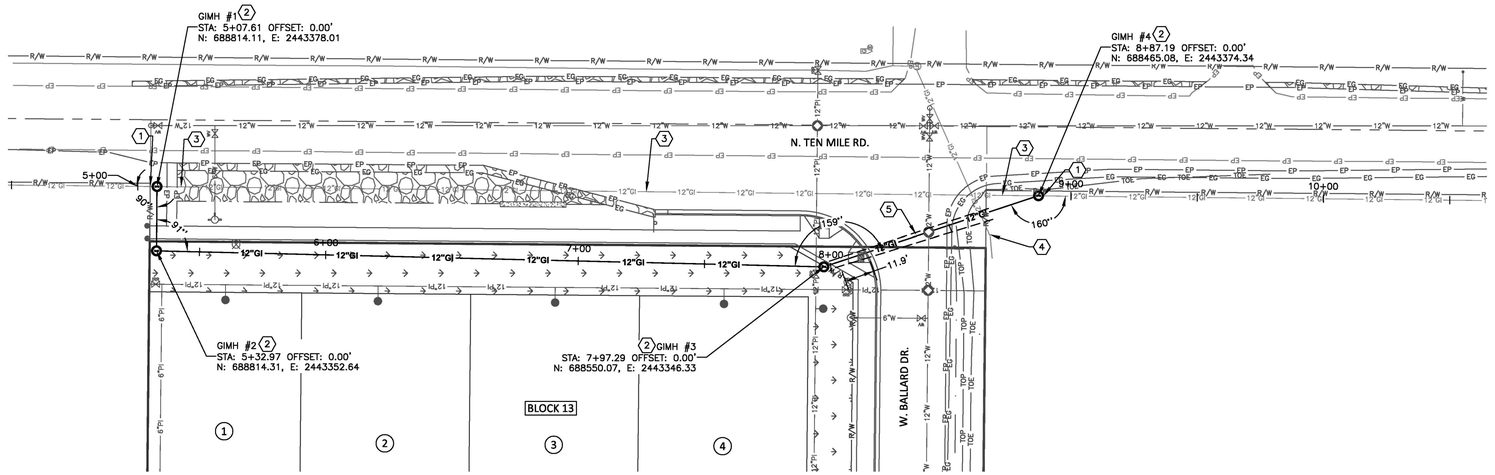
IRRIGATION IMPROVEMENT PLANS
DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C7.3

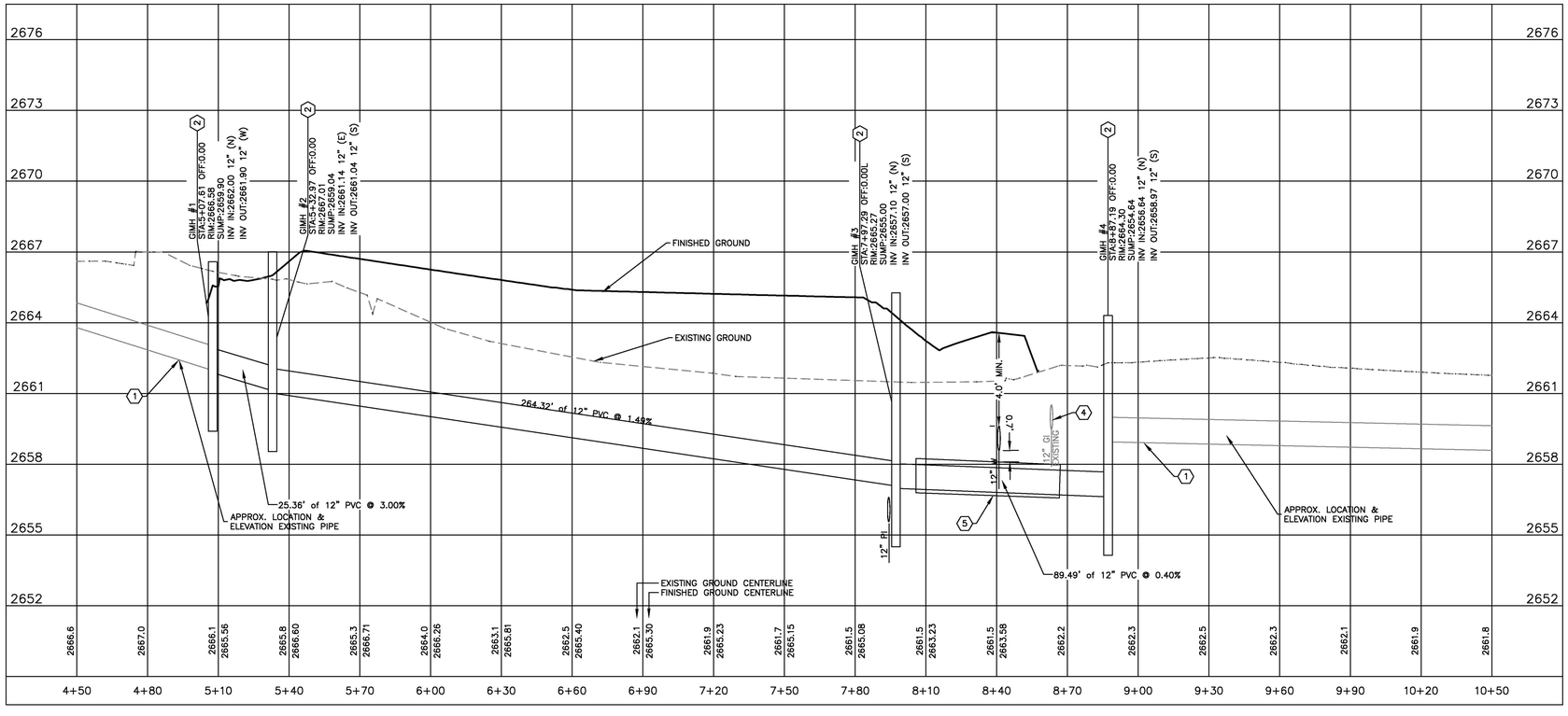
C:\USERS\SPERLLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\20-134\CAD\CONSTRUCTION PLANS\20-134 PI DETAILS.DWG, SCOTT PERLLAMAN, 9/13/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) PC3, 22X34.1.PDF]



GRAVITY IRRIGATION ALIGNMENT "A" PLAN AND PROFILE

0 30 60 90
Plan/Profile Scale: 1" = 30'

0 3 6 9
Profile Vertical Scale: 1" = 3'



SHEET NOTES

A. SEE SHEET C1.1 & C1.2 FOR GENERAL, IRRIGATION, AND ACHD NOTES.

B. SEE SHEETS C7.0–C7.3 FOR PRESSURE IRRIGATION PLAN AND DETAILS.

KEYNOTES (#)

- UTILITY MAIN/MAIN CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE GENERAL NOTE 7, SEWER NOTE 2 & UTILITY NOTE 5, SHEETS C1.1 AND C1.2 FOR MORE INFORMATION.
- UTILITY MAIN/SERVICE CROSSING MAINTAIN HORIZONTAL AND VERTICAL SEPARATION OF THE POTABLE WATER AND NON-POTABLE PIPELINES (SEWER, STORM DRAIN, IRRIGATION, AMENITY, ETC.), SEE UTILITY NOTE 6, SHEETS C1.2 FOR MORE INFORMATION.

1. APPROXIMATE LOCATION AND ELEVATION EXISTING GRAVITY IRRIGATION DELIVERY PIPE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE WITH OWNER AND ADJACENT PROPERTY OWNER AS NEEDED. CONTACT ENGINEER TO COORDINATE FINAL DESIGN ELEVATIONS PRIOR TO CONSTRUCTION IF NEEDED.
2. INSTALL 36"ø (INSIDE DIMENSION) PRE-CAST GRAVITY IRRIGATION MANHOLE WITH FLAT TOP AND MINIMUM SUMP OF 2.0'. STANDARD MANHOLE FRAME, COVER, AND RISER PER ISPWC SUPPLEMENTAL STANDARD DRAWING SD-617. COVER SHALL BE MARKED "IRRIGATION".
3. APPROXIMATE LOCATION OF EXISTING GRAVITY IRRIGATION DELIVERY PIPE TO BE REMOVED. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE WITH OWNER AND USER AS NECESSARY. CONTACT ENGINEER TO COORDINATE FINAL DESIGN ELEVATIONS PRIOR TO CONSTRUCTION IF NEEDED.
4. RETAIN AND PROTECT EXISTING GRAVITY IRRIGATION OUTLET PIPE FROM EAST.
5. PROVIDE 18"ø SLEEVE PER DETAIL PROVIDED SHEET C7.3.

PROFESSIONAL ENGINEER
REGISTERED
10821
09/13/21
STATE OF IDAHO
KEVIN P. MCCARTHY

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
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5	REV PER AGENCY COMMENTS	09/01/21
6	REV PI ACROSS TEN MILE	9/8/2021
7	REV FOR NO PARKING SIGNS	9/13/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

GRAVITY IRRIGATION IMPROVEMENT PLAN
GRAVITY IRRIGATION ALIGNMENT "A" PLAN AND PROFILE

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	RSP
DRAWN BY:	NTM
CHECKED BY:	KPM
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
C8.1

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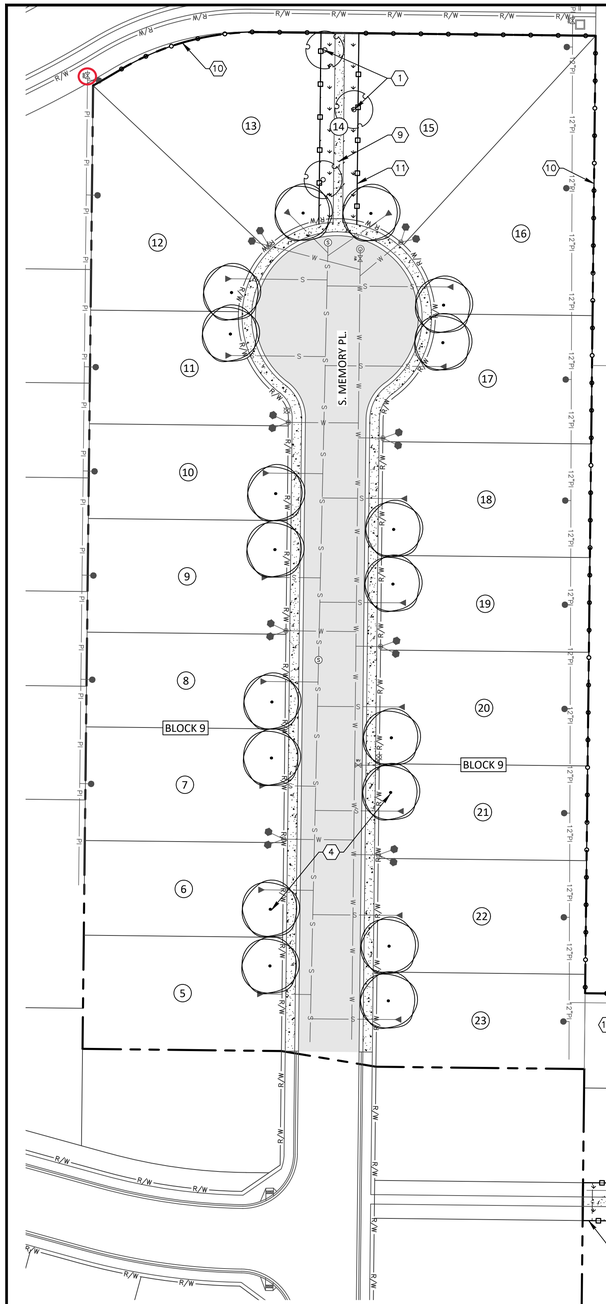


LANDSCAPE PLAN

0 40 80 120

Plan Scale: 1" = 40'

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	8	ACER PLATANOIDES `CRIMSON KING` CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II
	12	FRAXINUS AMERICANA `AUTUMN PURPLE` AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II
	9	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II
	7	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM EMERALD CITY TULIP TREE	2" CAL. B&B	55'X25'	CLASS II
	5	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I
	6	TILIA TOMENTOSA `GREEN MOUNTAIN` TM LINDEN	2" CAL. B&B	50' X 35'	CLASS II

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	7	PICEA PUNGENS `HOOPSII` HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	
	2	PINUS FLEXILIS `VANDERWOLF'S PYRAMID` VANDERWOLF'S PYRAMID PINE	10'-12' B&B	25'X15'	

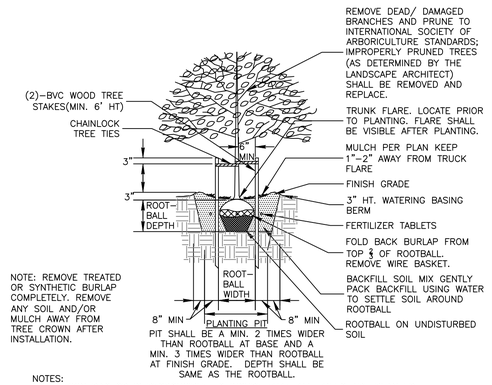
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	2	MALUS X `PRAIRIFIRE` PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I

OTHER SYMBOLS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
	58	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B		CLASS II

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
	8	HYDRANGEA PANICULATA `LIMELIGHT` TM LIMELIGHT HYDRANGEA	2 GAL.	6'X6'
	14	ROSA X `NOARE` FLOWER CARPET RED GROUNDCOVER ROSE	2 GAL.	3'X3'
	12	SPIRAEA JAPONICA `DOUBLE PLAY GOLD` SPIREA `DOUBLE PLAY GOLD`	2 GAL.	2'X3'

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
	16	MISCANTHUS SINENSIS `MORNING LIGHT` EULALIA GRASS	1 GAL.	5'X4'
	7	NEPETA X FAASSENII `JUNIOR WALKER` JUNIOR WALKER CATMINT	1 GAL.	1.5' X 4'

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	43,246 SF	TURF SOD BLUEGRASS MATCH PREVIOUS PHASES	SOD

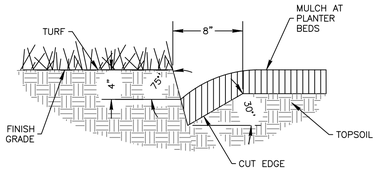


NOTE: REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY. REMOVE ANY SOIL AND/OR MULCH AWAY FROM TREE CROWN AFTER INSTALLATION.

NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

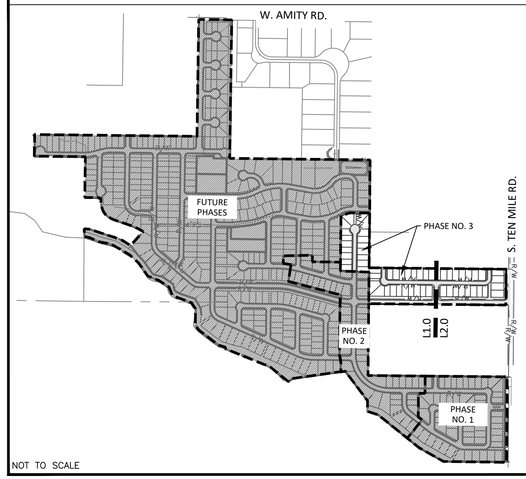
1 DECIDUOUS TREE PLANTING AND STAKING DETAIL

NTS



2 SHOVEL CUT EDGE

SITE REFERENCE MAP



NOT TO SCALE

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA ARE NOT OPEN SPACE CALCULATIONS.

OPEN SPACE TREE CALCULATIONS (1TREE/1000SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
7	6	15,884	15,884	0.36	16.00	16.00
7	17	1,984	1,984	0.05	2.00	2.00
9	14	1,966	1,966	0.05	2.00	3.00
12	1	986	986	0.02	1.00	3.00
12	18	984	984	0.02	1.00	3.00
13	5	21,147	15,650 EXCLUDES TEN MILE RD 20' LANDSCAPE BUFFER	0.36	16.00	16.00
TOTAL OPEN SPACE TREES					38.00	43.00

STREET FRONTAGE CALCULATIONS

(2) DECIDUOUS TREE PER 100 LINEAR FEET
(3) EVERGREEN TREE PER 100 LINEAR FEET
(12) SHRUBS PER 100 LINEAR FEET

STREET NAME	BUFFER WIDTH	LF	CALC	REQ	PRVD
S. TEN MILE RD	20'	286	286 LF/100 LF X 2 (DECIDUOUS TREES)	6.00	6.00
			286 LF/100 LF X 3 (EVERGREEN TREES)	9.00	9.00
			286 LF/100 LF X 12 (SHRUBS)	34.00	66.00
TOTAL STREET TREES				15.00	15.00
MITIGATION REQUIREMENTS					
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL					
TOTAL TREES REQUIRED/PROVIDED				53.0	58.0

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. MATCH PREVIOUS PHASES.
4. SCHEMATIC LOCATION OF TREES. ONE TREE PER LOT PER CITY OF KUNA CODE SECTION 6-4-2V. ALL TREES SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. ALL OTHER TREES TO BE INSTALLED PER PLAN.
5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-2.
7. COMPACTED GRAVEL SHOULDER. SEE CIVIL PLANS.
8. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
9. 5' PATHWAY. MATCH PREVIOUS PHASES. SEE CIVIL PLANS.
10. PERIMETER VINYL FENCE. MATCH PREVIOUS PHASES.
11. VINYL LATTICE TOP FENCE. MATCH PREVIOUS PHASES.
12. DRAINAGE FACILITY. SEE CIVIL PLANS FOR DRAINAGE FACILITY INFORMATION. DO NOT INSTALL TURF GRASS OVER SAND WINDOW.

CONTACT INFORMATION

OWNER

WATERS EDGE FARM LLC
6152 WEST HALF MOON LANE
EAGLE, IDAHO 83616
CONTACT: TIM ECK

LANDSCAPE CONSULTANT

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9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

STATE OF IDAHO
ALYSSA YENSEN
LA-16557
07/06/21
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/02/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAP
DRAWN BY:	KAP
CHECKED BY:	AY
DATE:	12.16.20
PROJECT:	20-134

SHEET NO.
L1.0

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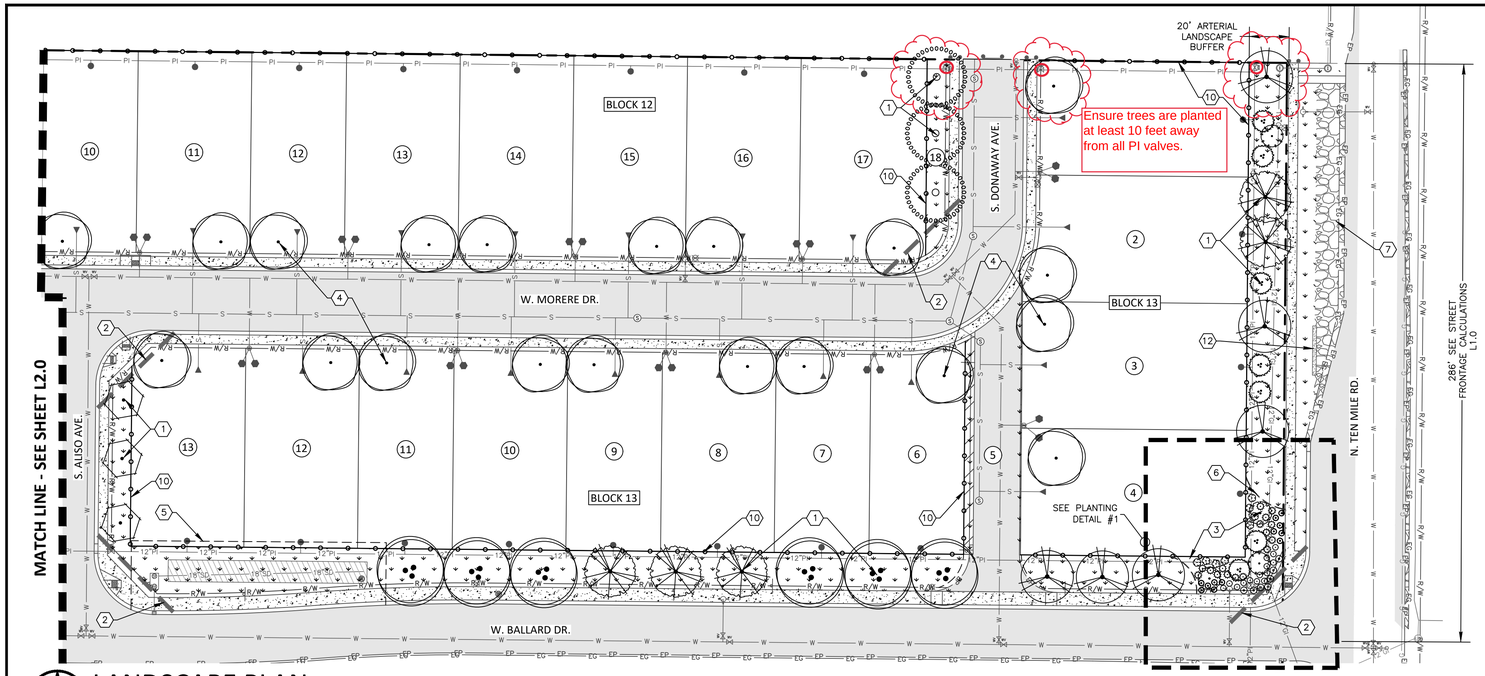


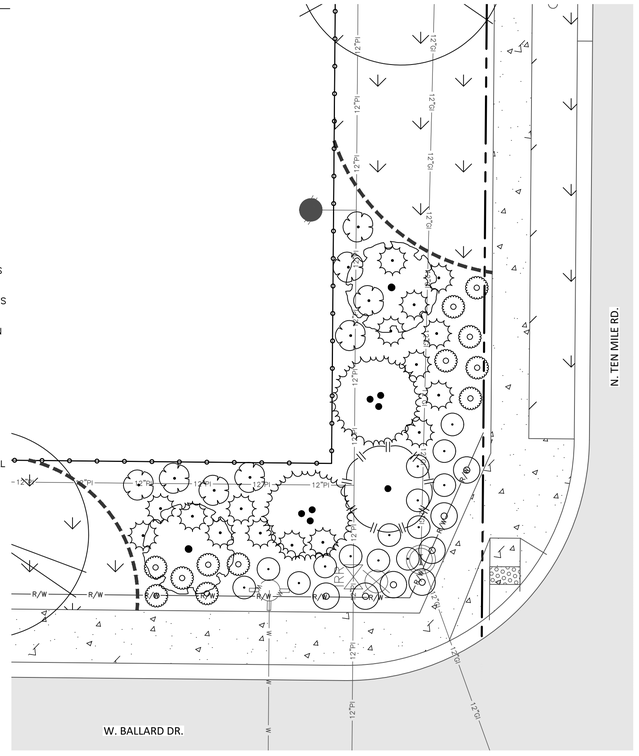
LANDSCAPE PLAN

0 40 80 120

Plan Scale: 1" = 40'

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK MULCH WITH PERMEABLE FABRIC WEED BARRIER. MATCH PREVIOUS PHASES.
4. SCHEMATIC LOCATION OF TREES. ONE TREE PER LOT PER CITY OF KUNA CODE SECTION 6-4-2V. ALL TREES SHOWN ON INDIVIDUAL LOTS SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. ALL OTHER TREES TO BE INSTALLED PER PLAN.
5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-2.
7. COMPACTED GRAVEL SHOULDER. SEE CIVIL PLANS.
8. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
9. 5' PATHWAY. MATCH PREVIOUS PHASES. SEE CIVIL PLANS.
10. PERIMETER VINYL FENCE. MATCH PREVIOUS PHASES.
11. VINYL LATTICE TOP FENCE. MATCH PREVIOUS PHASES.
12. DRAINAGE FACILITY. SEE CIVIL PLANS FOR DRAINAGE FACILITY INFORMATION. DO NOT INSTALL TURF GRASS OVER SAND WINDOW.



PLANTING DETAIL #1

0 10 20 30

Plan Scale: 1" = 10'

PLANT SCHEDULE SEE L1.0 FOR FULL SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	8	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
	12	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH
	9	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST
	7	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM EMERALD CITY TULIP TREE
	5	PYRUS CALLERYANA ORNAMENTAL PEAR
	6	TILIA TOMENTOSA 'GREEN MOUNTAIN' TM LINDEN

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	7	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE

FLOWERING TREES	QTY	BOTANICAL / COMMON NAME
	2	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE

OTHER SYMBOLS	QTY	BOTANICAL / COMMON NAME
	58	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER KUNA CITY CODE 6-4-2V INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.

SHRUBS	QTY	BOTANICAL / COMMON NAME
	8	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA
	14	ROSA X 'NOARE' FLOWER CARPET RED GROUNDCOVER ROSE
	12	SPIRAEA JAPONICA 'DOUBLE PLAY GOLD' SPIREA 'DOUBLE PLAY GOLD'

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME
	16	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	7	NEPETA X FAASSENII 'JUNIOR WALKER' JUNIOR WALKER CATMINT

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	43,246 SF	TURF SOD BLUEGRASS MATCH PREVIOUS PHASES

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC.,, SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
    - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
    - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
    - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
    - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
    - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

APPROVED
KUNA PLANNING & ZONING DEPT

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

STATE OF IDAHO
MELISSA YEAGER
LA-1657
07/06/21
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	REV PER AGENCY COMMENTS	4/20/21
2	REV PER COMMENTS	07/01/21
3	REV PER AGENCY COMMENTS	08/02/21

GRAN PRADO SUBDIVISION NO. 3
KUNA, IDAHO

LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAP
DRAWN BY:	KAP
CHECKED BY:	AY
DATE:	12.16.20
PROJECT:	20-134

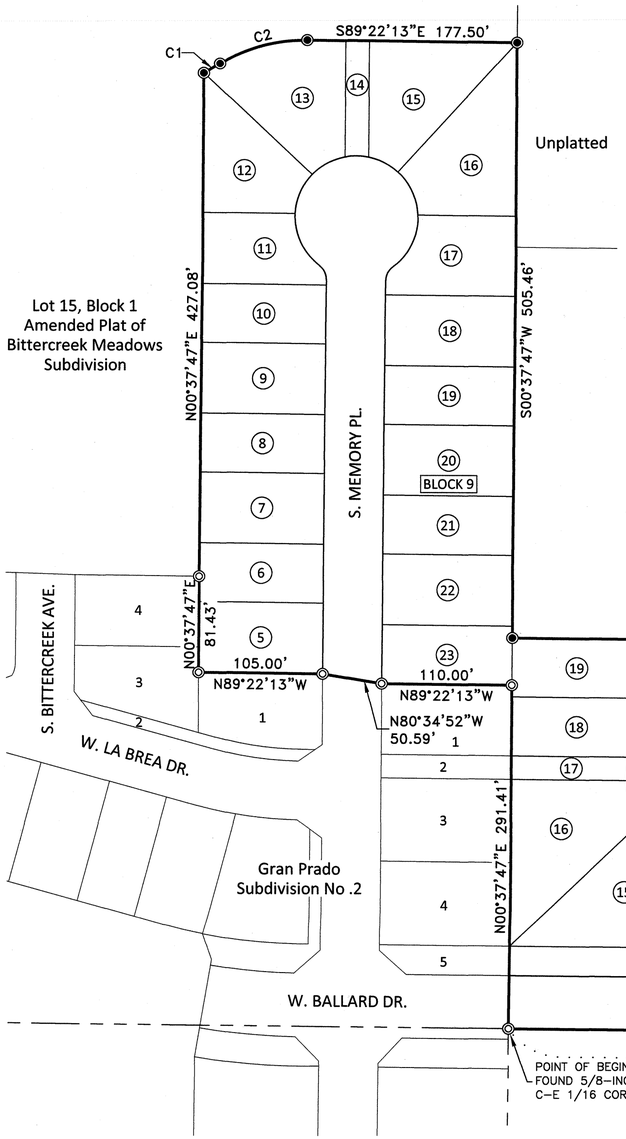
SHEET NO.
L2.0

C:\USERS\JPRILLAMAN\KM ENGINEERING\KM GENERAL - REMOTE WORK\PROJECTS\0-134\CAD\LANDSCAPE\CONSTRUCTION PLANS\20-134 LANDSCAPE PLAN.DWG, SCOTT PRILLAMAN, 8/2/2021, AUTOCAD PDF (GENERAL DOCUMENTATION) (PC), 22X34 L [PDF]

PLAT OF
GRAN PRADO SUBDIVISION No. 3

A PORTION OF LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.
2022

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	495.00'	16.02'	1°51'15"	N59°45'56"E	16.02'
C2	140.00'	77.68'	31°47'28"	N74°44'03"E	76.69'



LEGEND

⊕	FOUND BRASS CAP AS NOTED
◎	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
○	FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
◉	SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
●	SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
△	CALCULATED POINT, NOTHING FOUND OR SET
(1)	LOT NUMBER
1	LOT NUMBER ON ADJACENT PLAT
———	SUBDIVISION BOUNDARY LINE
———	LOT LINE
———	ADJACENT BOUNDARY LINE
— — — —	SECTION LINE
——— – ———	ROAD/LATERAL CENTERLINE
— — — — —	EASEMENT LINE
▨	ACHD EASEMENT (SEE NOTE 15)

SHEET INDEX

SHEET 1 – OVERALL SUBDIVISION MAP, BOUNDARY CURVE TABLE, LEGEND

SHEET 2 – DETAIL PLAT MAP

SHEET 3 – DETAIL PLAT MAP, LINE AND CURVE TABLES

SHEET 4 – CERTIFICATE OF OWNERS AND NOTES

SHEET 5 – CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY No. 7545, RECORDS OF ADA COUNTY, IDAHO.

R2. RECORD OF SURVEY No. 7090, RECORDS OF ADA COUNTY, IDAHO.

R3. RECORD OF SURVEY 2329, RECORDS OF ADA COUNTY, IDAHO.

R4. AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION, BOOK 95 OF PLATS AT PAGES 11732–11735, RECORDS OF ADA COUNTY, IDAHO.

R5. GRAN PRADO SUBDIVISION No. 2, BOOK ____ OF PLATS AT PAGES _____–_____, RECORDS OF ADA COUNTY, IDAHO.

R6. DEED PER INSTRUMENT No. 2015–038407, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

FOUND 5/8–INCH REBAR WITH ILLEGIBLE CAP
NORTH 1/16 CORNER SECTION 34
PER CP&F No. 111075075

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11-10-21

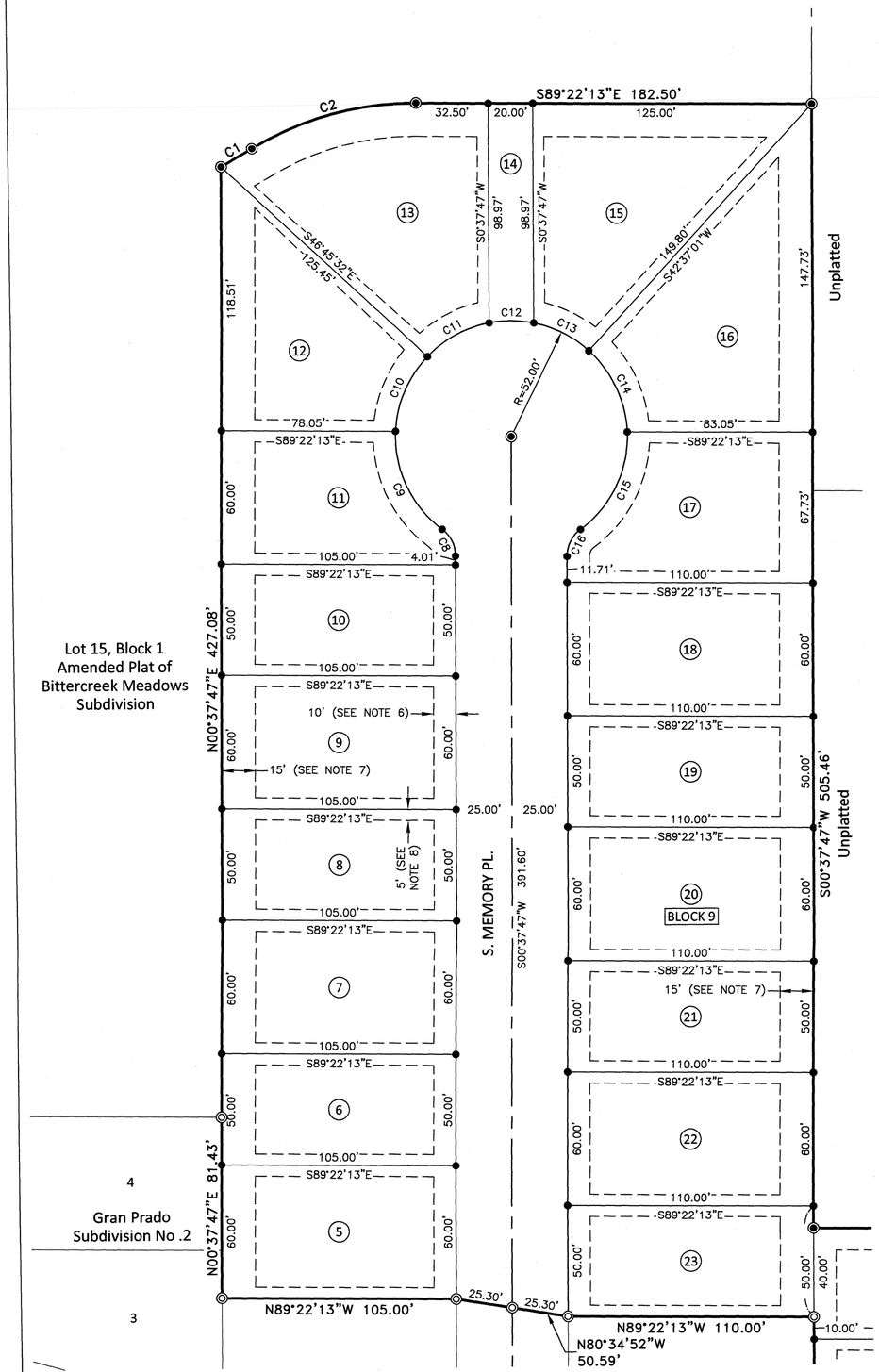
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

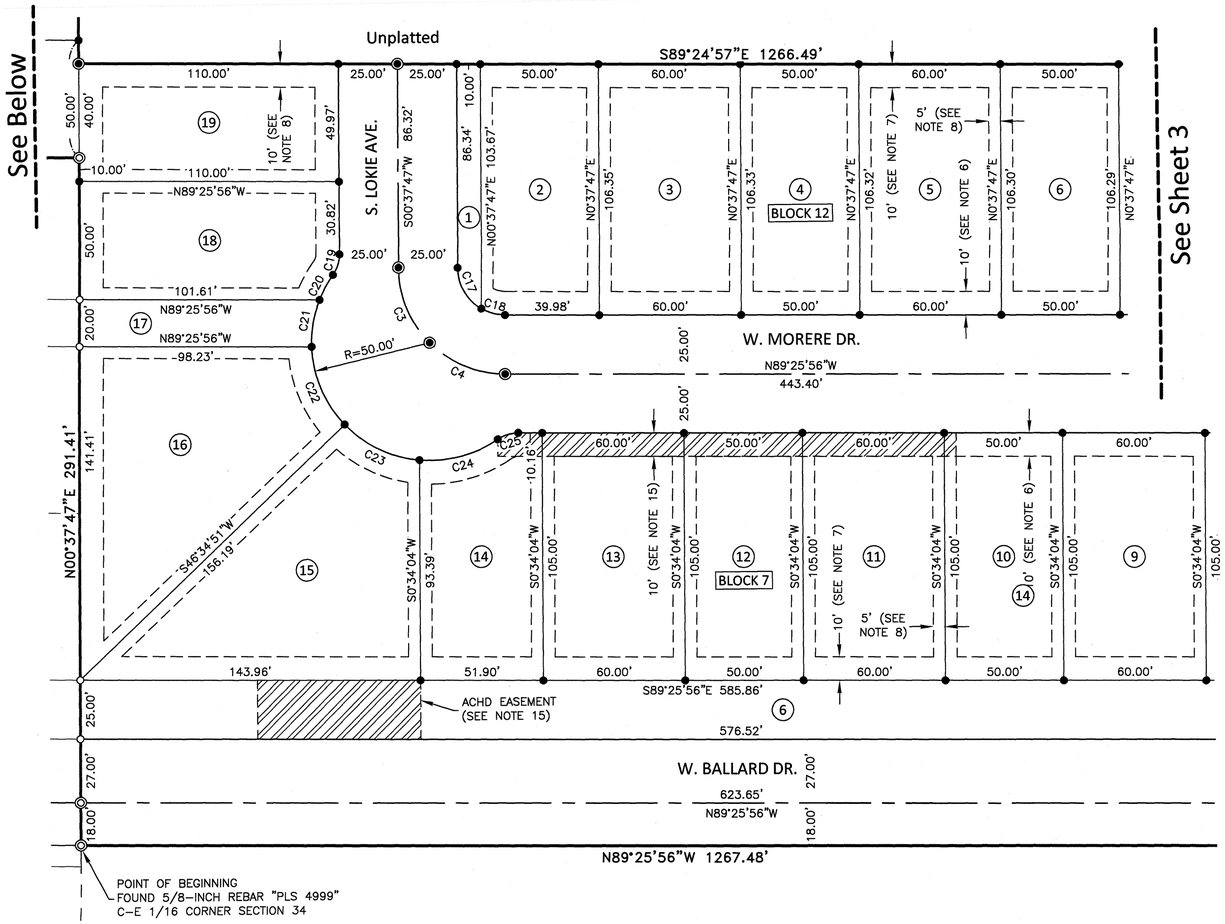
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 20-134	SHEET 1 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

0 40 80 120
Plan Scale: 1" = 40'





PROFESSIONAL LAND SURVEYOR REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11.10.21

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

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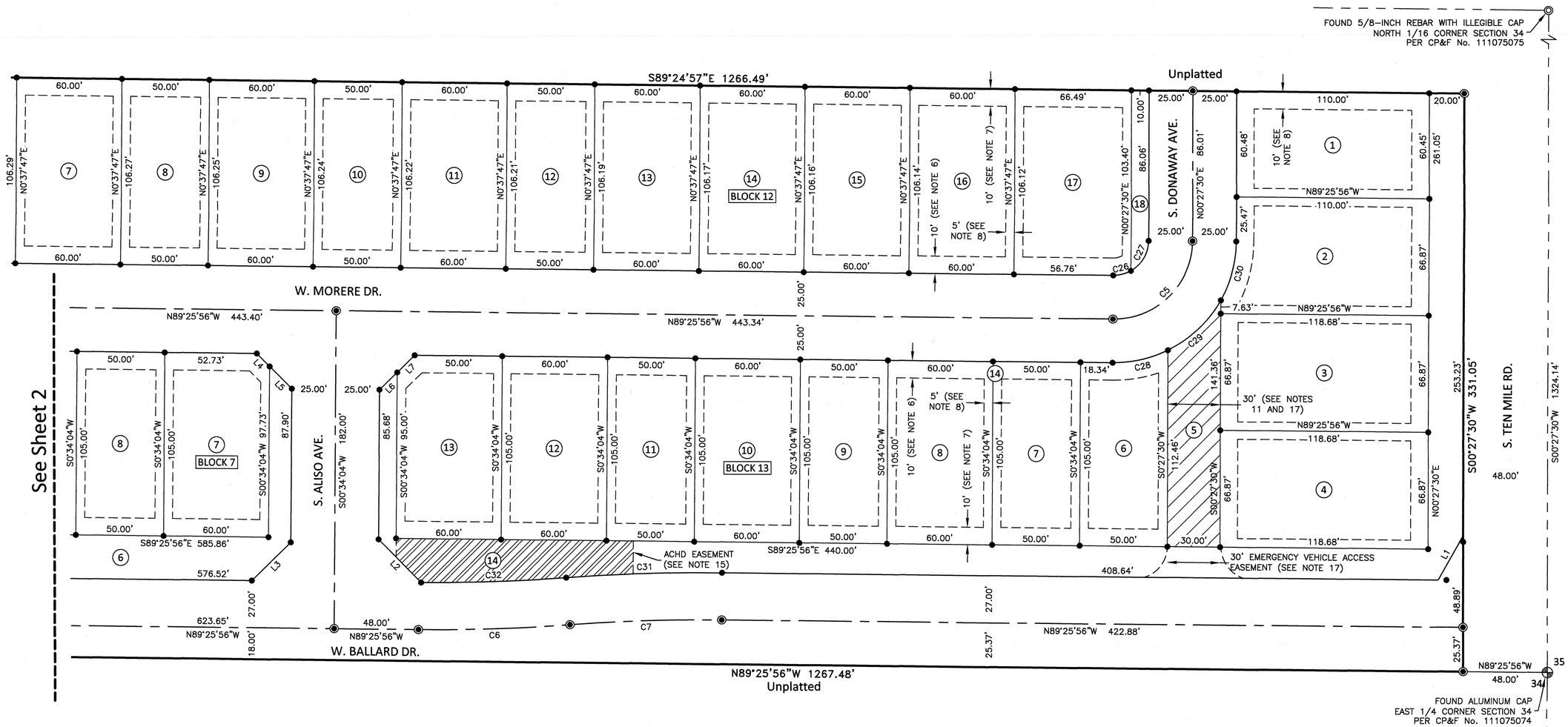
JOB NO. 20-134	SHEET 2 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

0 40 80 120
Plan Scale: 1" = 40'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	495.00'	16.02'	1°51'15"	N59°45'56"E	16.02'
C2	140.00'	77.68'	31°47'28"	N74°44'03"E	76.69'
C3	45.00'	35.37'	45°01'52"	S21°53'09"E	34.46'
C4	45.00'	35.37'	45°01'52"	S66°55'00"E	34.46'
C5	45.00'	70.77'	90°06'34"	N45°30'47"E	63.70'
C6	1000.00'	86.55'	4°57'32"	S88°07'40"W	86.52'
C7	1000.00'	86.55'	4°57'32"	S88°07'40"W	86.52'
C8	14.57'	13.96'	54°53'43"	S26°04'00"E	13.43'
C9	52.00'	50.70'	55°51'39"	S24°47'55"E	48.71'
C10	52.00'	37.28'	41°04'29"	S23°40'10"W	36.49'
C11	52.00'	32.07'	35°20'08"	S61°52'28"W	31.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C12	52.00'	20.13'	22°10'30"	N89°22'13"W	20.00'
C13	52.00'	28.04'	30°53'59"	N62°49'59"W	27.71'
C14	52.00'	41.30'	45°30'38"	N24°37'40"W	40.23'
C15	52.00'	50.68'	55°50'45"	N26°03'01"E	48.70'
C16	15.00'	13.97'	53°20'37"	N27°18'05"E	13.47'
C17	20.00'	20.94'	60°00'00"	N29°22'13"W	20.00'
C18	20.00'	10.49'	30°03'43"	N74°24'05"W	10.37'
C19	15.00'	9.18'	35°04'22"	S18°09'58"W	9.04'
C20	50.00'	12.02'	13°46'13"	S28°49'03"W	11.99'
C21	50.00'	20.43'	23°24'37"	S10°13'37"W	20.29'
C22	50.00'	36.60'	41°56'28"	S22°26'55"E	35.79'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C23	50.00'	35.76'	40°58'29"	S63°54'24"E	35.00'
C24	50.00'	35.00'	40°06'40"	N75°33'02"E	34.29'
C25	15.00'	9.18'	35°04'22"	N73°01'53"E	9.04'
C26	20.00'	10.51'	30°06'34"	S75°30'47"W	10.39'
C27	20.00'	20.94'	60°00'00"	S30°27'30"W	20.00'
C28	70.00'	32.61'	26°41'27"	S77°13'20"W	32.32'
C29	70.00'	42.26'	34°35'13"	S46°35'00"W	41.62'
C30	70.00'	35.22'	28°49'53"	S14°52'27"W	34.85'
C31	1027.00'	88.87'	4°57'28"	N88°07'38"E	88.84'
C32	973.00'	82.87'	4°52'47"	N88°05'17"E	82.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°37'03"E	29.11
L2	S44°25'56"E	34.40
L3	S45°34'04"W	31.26
L4	S44°25'56"E	10.29
L5	S44°25'56"E	18.00
L6	S45°34'04"W	14.14
L7	S45°34'04"W	14.14

PROFESSIONAL LAND SURVEYOR REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
11-10-21

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 20-134 | SHEET 3 OF 5

PLAT OF
GRAN PRADO SUBDIVISION No. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 WHICH INCLUDES A PORTION OF LOT 15, BLOCK 1 OF THE AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION (BOOK 95 OF PLATS, PAGES 11732–11735, ADA COUNTY), TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 34, THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTHEAST 1/4, S00°27'30"W A DISTANCE OF 2,648.52 FEET TO A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 34;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTHEAST 1/4, N89°25'56"W A DISTANCE OF 48.00 FEET TO A SET 5/8–INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SOUTHERLY LINE, N89°25'56"W A DISTANCE OF 1,267.48 FEET TO A FOUND 5/8–INCH REBAR MARKING THE CENTER–EAST 1/16 CORNER OF SECTION 34 AND BEING ON THE SUBDIVISION BOUNDARY OF GRAN PRADO SUBDIVISION NO. 2;
THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. N00°37'47"E A DISTANCE OF 291.41 FEET TO A FOUND 5/8–INCH REBAR;
2. N89°22'13"W A DISTANCE OF 110.00 FEET TO A FOUND 5/8–INCH REBAR;
3. N80°34'52"W A DISTANCE OF 50.59 FEET TO A FOUND 5/8–INCH REBAR;
4. N89°22'13"W A DISTANCE OF 105.00 FEET TO A FOUND 5/8–INCH REBAR;
5. N00°37'47"E A DISTANCE OF 81.43 FEET TO A FOUND 5/8–INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N00°37'47"E A DISTANCE OF 427.08 FEET TO A SET 5/8–INCH REBAR;
THENCE 16.02 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 495.00 FEET, A DELTA ANGLE OF 01°51'15", A CHORD BEARING OF N59°45'56"E AND A CHORD DISTANCE OF 16.02 FEET TO A SET 5/8–INCH REBAR;
THENCE 77.68 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 31°47'28", A CHORD BEARING OF N74°44'03"E AND A CHORD DISTANCE OF 76.69 FEET TO A SET 5/8–INCH REBAR;
THENCE S89°22'13"E A DISTANCE OF 177.50 FEET TO A SET 5/8–INCH REBAR TO THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE FOLLOWING SAID WESTERLY LINE, S00°37'47"W A DISTANCE OF 505.46 FEET TO A SET 5/8–INCH REBAR;
THENCE LEAVING SAID WESTERLY LINE, S89°24'57"E A DISTANCE OF 1,266.49 FEET TO A SET 5/8–INCH REBAR ON THE WESTERLY RIGHT–OF–WAY LINE OF S. TEN MILE RD.;
THENCE FOLLOWING SAID WESTERLY RIGHT–OF–WAY LINE, S00°27'30"W A DISTANCE OF 331.05 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 12.910 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF KUNA AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

_____
JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202_, BY JUSTIN BLACKSTOCK, AS A MANAGER OF DB DEVELOPMENT, LLC.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION 31–3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM KUNA MUNICIPAL IRRIGATION SYSTEM. PER KUNA CITY ORDINANCE #_____–__ (INSTRUMENT No. _____–_____, RECORDS OF ADA COUNTY, IDAHO) IRRIGATION WATER RIGHTS HAVE BEEN TRANSFERRED TO KUNA MUNICIPAL IRRIGATION SYSTEM.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF THE 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".
5. LOTS 6 AND 17, BLOCK 7, LOT 14, BLOCK 9, LOTS 1 AND 18, BLOCK 12, AND LOTS 5 AND 14, BLOCK 13, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE GRAN PRADO SUBDIVISION HOMEOWNER'S ASSOCIATION, INC., OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND KUNA MUNICIPAL IRRIGATION SYSTEM.
6. ALL FRONT LOT LINES AND ALL LOT LINES COMMON TO THE PUBLIC RIGHTS–OF–WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
7. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
8. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR KUNA MUNICIPAL IRRIGATION SYSTEM AND LOT DRAINAGE.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. LOT 5, BLOCK 13 AS SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR A COMMON DRIVEWAY TO PROVIDE ACCESS TO LOTS 3 AND 4, BLOCK 13. SEE THE SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAINTENANCE AND REPAIR RESPONSIBILITIES OF SAID COMMON DRIVEWAY.
12. DIRECT LOT OR PARCEL ACCESS TO W. BALLARD DR. IS PROHIBITED.
13. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 202_–_____.
14. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2019–060886, AND MAY BE AMENDED FROM TIME TO TIME. THE HOMEOWNER'S 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(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO LIEN FOR NON–PAYMENT.
15. AS SHOWN HEREON, A PORTION OF LOTS 6, AND 10–14 BLOCK 7 AND A PORTION OF LOT 14, BLOCK 13 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 No. 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 IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
16. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON THE FIRM PANEL 250 OF 875, MAP NUMBER 16001C0250J, 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.
17. LOT 5, BLOCK 13 AND A PORTION OF LOT 14, BLOCK 13, ARE SUBJECT TO AN EASEMENT FOR EMERGENCY VEHICLE ACCESS. NON–EMERGENCY VEHICLES ARE PROHIBITED FROM USING THIS EASEMENT AS ACCESS TO AND FROM W. BALLARD DR.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF GRAN PRADO SUBDIVISION No. 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
AARON L. BALLARD, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD

11-10-21

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF
GRAN PRADO SUBDIVISION No. 3

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

_____
PRESIDENT
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 THIS ____ DAY OF _____, A.D. 20___, HEREBY APPROVE THIS PLAT.

_____
CITY ENGINEER
STATE OF IDAHO REGISTRATION No.: _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE THE _____ DAY OF _____, A.D. 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CITY CLERK, KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR 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

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH ADA COUNTY

_____ EHS 11·7·2021
HEALTH OFFICER DATE

CERTIFICATE OF ADA COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____ _____
COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO)
ADA COUNTY) SS

I HEREBY CERTIFY THAT THIS PLAT OF GRAN PRADO SUBDIVISION No. 3 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __.M., THIS __DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

_____ _____
DEPUTY EX-OFFICIO RECORDER

FEE:

PROFESSIONAL LAND SURVEYOR REGISTERED 12459 STATE OF IDAHO AARON L. BALLARD

11·10·2021

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

City of Kuna

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

Council Findings of Fact & Conclusions of Law

To: City Council

Case Numbers: 17-10-S (Subdivision)
Gran Prado Sub

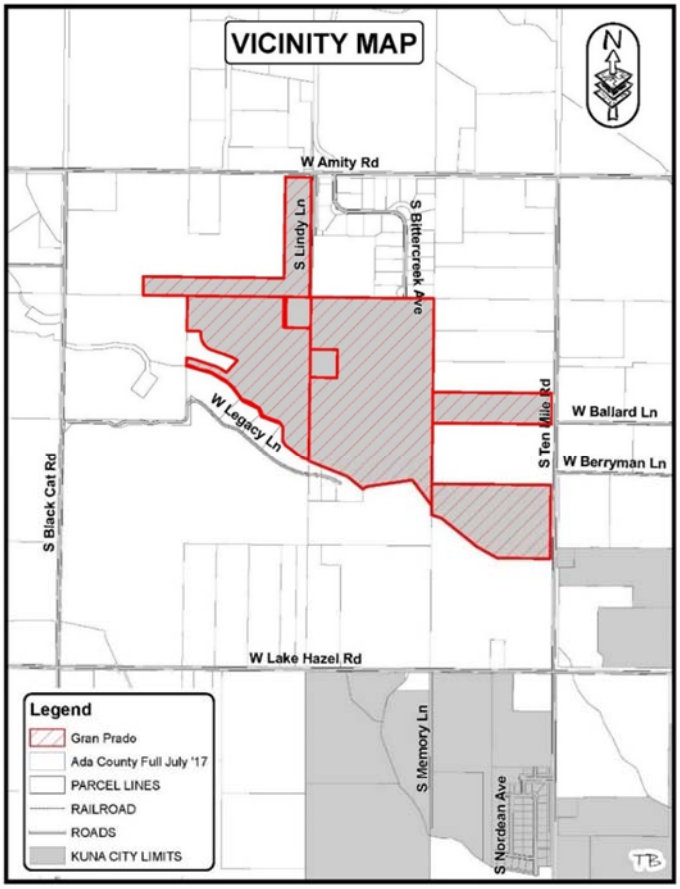
Site Location: Near the northwest and northeast Corner of Ten Mile and Lake Hazel Roads,
Meridian, Idaho 83642

Planner: Troy Behunin,
Planner III

Hearing Date: *January 16, 2018*
Findings of Fact: March 6, 2018

Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

Owners (2): *Renascence Farm, LLC & Waters Edge Farm, LLC,*
6152 W. Half Moon Ln.
Eagle, ID, 83616



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M. Order of Decision by Council

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that preliminary plats are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i. Neighborhood Meeting June 7, 2017 (12 persons attended)

ii.	Agency Comment Request	September 20, 2017
iii.	350' Property Owners Notice	January 5, 2018
iv.	Kuna, Melba Newspaper	December 20, 2017
v.	Site Posted	December 27, 2017

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for a Preliminary Plat (residential subdivision) known as Gran Prado Subdivision.

B. General Project Facts:

1. On behalf of Renascence Farm, LLC and Waters Edge Farm, LLC, the applicant Kirsti Grabo with KM Engineering, requests approval to subdivide approximately 132.80 acres, (previously zoned R-4), into 530 single family residential lots and 67 common lots, with one shared driveway and have reserved the name Gran Prado Subdivision. A Design Review application for the 67 common areas and buffer landscaping accompanies this application. The site is located at the northwest corner of Ten Mile and Lake Hazel Roads, and is located Between Amity and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W, APN #'s: (See the submitted application).
2. The applicant has submitted all the required documents and materials for review, held the neighborhood meeting, and posted the site in accordance with KCC posting requirements and the requirements set forth in Idaho State Code, Title 67, Chapter 65 of the Local Land Use Planning Act.
3. **Site History:**
   These parcels were recently annexed into Kuna city limits, with historical uses, ranging from residential to farming.
4. **Legal Description:** A legal description was included with the application and is attached as an exhibit within this report.
5. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	RUT	Rural Urban Transition – Ada County
East	RR	Rural Residential – Ada County
West	RUT	Rural Urban Transition – Ada County

C. Aerial Map:

©Copyrighted

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. Kuna's Council recently granted these lands the R-4 zone, which is the border between Low and Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Mason Creek feeder on the south side of the site. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways along frontages of their canals and ditches to comply with the Master Plan's goals by either starting a pathway, or extending current pathways at time of development.

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

Property Owner	**Parcel Size** (Approximately)	**Current Zone: (RUT)** Rural Urban Transition	**Parcel Number**
Renascence Farms, LLC	57.12 acres	R-4, Kuna City	R0967660156
Renascence Farms, LLC	30.38 acres	R-4, Kuna City	R0967660155
Renascence Farms, LLC	9.64 acres	R-4, Kuna City	S1234142351
Renascence Farms, LLC	0.20 acres	R-4, Kuna City	R0967660151
Renascence Farms, LLC	14.96 acres	R-4, Kuna City	S1234212935
Renascence Farms, LLC	0.42 acres	R-4, Kuna City	S1234244310
Renascence Farms, LLC	0.44 acres	R-4, Kuna City	S1234121105
Renascence Farms, LLC	0.44 acres	R-4, Kuna City	S1234212405
Waters' Edge Farm, LLC	19.2 acres	R-4, Kuna City	S1234417520
Total Acres 132.81			

4. **Services:**
   Sanitary Sewer– City of Kuna
   Potable Water – City of Kuna

Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Meridian Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**
Approximate 131 acres of these lands are being used for agricultural purposes while the remainder is being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until future phases begin development. The current residences will remain as residential uses until development occurs. The site is relatively flat with an estimated average slope of 0% to 2% towards the Mason Creek Feeder. Bedrock depth is estimated to be between twenty and forty inches according to the USDA Soil Survey for Ada County

6. **Transportation / Connectivity:**
The applicant has proposed connections to public streets in three places for the project as a whole, in different phases and locations. All proposed access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes. Current legal points of access being used at this time may remain until development requires a change.

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

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - Kuna City Public Works – 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
   - Meridian Fire Department – Exhibit B-8

D. Staff Analysis:

The applicant previously annexed the land as part of the Renascence Farms and Mason Creek Farms application and now submits an application for subdivision, design review approvals and entitlements.

These properties were annexed into Kuna City limits with an approved for R-4 zoning (Low/Med. Density). During the public hearings for said annexation, certain development conditions were applied and approved by the Commission and City Council. Staff finds that this proposal conforms to each condition as outlined in the findings of fact and conclusions of law and concludes the developer has made every effort to be compliant with those conditions.

This project is adjacent to or near three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal. It is anticipated that development will take a number of years for full build out, and may require up to ten (10) phases. It is also important to remember that the developer is connecting to City services in Ten Mile near Lake Hazel, and development will proceed west, as development typically follows sewer lines.

The applicant has met with Kuna and ACHD staffs on multiple occasions, in order to create a development that fits the Kuna comp plan. In an effort to do so, those meetings have produced a pre plat that has been slightly altered to accommodate the changes required by ACHD. These changes have not affected the lot count, density, or the open spaces. Rather, these changes have improved traffic safety, enhanced walkability and reduced the impact to adjacent development. Two (2) significant changes are 1) the absence of an east west and a north south mid mile collector system, and replaced it with a modified east west residential collector. And 2) the applicant proposes no connection to South Bittercreek Avenue in the north east corner of this project. Normally, City code requires both of these design elements, however, due to site constraints, and concerns of neighboring residents, staff supports these changes and recommends acceptance of these deviations from City Code.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre plat and landscape plan is in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Meridian Fire Department (MFD) to conform to each agency's requirements.

Applicant and City staff have discussed on several occasions the need for a lift station to serve the areas that will not be served by gravity sewer, and the pre plat has a location designed to fulfill that need in a later phase. Staff and applicant have also held discussions about the need for a domestic well site and pump/pond for pressure irrigation needs as well and the locations for those facilities within this project.

Staff has determined this application complies with the goals and policies for Kuna City, Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No's 17-10-S, subject to any conditions of approval outlined by Kuna's Commission and City Council.

E. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. City of Kuna Zoning Ordinance Title 5, Chapter 13.
3. City of Kuna Comprehensive Plan, adopted September 1, 2009.
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

F. Procedural Background:

On January 16, 2018, the Council considered the case, including the application, agency comments, staff's memo, the application exhibits and public testimony presented or given.

G. Proposed Factual Summary:

These parcels are located near the northwest corners of Ten Mile and Lake Hazel Roads. The project consists of 132.80 (approx.) acres, within City limits and all parcels are zoned R-4 (Low Density Residential). Applicant requests preliminary plat approval for 530 homes, 67 common lots and one shared driveway with access taken from Ten Mile in two places and Amity. All parcels in this application are near either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

H. Proposed Findings of Fact:

Based upon the record contained in Case No's 17-10-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby

approves the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-10-S, a request for preliminary plat approval by the applicant follows:

The Council concludes that the applications do/do not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. The Kuna Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Kuna* Council *held a public hearing on the subject applications on January 16, 2018, 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 17-10-S, this proposal appears to *generally* comply with the Comprehensive Plan ad City Code.

Comment: *The Comp Plan has listed numerous goals for providing commercial, single-family and multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this project proposes to accommodate commercial and residential uses the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Kuna Council has the authority to approve of these applications.

Comment: *On* January 16*, 2018, the Council voted to approve case No.* 17-10-S (Preliminary Plat).

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on* January 16*, 2018.*

I. City Council's Comprehensive Plan Analysis:

Council determines the proposed preliminary plat request for the *site is/is not* consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

***Comment**: The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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 General's 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:

Promote and 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 [CP]).

Comment: *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

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 [CP]).

Comment: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

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 development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: *With the requested preliminary plat, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned 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 (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: *Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.*

J. City Council's 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.

K. The Council's Conclusions of Law:

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

1. The Council feels the site *is* physically suitable for development in the future.

   Comment: *The 132.80 acre (approximate) proposal does/does not appear to be suitable for annexation, as proposed.*

2. The preliminary plat is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. These applications *are/are not* likely to cause adverse public health problems.

   Comment: *The preliminary plat would generally comply with the Comp Plan. In the future, the project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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*: Through correspondence with public service providers and application evaluation, this annexation request appears to avoid detriment to surrounding uses. Council did consider the annexation and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for future residential purposes.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a future project.*

6. Based on the evidence contained in Case No's 17-10-S, Council finds Case No's 17-10-S, adequately complies with Kuna City Code.

7. Based on the evidence contained in Case No's 17-10-S, Council finds Case No's 17-10-S, generally complies with Kuna City Codes.

L. Commission's Recommendation to Council:

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the November 28, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 17-10-S, and hereby approves 17-23-DR with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
- Applicant shall work with the City on the requirements for curb, gutters for all streets and address storm water requirements.

M. Order of Decision By Council:

On January 16, 2018, the Council voted to *approve* Case No. 17-10-S, based upon the facts outlined in staffs memo, the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation and public testimony and discussion at the public hearing; Therefore, the Kuna Council hereby approves Case No. 17-10-S, with the following conditions of approval:

- Applicant shall follow the conditions outlined in the staff report and related agency reports.

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. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Meridian Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Meridian Fire District is required.
    e. The *Nampa and Meridian* Irrigation Districts shall approval any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface

water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).

5. Street lights, parking lights and monument lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
7. 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.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. 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.
11. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
12. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 6th, day of March, 2018,

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

km ENGINEERING

January 18, 2022
Project No. 20-134

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Gran Prado Subdivision No. 3 – Kuna, ID
Final Plat Application

Dear Mr. Behunin:

On behalf of DB Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Gran Prado Subdivision No. 3. Please accept this letter as the required statement of conformance.

As you know, this project is located south of Amity Road and west of Ten Mile Road. This phase encompasses approximately 12.91 acres of the overall Gran Prado site and is comprised of 59 buildable and 7 common lots. Access for this subdivision is proposed via internal connections to Gran Prado Subdivision No. 2.

To the best of our knowledge, the final plat for Gran Prado Subdivision No. 3 is in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. Further, the construction plans for this phase have been approved by the regulatory agencies.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Amanda Wiemiller
Development Coordinator

cc: DB Development, LLC.

5.5.2.1 Operation and Maintenance of the Common Area. Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain the integrity of the vision triangles as required by the Plat Conditions;

5.5.2.1.3 Maintain the development's Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision's non-publically dedicated park and pathway areas;

5.5.2.1.5 Participate in a Road Improvement District or utility local improvement district as the need for these improvements arise;

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 If the Subdivision becomes part of a transit route(s), provide residents of the Subdivision with transit street furnishings; and

5.5.2.1.8 Repair and replacement of property damaged or destroyed by casualty loss.

Additionally, the Association may, in its discretion, limit or restrict the access and use of the Common Area to any Owner or Owners, other than Grantor, residing in the Subdivision. The Association may establish rules and regulations regarding the Owners' use of Common Areas and Improvements located thereon.

CENTRAL DISTRICT HEALTH

Serving Ada, Boise, Elmore, and Valley Counties
https://cdh.idaho.gov

File Number: 5671

November 17, 2021

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Gran Prado Subdivision No. 3

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given November 17, 2021.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

If you have any questions, please call 208-327-8517.

Sincerely,

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: DB Development, LLC
KM Engineering, LLP
City of Kuna

LB:bk

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:	**18 February 2022**	
RE:	**Public Works Comments**	
	Gran Prado Subdivision No. 3 – 22-02-FP (Final Plat)	

The Gran Prado Subdivision No. 3, 22-02-FP, Final Plat request dated 25 January 2022 has been reviewed. This review is based on land use as allowed or permitted in a "R-4" zone. This application encompasses approximately 13 acres. This application contains a total of 58 single-family residential lots, 6 common lots, and 1 shared driveway.

Public Works staff supports 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 shall 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) Gran Prado Subdivision No. 3, 22-02-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 Memory Ranch 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* a*s-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.

RESOLUTION NO. R12-2022
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Falcon Crest Subdivision No. 3 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Falcon Crest Subdivision No. 3 were approved by the Kuna City Engineer on 23 April 2021; and

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

WHEREAS the street lighting, fencing and landscaping have not been completed for Falcon Crest Subdivision No. 3 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at three hundred four thousand one hundred seventy-six dollars and seventy-two cents ($304,176.72) adding 25% for a total of three hundred eighty thousand two hundred twenty dollars and ninety cents ($380,220.90); and

WHEREAS the fencing completion has been estimated at sixty-seven thousand seven hundred seventy-four dollars and zero cents ($67,774.00) adding 25% for a total of eighty four thousand seven hundred seventeen dollars and fifty cents ($84,717.50); and

WHEREAS the street lighting completion has been estimated at forty-nine thousand nine hundred fifty-five dollars and zero cents ($49,955.00) adding 25% for a total of sixty-two thousand four hundred forty-three dollars and seventy-five cents ($62,443.75); and

WHEREAS developer desires to record the final plat for Falcon Crest Subdivision No. 3 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Falcon Crest Subdivision No. 3** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;

2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least five hundred twenty-seven thousand three hundred eighty-two dollars and fifteen cents ($527,382.15);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 1st day of March, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of March, 2022.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between M3 ID FALCON CREST, LLC, an Arizona limited liability company, its Manager, M3 Builders, LLC, an Arizona limited liability company, its Member, The M3 Companies, LLC, an Arizona limited liability company (hereinafter "Developer"); whose address is 1673 Shoreline Drive, Suite 200, Boise, ID 83702, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Falcon Crest Subdivision No. 3 and the associated Bid for landscaping by Power Enterprises, and;

    b. Approved Street Light Plan for Falcon Crest Subdivision No. 3 and the associated Bid for street lighting by Street Lights LLC and;

    c. Approved Fence Plan for Falcon Crest Subdivision No. 3 and the associated Bid for fencing by Boise River Fence, Inc.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of five hundred twenty-seven thousand three hundred eighty-two dollars and fifteen cents ($527,382.15), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 7th day of February, 2022.

M3 ID Falcon Crest, LLC
an Arizona limited liability company

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

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

_____

By William I. Brownlee
Manager

On this 7th day of February, 2022, before me Joanne Dambach, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as the Manager, and on behalf of the The M3 Companies, LLC.

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

(seal)

Joanne B. Dambeck
Notary Public for Maricopa, Arizona
My commission expires on 7-19-24

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada)

RESOLUTION NO. R13-2022
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR CAZADOR SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Cazador Subdivision No. 4 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Cazador Subdivision No. 4 were approved by the Kuna City Engineer on 16 February 2021; and

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

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

WHEREAS the landscaping completion has been estimated at eighty-four thousand two hundred seventeen dollars and eighty-seven cents ($84,217.87) adding 25% for a total of one hundred five thousand two hundred seventy-two dollars and thirty-four cents ($105,272.34); and

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

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

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

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least one hundred five thousand two hundred seventy-two dollars and thirty-four cents ($105,272.34);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 1st day of March, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of March, 2021.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
CAZADOR SUBDIVISION NO. 4 LANDSCAPE

THIS AGREEMENT is made by and between DB DEVELOPMENT, LLC, (hereinafter "Developer"); whose address is 2228 W. Piazza St., Meridian, ID 83646, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, ID 83634.

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

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

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

    a. Approved Landscape Plan for Cazador Subdivision No. 4 and the associated Bid for landscaping by Power Enterprises.

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

2. Cash Deposit. Developer has executed and delivered to City cash or cashier's check to the City's trust account in the aggregate amount of one hundred five thousand two hundred venty-two dollars and thirty-four cents ($105,272.34), for deposit with City in its accounts (the "Cash Deposit"), which includes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2022.

_____
DB DEVELOPMENT, LLC

By Justin Blackstock
Manager

On this ____ day of _____, 2022, before me _____, personally appeared JUSTIN BLACKSTOCK known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Manager and on behalf of the DB DEVELOPMENT, LLC.

S
E
A
L

_____
Notary Public for _____
My commission expires on _____

_____
City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

_____
Chris Engels, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

EXHIBIT A

Proposal
POWER ENTERPRISES

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

PROPOSAL SUBMITTED TO: Highmark Development	**PHONE:** Justin Blackstock **DATE:** 9/1/2021
STREET:	**JOB NAME/LOCATION:** Cazador 4 Proposal
CITY, STATE and ZIP CODE:	**DATE OF PLANS:** 9/30/2020 last revised 1/19/2021
	ID Bureau of Occupational License # RCE-616
	State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$31,541.47	$31,541.47
2	Sleeving		1	ls	$1,493.00	$1,493.00
3	Machine/Crew Grading		1	ls	$3,285.00	$3,285.00
4	Sod		23,980	sf	$0.48	$11,510.40
5	Bark Mulch		72	cy	$92.00	$6,624.00
6	Trees: 2" Deciduous		28	ea	$405.00	$11,340.00
7	Trees: 6-8' Conifer		28	ea	$495.00	$13,860.00
8	Plants: 2 gallon		68	ea	$38.00	$2,584.00
9	Plants: 1 gallon		110	ea	$18.00	$1,980.00
10	**Option: 1 year Maintenance = $9,679 (billed in 9 monthly installments of $1,075.47 each)**					
11						
12						
13						
14						
15						
16						
17						
18						
19						
20	**Exclusions:** **Soil amendments, topsoil import, root barrier, signage, concrete, pavers, pathways, fencing, site fixtures, structures, and drainage systems.**					
21	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3. Due to the rapid cost fluctuations we are experiencing, we will need to review this proposal closer to actual installation and adjust accordingly.** **4. Cost increases will be added to the contract if landscape is installed after 2021.**					
22						
					Total	**$84,217.87**

QUALIFICATIONS

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

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

Tami McCollum
208-697-2618

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

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

Date of Acceptance: _____

Signature _____

Signature _____

RESOLUTION NO. R14-2022
CITY OF KUNA, IDAHO

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

- **SETTING FORTH CERTAIN PURPOSES;**
- **AUTHORIZING THE MAYOR TO EXECUTE THE JOURNEY'S END NO. 3 SEWER TRUNK PROJECT REIMBURSEMENT AGREEMENT**
- **DIRECTING THE CITY CLERK; AND**
- **SETTING AN EFFECTIVE DATE.**

Section 1. Findings

The City Council of the City of Kuna finds that it is in the best interest of the City of Kuna to enter into that certain Agreement entitled "Journey's End No. 3 Sewer Trunk Project Reimbursement Agreement" for the reasons stated therein.

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

Section 2. Authority

The Mayor is hereby authorized to execute the "Journey's End No. 3 Sewer Trunk Project Reimbursement Agreement**"**, by and between the City of Kuna and the Developer, Black Creek LLP, a copy of the agreement is attached hereto marked **"EXHIBIT A",** subject to the terms and conditions stated therein, and to execute all ancillary documents, if any are required, in order to facilitate the City's performance of its obligations under the "Journey's End No. 3 Sewer Trunk Project Reimbursement Agreement."

Section 3. Directing the City Clerk

The Clerk is hereby directed to file this Resolution forthwith in the official records of this City; and to certify this resolution to the Developer, Black Creek LLP.

Section 4. Effective Date

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

PASSED BY THE COUNCIL of Kuna Idaho this 1st day of March, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of March, 2022.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Journey's End No. 3 Sewer Trunk Project

THIS AGREEMENT made this 1st day of March 2022, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and BLACK CREEK, LLP hereinafter called DEVELOPER:

WITNESSETH:

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

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

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

WHEREAS, DEVELOPER did construct a sewer system to the property known as, Journey's End No. 3, as shown on **Exhibit A**, and has requested reimbursement for certain portions of the sewer system; and

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

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

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

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

B. Construction of Sewer System.

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

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a sewer system as shown on **Exhibit A** for the amounts shown in **Exhibit C**, CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to seven hundred nineteen thousand five hundred seventy-nine dollars and fifty-four cents ($719,579.54). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Sewer Reimbursement Policy attached hereto as **Exhibit B**.

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

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

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

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

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

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

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

K. Representations.

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

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

M. Payments under terms of this agreement are to be made and addressed to: BLACK CREEK, LLP, PO BOX 690, MERIDIAN, ID, 83680

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

CITY OF KUNA

ATTEST:

Joe L. Stear
MAYOR

Chris Engels
CITY CLERK

BLACK CREEK, LLP

Thomas T. Nicholson
MANAGING PARTNER

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 23 day of February, 2022, before me, a notary pubic in and for said state, personally appeared THOMAS T. NICHOLSON known to be to be the Company MANAGING PARTNER of BLACK CREEK, LLP, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

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

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

Notary Public for Idaho
Residing at Boise, Idaho
My commission expires: 05/31/25

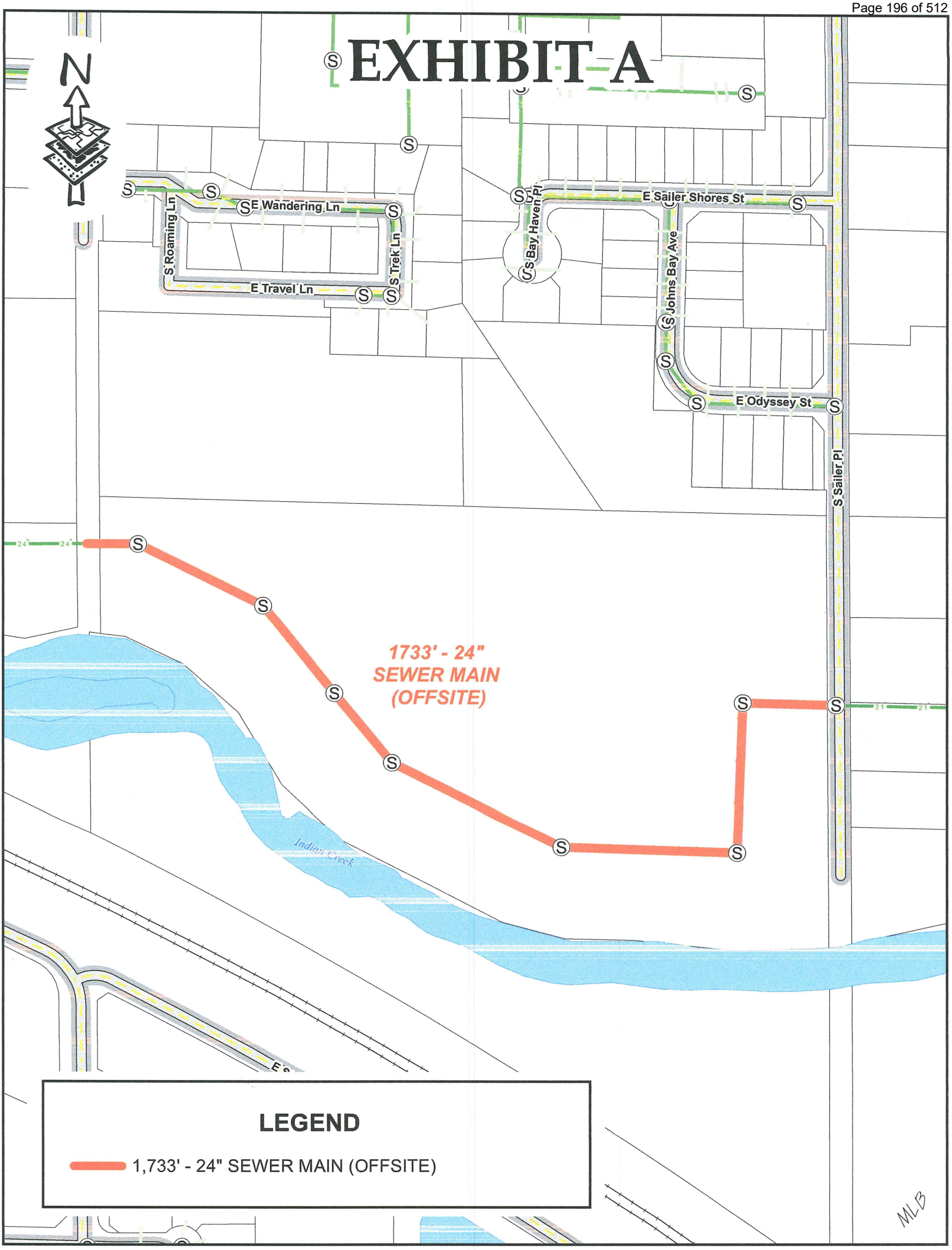
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2022, before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

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

EXHIBIT A


N
E Wandering Ln
S Roaming Ln
S Trek Ln
E Travel Ln
S Bay Haven Pl
E Sailer Shores St
S Johns Bay Ave
E Odyssey St
S Sailer Pl
1733' - 24"
SEWER MAIN
(OFFSITE)
Indian Creek
LEGEND
1,733' - 24" SEWER MAIN (OFFSITE)
MLB

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

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

EXHIBIT B

Recording Requested By and When Recorded Return to:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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

DEVELOPMENT AGREEMENT

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

Parties to the Agreement:

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

Recording Requested By and
When Recorded Return to:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

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

DEVELOPMENT AGREEMENT

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

Parties to the Agreement:

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

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

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

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

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

5.4.2 City Responsibility. City shall:

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

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

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

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

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

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

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

5.5 Drainage System. Developer shall:

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

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

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

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

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

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

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

CITY:

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

By: _____
Joe Stear, Mayor

Attest:

By: _____
Chris Engels, City Clerk

CITY ATTORNEY APPROVAL AS TO FORM AND AUTHORITY

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

_____
Wm. F. Gigray, III, City Attorney

DEVELOPER:

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

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

By: _____
William I. Brownlee, Manager

OWNER:

FALCON CREST, LLC, an Idaho limited liability company

By: _____
Terry Cook, Manager

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 12th day of March, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joe Stear**, known or identified to me to be the Mayor of the City of Kuna, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

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

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

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

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 25 day of February, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **William I. Brownlee**, Manager of The M3 Companies, L.L.C., an Arizona limited liability company, the Sole Member of M3 Builders, L.L.C., an Arizona limited liability company, an Arizona limited liability company, the limited liability company that executed the instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

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

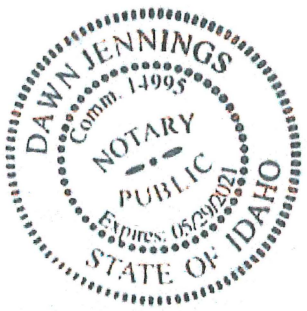
Notary Public for Maricopa, Arizona
My Commission expires: 6/19/21

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

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

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

[seal]



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

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

EXHIBIT C

SEWER COST AMORITZIATION SCHEDULE
JOURNEY'S END SUBDIVISION NO. 3 SEWER PORTION OF THE
FALCON CREST SEWER PACKAGE #1

The total recoverable project cost is $623,080.57. The total estimated cost for five year duration is $719,579.54 including a total estimated interest over life loan at 5%.

Amortization payment Schedule

Payment	Due Date	Payment (includes interest)	Interest	Balance
				623,080.57
1	8/31/2023	143,915.91	31,154.03	510,318.69
2	8/31/2024	143,915.91	25,515.93	391,918.72
3	8/31/2025	143,915.91	19,595.94	267,598.74
4	8/31/2026	143,915.91	13,379.94	137,062.77
5	8/31/2027	143,915.91	6,853.14	0.00

RESOLUTION NO. R15-2022
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DECLARING CERTIAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY AND ACCEPTING AGRICULTURAL IRRIGATION EQUIPMENT FROM BRISBIE LLC.

WHEREAS, the Council of the City of Kuna, Idaho passed Resolution No. R65-2016 on September 20, 2016 adopting a policy directing matters of surplus property; and,

WHEREAS, the Public Works Department has identified certain personal property assets for removal that shall be replaced with updated and efficient agricultural irrigation equipment; and

WHEREAS, the Public Works Department has been gifted said updated and efficient agricultural irrigation equipment by Brisbie LLC attached hereto as "Gift Bill of Sale"; and

WHEREAS, the Public Works Department has made, in regards to said assets, personal property surplus requests to the City Treasurer's Office on the asset removal order forms as supplied.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the below listed assets shall be removed or sold under the direction and supervision of the Public Works Department Director without establishing a set minimum price.

- Agricultural Irrigation Wheel Lines & other equipment

The administrative staff of the City is authorized to take all necessary steps to carry out the authorization provided by this Resolution.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 1st day of March, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 1st day of March, 2022.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

INB2564549

GIFT BILL OF SALE
(Project Peregrine Irrigation Equipment)

Subject to the conditions for removal as set forth below, BRISBIE LLC, a Delaware limited liability company ("**Brisbie**") hereby conveys as a gift unto the CITY OF KUNA, an Idaho municipal corporation (the "**City**"), all of the moveable pivots, wheel lines and other irrigation equipment that is located on the real property described on **Exhibit A**, attached hereto (the "**Real Property**"), including but not limited to any items specifically identified on **Exhibit B**, attached hereto (collectively, the "**Irrigation Equipment**"), but specifically excluding and reserving to Brisbie all fixtures, wells and associated equipment.

The City accepts the Irrigation Equipment in its "AS IS, WHERE IS" condition. The City shall remove the Irrigation Equipment from the Real Property on or before April 1, 2022 (the "**Outside Removal Date**"). Upon at least 2 business days' prior notice, Brisbie agrees to provide the City with reasonable access to the Real Property to enable such removal. Any Irrigation Equipment not removed from the Real Property by the Outside Removal Date, shall be deemed abandoned by the City and may be otherwise disposed of by Brisbie.

This Bill of Sale shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives, successors and assigns.

Dated this _____ day of February, 2022.

BRISBIE:

BRISBIE LLC, a Delaware limited liability company

By: Paul C
Name: PAUL CLEMENTS
Its: AUTHORIZED REPRESENTATIVE

Attachments:
Exhibit A — Legal Description of Real Property
Exhibit B — Specifically Identified Irrigation Equipment (if any)

EXHIBIT A

Legal Description of Real Property

PARCEL 1:

LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, IN ADA COUNTY, STATE OF IDAHO.

PARCEL 2:

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 0°08'05" WEST BETWEEN THE 5/8" REBAR ILLEGIBLE CAP MARKING THE SOUTHWEST CORNER OF SECTION 6, AND THE ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 6, BOTH IN TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN

PARCEL B RECORD OF SURVEY 10795 RECORDED JANUARY 30, 2017, AS INSTRUMENT NO. 2017009059, BEING A PORTION OF GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND 3, SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SECTION 6; THENCE

SOUTH 0°05'21" WEST, COINCIDENT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 545.00 FEET TO A 5/6" REBAR WHICH IS THE POINT OF BEGINNING; THENCE CONTINUING

SOUTH 0°05'21" WEST, COINCIDENT WITH THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2107.72 FEET TO THE EAST QUARTER OF SAID SECTION 6; THENCE

NORTH 89°17'57" WEST, COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2645.64 FEET TO A 5/8" REBAR MARKING THE C1/4 CORNER OF SAID SECTION 6; THENCE

NORTH 89°17'57" WEST, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1318.37 FEET TO A 5/8" REBAR MARKING THE CW1/16 CORNER; THENCE

NORTH 0°09'14" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 2663.23 FEET TO A 5/6" REBAR MARKING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE

SOUTH 89°25'26" EAST, COINCIDENT WITH THE NORTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1324.71 FEET TO A 1/2" REBAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE

SOUTH 89°00'46" EAST, COINCIDENT WITH THE NORTH LINE OF GOVERNMENT LOT 2 AND 1, A DISTANCE OF 2250.75 FEET TO A 5/8" REBAR; THENCE

SOUTH 0°05'21" WEST PARALLEL WITH THE SAID EAST LINE OF SECTION 6, A DISTANCE OF 545.00 FEET TO A 5/8" REBAR; THENCE

SOUTH 89°00'46" EAST, PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

PARCEL B OF ROS 11735, RECORDED AS INSTRUMENT NO. 2019015763, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89°00'46" EAST, 2,650.75 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6

SOUTH 89°00'46" EAST, 1,348.00 FEET TO THE REAL POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE

SOUTH 89°00'46" EAST, 902.76 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE

SOUTH 00°05'21" WEST, 545.00 FEET; THENCE

SOUTH 89°00'46" EAST, 400.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 6; THENCE ALONG SAID EAST BOUNDARY LINE

SOUTH 00°05'21" WEST, 2,107.72 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE THE EAST-WEST CENTERLINE OF SAID SECTION 6

NORTH 89°17'57" WEST, 1,302.66 FEET; THENCE LEAVING SAID EAST-WEST CENTERLINE

NORTH 00°05'21" EAST, 2,659.23 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 3:

PARCEL B OF ROS 11735, RECORDED AS INSTRUMENT NO. 2019015763, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89°00'46" EAST, 2,650.75 FEET;
THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6
SOUTH 89°00'46" EAST, 1,348.00 FEET TO THE REAL POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE
SOUTH 89°00'46" EAST, 902.76 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE

SOUTH 00°05'21" WEST, 545.00 FEET; THENCE
SOUTH 89°00'46" EAST, 400.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 6; THENCE ALONG SAID EAST BOUNDARY LINE
SOUTH 00°05'21" WEST, 2,107.72 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 6
NORTH 89°17'57" WEST, 1,302.66 FEET; THENCE LEAVING SAID EAST-WEST CENTERLINE
NORTH 00°05'21" EAST, 2,659.23 FEET TO THE REAL POINT OF BEGINNING.

EXHIBIT B

Specifically Identified Irrigation Equipment

The gifted equipment includes, but is not limited to, to the extent existing on the Real Property, the fixed pivot point, control panel, GPS units, field manager equipment, spans, motors, drive units (towers), flow meters, gearboxes, tower boxes, sprinkler nozzles, cables, timers, sprinkler drops, automated reverse and stop (barricade stops), overhang, end guns, and tires.

Brisbie makes no warranties regarding what Irrigation Equipment may or may not be located on the Real Property.

KUNA TRANSIT STUDY

City Council Briefing

March 1, 2022

KUNA IDAHO

valleyregionaltransit

transpogroup
WHAT TRANSPORTATION CAN BE.

OUTLINE

1. Transpo Group Team
2. Project Goals & Objectives
3. Scope of Work
4. Relationship to TDP
5. Project Schedule

TRANSPO GROUP TEAM

TRANSPO GROUP
TMD

Stefanie Herzstein | PE, PTOE
PROJECT MANAGER

Chris Titze | AICP/PP
SENIOR TRANSIT PLANNER

Brent Turley | PE
DEMAND MODELER/ RIDERSHIP FORECASTER

China Langer
PRINCIPAL TRANSIT SERVICE DESIGNER

Paul Sharman | PE
TRANSIT PLANNER

Maris Fry | PE
MOBILITY AND ACCESSIBILITY PLANNER

Jessica Lambert | PE
TRANSIT OPERATIONS ENGINEER

Ronald Kilcoyne
SENIOR TRANSIT SERVICE DESIGNER

PROJECT GOALS & OBJECTIVES

Provide

transit to serve the workforce, youth and senior populations

Develop

a plan for transit today (near-term) and future/long-term with growth (5-10 years)

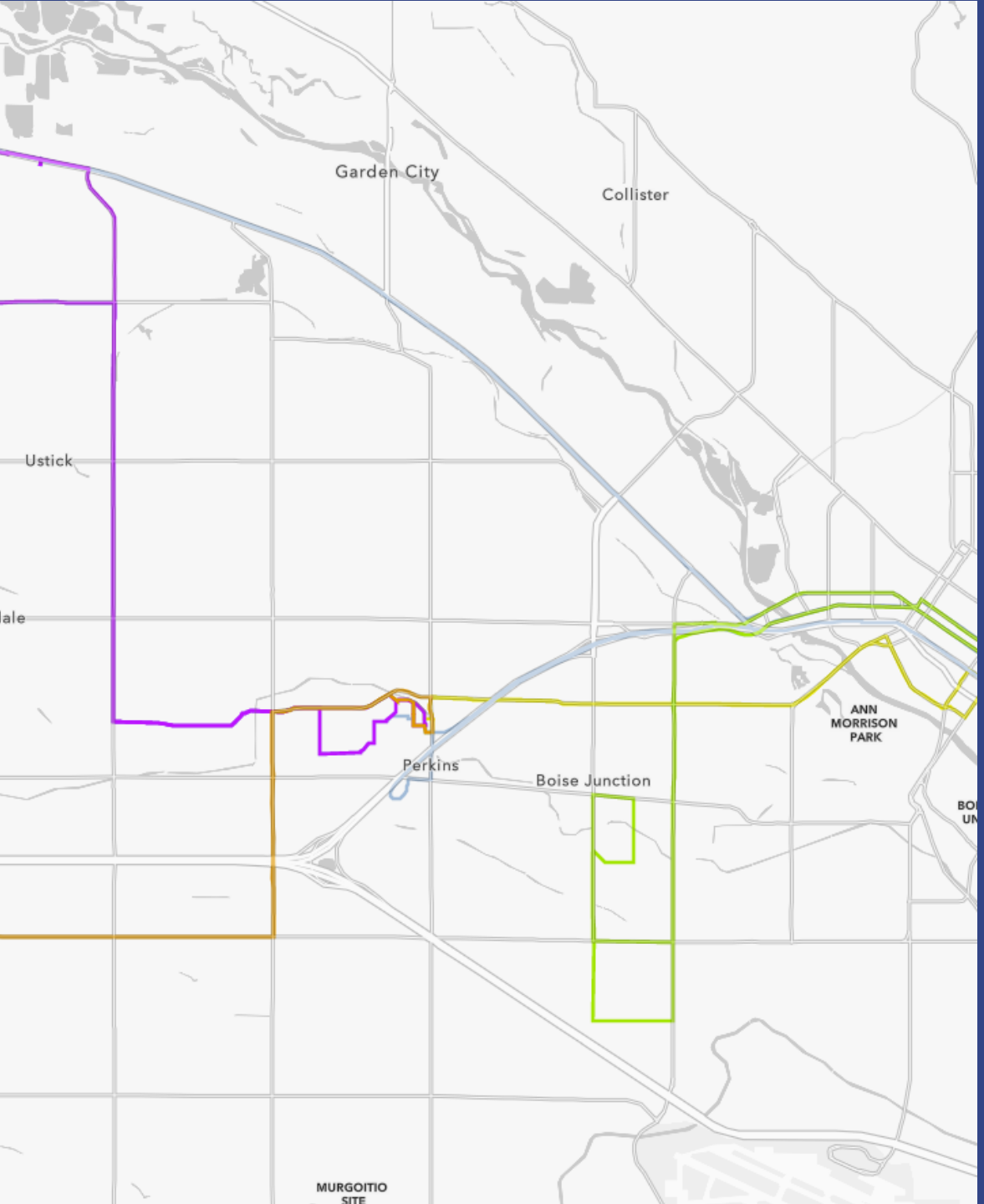
Outline

policies, programs and elements to be incorporated into the City of Kuna planning documents

Understand

potential sources for funding transit operations

SCOPE OF WORK
Stakeholder Outreach
Review of Local Plans
Transit Market Demand Analysis
Transit Service Feasibility and Alternatives Analysis
Develop and Implement Framework
Transit Study Report



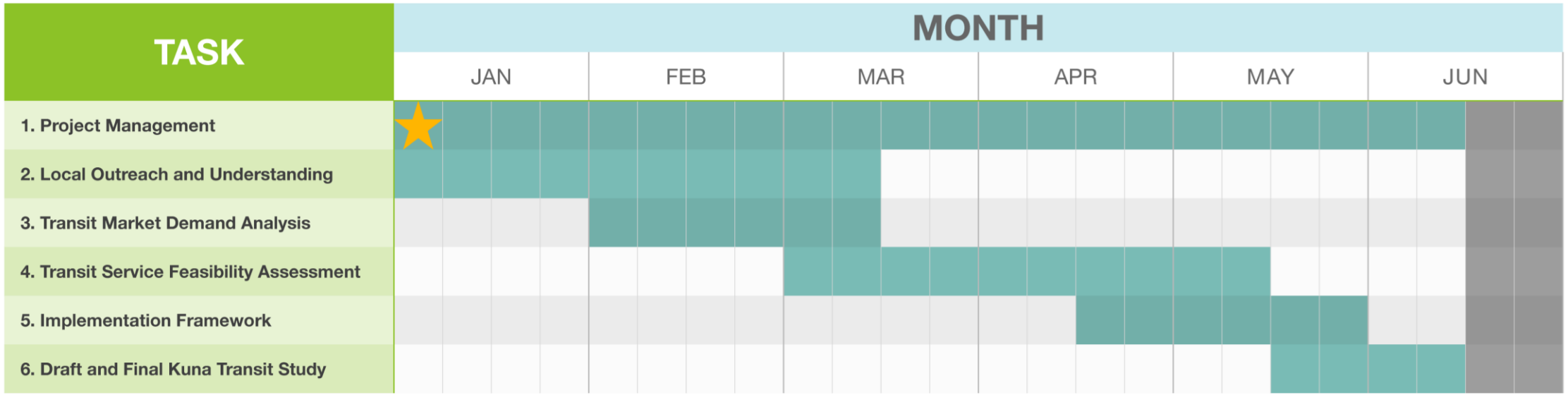
RELATIONSHIP TO TDP

Final recommendations Kuna Study incorporated into VRT's Transit Development Plan (TDP)

TDP Schedule

- MAY 1st Draft Released for Public Comment
- JUNE – JULY Review Public Comment and Develop Final Draft
- AUGUST VRT Board Reviews Final Draft
- OCTOBER VRT Board Approval

PROJECT SCHEDULE



Project Kickoff

THANK YOU

Bailey & Company Chtd.
Certified Public Accountants

James Washburn, CPA
Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com

February 23, 2022

To the City Council
City of Kuna, Idaho

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho for the year ended September 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 30, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Kuna, Idaho are described in the notes to the financial statements. GASBS No. 84, *Fiduciary Activities*, was adopted during 2021 and has been disclosed in Note 11 of the financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental activities and the business-type activities' financial statements were:

> Management's estimate of the current portion of compensated absences is based on prior history of employees' use of compensated absences. Management's estimate of the value of donated infrastructure is based on prices provided by the developer, along with engineering measurements, and a percentage of recovery. We evaluated the key factors and assumptions used to develop the current portion of compensated absences and the value of donated infrastructure in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The schedule attached to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In addition, other misstatements detected as a result of audit procedures were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 23, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to City of Kuna, Idaho's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Employer's Share of Net Pension Liability (Asset), Schedule of Employer Contributions, Budgetary (GAAP Basis) Comparison Schedule – General fund, the Budgetary (GAAP Basis) Comparison Schedule – Grant fund, and the Budgetary (GAAP Basis) Comparison Schedule – Late Comers' Fee fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining nonmajor fund financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Schedules of Revenues by Source and Expenditures by Object – Budget and Actual – General fund, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City Council and management of City of Kuna, Idaho and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Bailey & Co.

CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Other Information

For the Year Ended September 30, 2021

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Bailey & Company Chtd.
Certified Public Accountants

James Washburn, CPA
Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com

Independent Auditor's Report

To the Honorable Mayor
and City Council
City of Kuna, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Summary of Opinions

Opinion Unit	Type of Opinion
Governmental Activities	Qualified
Business-type Activities	Qualified
General Fund	Unmodified
Grant Fund	Unmodified
Late Comers' Fee Fund	Unmodified
Water Fund	Qualified
Sewer Fund	Qualified
Irrigation Fund	Qualified
Trash Fund	Unmodified
Aggregate Remaining Fund Information	Unmodified

Basis for Qualified Opinions on Governmental Activities, Business-type Activities, Water Fund, Sewer Fund, and Irrigation Fund

Management has not performed or contracted to perform the actuarial calculations for other post-employment benefits and, accordingly, has not considered the City's other post-employment benefit liability. Accounting principles general accepted in the United States of America require that a liability be recorded for other post-employment benefits, which would initially decrease net position, increase liabilities, and increase expenses in each of the affected opinion units. The amount by which this departure would affect net position, liabilities, and expenses in the relevant opinion units is not reasonably determinable.

Qualified Opinions

In our opinion, except for the effects of the matter described in the "Basis for Qualified Opinions on Governmental Activities, Business-type Activities, Water Fund, Sewer Fund, and Irrigation Fund" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, water fund, sewer fund, and irrigation fund of City of Kuna, Idaho, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the general fund, grant fund, late comers' fee fund, trash fund, and the aggregate remaining fund information of City of Kuna, Idaho, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As discussed in Note 11 to the financial statements, in 2021, the City adopted new accounting guidance, GASBS No. 84, *Fiduciary Activities*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability (asset), schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Kuna, Idaho's basic financial statements. The combining nonmajor fund financial statements and the supplemental schedules of revenues by source and expenditures by object – budget and actual – general fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedules of revenues by source and expenditures by object – budget and actual – general fund have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 23, 2022, on our consideration of City of Kuna, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Bailey & Co.

Nampa, Idaho
February 23, 2022

City of Kuna, Idaho
Statement of Net Position
September 30, 2021

	Governmental Activities	Business-type Activities	Total
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 12,291,331	$ 28,664,205	$ 40,955,536
Prepaid Items	237,885	111,415	349,300
Receivables, Net:			
Property Taxes	4,273,515	0	4,273,515
Interest	14,915	35,964	50,879
Accounts and Notes	7,290	950,714	958,004
Intergovernmental and Grants	703,326	0	703,326
Total Current Assets	17,528,262	29,762,298	47,290,560
Noncurrent Assets:			
Restricted Cash	5,261,100	0	5,261,100
Note Receivables, Net	0	22,470	22,470
Capital Assets:			
Land and Construction in Progress	1,874,454	2,620,280	4,494,734
Buildings, Net	652,717	28,595,153	29,247,870
Equipment/Vehicles, Net	355,311	1,098,766	1,454,077
Improvements, Net	4,071,655	22,106,852	26,178,507
Intangibles, Net	232,357	84,415	316,772
Total Capital Assets	7,186,494	54,505,466	61,691,960
Net Pension Asset	100,361	0	100,361
Total Noncurrent Assets	12,547,955	54,527,936	67,075,891
Total Assets	30,076,217	84,290,234	114,366,451
Deferred Outflows			
Pension	435,141	537,167	972,308
Liabilities			
Current Liabilities:			
Accounts Payable and Other Current Liabilities	189,973	1,527,010	1,716,983
Unearned Revenue	33	4,220	4,253
Total Current Liabilities	190,006	1,531,230	1,721,236
Long-term Liabilities:			
Due Within One Year:			
Compensated Absences	122,911	114,762	237,673
Due in More Than One Year:			
Compensated Absences	25,178	62,718	87,896
Net Pension Liability	0	40,042	40,042
Total Long-term Liabilities	148,089	217,522	365,611
Total Liabilities	338,095	1,748,752	2,086,847
Deferred Inflows			
Pension	954,920	1,038,566	1,993,486
Unavailable Property Taxes	4,227,087	0	4,227,087
Total Deferred Inflows	5,182,007	1,038,566	6,220,573
Net Position			
Net Investment in Capital Assets	7,186,494	54,505,466	61,691,960
Restricted	10,494,173	0	10,494,173
Unrestricted	7,310,589	27,534,617	34,845,206
Total Net Position	$ 24,991,256	$ 82,040,083	$ 107,031,339

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2021

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	$ 6,255,172	$ 2,474,536	$ 18,570	$ 0	$ (3,762,066)	$ 0	$ (3,762,066)
Community and Economic Development	338,873	2,868,643	0	2,725,604	5,255,374	0	5,255,374
Interest on Long-term Debt	44,763	0	0	0	(44,763)	0	(44,763)
Total Governmental Activities	6,638,808	5,343,179	18,570	2,725,604	1,448,545	0	1,448,545
Business-type Activities:							
Water	1,801,101	3,988,676	0	13,571	0	2,201,146	2,201,146
Sewer	4,367,893	5,893,965	0	0	0	1,526,072	1,526,072
Irrigation	925,701	2,173,642	0	28,667	0	1,276,608	1,276,608
Trash	2,729,216	2,760,059	0	0	0	30,843	30,843
Total Business-type Activities	9,823,911	14,816,342	0	42,238	0	5,034,669	5,034,669
Total Primary Government	$ 16,462,719	$ 20,159,521	$ 18,570	$ 2,767,842	1,448,545	5,034,669	6,483,214
		General Revenues and Special Items:					
		Property Taxes			3,702,493	0	3,702,493
		Sales Tax Revenue Sharing			2,146,753	0	2,146,753
		Liquor Apportionment			304,740	0	304,740
		Impact Fees			832,035	0	832,035
		Other			117,393	0	117,393
		Investment Earnings			73,103	160,379	233,482
		Total General Revenues and Special Items			7,176,517	160,379	7,336,896
		Change in Net Position			8,625,062	5,195,048	13,820,110
		Net Position, Beginning			16,366,194	76,845,035	93,211,229
		Net Position, Ending			$ 24,991,256	$ 82,040,083	$ 107,031,339

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Balance Sheet -
Governmental Funds
September 30, 2021

	General	Grant	Late Comers' Fee	Nonmajor Funds	Total Governmental Funds
Assets					
Cash and Cash Equivalents	$ 5,654,762	$ 0	$ 5,226,697	$ 1,409,872	$ 12,291,331
Prepaid Items	237,885	0	0	0	237,885
Receivables, Net:					
Property Taxes	4,127,978	0	0	145,537	4,273,515
Interest	8,388	0	6,279	248	14,915
Accounts	7,261	0	29	0	7,290
Intergovernmental and Grants	702,826	500	0	0	703,326
Internal Balances	293	0	0	0	293
Restricted Cash	2,394,514	0	0	2,866,586	5,261,100
Total Assets	13,133,907	500	5,233,005	4,422,243	22,789,655
Deferred Outflows	0	0	0	0	0
Total Assets and Deferred Outflows	$ 13,133,907	$ 500	$ 5,233,005	$ 4,422,243	$ 22,789,655
Liabilities					
Internal Balances	$ 0	$ 293	$ 0	$ 0	$ 293
Accounts Payable	102,519	207	0	13,070	115,796
Benefits and Wages Payable	71,107	0	0	0	71,107
Payroll Taxes Payable	3,070	0	0	0	3,070
Unearned Revenues	33	0	0	0	33
Total Liabilities	176,729	500	0	13,070	190,299
Deferred Inflows					
Unavailable Property Taxes	4,125,844	0	0	145,537	4,271,381
Fund Balances:					
Nonspendable	237,885	0	0	0	237,885
Restricted	2,394,514	0	5,233,005	2,866,654	10,494,173
Assigned	0	0	0	1,396,982	1,396,982
Unassigned	6,198,935	0	0	0	6,198,935
Total Fund Balances	8,831,334	0	5,233,005	4,263,636	18,327,975
Total Liabilities, Deferred Inflows, and Fund Balances	$ 13,133,907	$ 500	$ 5,233,005	$ 4,422,243	$ 22,789,655

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Reconciliation of the Balance Sheet of the Governmental
Funds to the Statement of Net Position
September 30, 2021

Total Fund Balances - Governmental Funds			$ 18,327,975
Amounts reported for governmental activities in the statement of net position are different because of the following:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:			
Land and Construction in Progress	$ 1,874,454		
Buildings, Net of $462,972 Accumulated Depreciation	652,717		
Equipment/Vehicles, Net of $1,040,875 Accumulated Depreciation	355,311		
Improvements, Net of $645,342 Accumulated Depreciation	4,071,655		
Intangibles, Net of $96,745 Accumulated Depreciation	232,357		
		7,186,494	
In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:			
Deferred Outflows Related to Net Pension Liability (Asset)	435,141		
Deferred Inflows Related to Net Pension Liability (Asset)	(954,920)		
		(519,779)	
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:			
Compensated Absences		(148,089)	
The net pension asset is not due and receivable in the current period and, therefore, is not reported as an asset in the funds.		100,361	
Property taxes receivable for delinquent levies will be collected in the next year, but are not available soon enough to pay for current period's expenditures, and therefore, are unavailable in the fund financial statements.		44,294	
Net Position of Governmental Activities			$ 24,991,256

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2021

	General	Grant	Late Comers' Fee	Nonmajor Funds	Total Governmental Funds
Revenues					
Property Taxes	$ 3,711,441	$ 0	$ 0	$ 0	$ 3,711,441
Licenses and Permits	24,288	0	0	0	24,288
Charges for Services	2,450,248	0	2,868,643	0	5,318,891
Grants and Contributions	0	3,967,141	0	0	3,967,141
Intergovernmental	2,451,493	0	0	0	2,451,493
Impact Fees	0	0	0	832,035	832,035
Interest	39,348	0	28,317	5,438	73,103
Other	117,393	0	0	0	117,393
Total Revenues	8,794,211	3,967,141	2,896,960	837,473	16,495,785
Expenditures					
Current:					
Salaries and Benefits	2,017,996	0	0	0	2,017,996
Maintenance and Operations	3,823,764	196,997	0	0	4,020,761
Community and Economic Development	0	0	313,538	0	313,538
Capital Outlay	138,168	94,875	0	491,393	724,436
Debt Service:					
Principal	0	0	1,134,921	0	1,134,921
Interest	0	0	44,763	0	44,763
Contingency	0	0	0	25,335	25,335
Total Expenditures	5,979,928	291,872	1,493,222	516,728	8,281,750
Excess (Deficiency) of Revenues Over Expenditures	2,814,283	3,675,269	1,403,738	320,745	8,214,035
Other Financing Sources (Uses)					
Issuance of Debt	0	0	15,855	0	15,855
Transfers In	2,488,018	0	0	1,113,604	3,601,622
Transfers Out	(1,113,604)	(2,393,600)	0	(94,418)	(3,601,622)
Total Other Financing Sources (Uses)	1,374,414	(2,393,600)	15,855	1,019,186	15,855
Net Change in Fund Balances	4,188,697	1,281,669	1,419,593	1,339,931	8,229,890
Fund Balances - Beginning	4,642,637	(1,281,669)	3,813,412	2,923,705	10,098,085
Fund Balances - Ending	$ 8,831,334	$ 0	$ 5,233,005	$ 4,263,636	$ 18,327,975

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Reconciliation of the Statement
of Revenues, Expenditures, and Changes in Fund Balances
of the Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2021

Total Net Change in Fund Balance - Governmental Funds		$ 8,229,890
Amounts reported for governmental activities in the statement of activities are different because of the following:		
Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:		
Capital Outlay	$ 717,277	
Depreciation Expense	(346,880)	
Net		370,397
Because some revenues will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the statement of activities.		(1,231,915)
Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Compensated Absences Liability Changes	(18,735)	
Net Pension Liability (Asset) and Related Deferral Changes	156,359	
		137,624
The proceeds from long-term debt (e.g., bonds, notes, leases) provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these differences in the treatment of long-term debt and related items.		
Principal Payments on Long-term Debt	1,134,921	
Issuance of Debt	(15,855)	
		1,119,066
Change in Net Position of Governmental Activities		$ 8,625,062

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2021

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 12,676,144	$ 9,602,787	$ 6,281,901
Prepaid Items	54,091	48,850	8,474
Interest Receivable	18,212	10,019	7,727
Accounts and Notes Receivable, Net	297,764	395,514	4,697
Total Current Assets	13,046,211	10,057,170	6,302,799
Noncurrent Assets:			
Notes Receivable, Net	0	1,701	20,769
Capital Assets:			
Land and Construction in Progress	554,203	1,776,354	289,723
Buildings, Net	574,838	27,266,104	754,211
Equipment/Vehicles, Net	247,387	737,087	114,292
Improvements, Net	6,330,307	12,025,844	3,750,701
Intangibles, Net	53,860	18,760	11,795
Total Noncurrent Assets	7,760,595	41,825,850	4,941,491
Total Assets	20,806,806	51,883,020	11,244,290
Deferred Outflows			
Pension	222,767	257,762	56,638
Liabilities			
Current Liabilities:			
Accounts Payable	133,507	267,150	53,289
Benefits and Wages Payable	29,149	34,186	7,440
Payroll Taxes Payable	1,319	1,826	332
Deposits from Others	620,642	0	0
Due to KeyBank LID	0	366,377	0
Unearned Revenues	0	0	4,220
Compensated Absences	46,402	57,155	11,205
Total Current Liabilities	831,019	726,694	76,486
Long-term Liabilities:			
Compensated Absences	37,228	15,445	10,045
Net Pension Liability	14,410	23,955	1,677
Total Long-term Liabilities	51,638	39,400	11,722
Total Liabilities	882,657	766,094	88,208
Deferred Inflows			
Pension	435,093	494,070	109,403
Net Position			
Net Investment in Capital Assets	7,760,595	41,824,149	4,920,722
Unrestricted	11,951,228	9,056,469	6,182,595
Total Net Position	$ 19,711,823	$ 50,880,618	$ 11,103,317

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds (continued)
September 30, 2021

	Business-type Activities - Enterprise Funds	
	Trash	Total
Assets		
Current Assets:		
Cash and Cash Equivalents	$ 103,373	$ 28,664,205
Prepaid Items	0	111,415
Interest Receivable	6	35,964
Accounts and Notes Receivable, Net	252,739	950,714
Total Current Assets	356,118	29,762,298
Noncurrent Assets:		
Notes Receivable, Net	0	22,470
Capital Assets:		
Land and Construction in Progress	0	2,620,280
Buildings, Net	0	28,595,153
Equipment/Vehicles, Net	0	1,098,766
Improvements, Net	0	22,106,852
Intangibles, Net	0	84,415
Total Noncurrent Assets	0	54,527,936
Total Assets	356,118	84,290,234
Deferred Outflows		
Pension	0	537,167
Liabilities		
Current Liabilities:		
Accounts Payable	11,793	465,739
Benefits and Wages Payable	0	70,775
Payroll Taxes Payable	0	3,477
Deposits from Others	0	620,642
Due to KeyBank LID	0	366,377
Unearned Revenues	0	4,220
Compensated Absences	0	114,762
Total Current Liabilities	11,793	1,645,992
Long-term Liabilities:		
Compensated Absences	0	62,718
Net Pension Liability	0	40,042
Total Long-term Liabilities	0	102,760
Total Liabilities	11,793	1,748,752
Deferred Inflows		
Pension	0	1,038,566
Net Position		
Net Investment in Capital Assets	0	54,505,466
Unrestricted	344,325	27,534,617
Total Net Position	$ 344,325	$ 82,040,083

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 2,639,319	$ 4,430,019	$ 1,007,696
Hook Ups	1,194,127	1,296,488	1,125,646
Delinquent Fees	31,898	55,850	11,367
Miscellaneous	123,332	111,608	28,933
Total Operating Revenues	3,988,676	5,893,965	2,173,642
Operating Expenses			
Salaries and Benefits	791,789	875,729	203,691
Contractor Services	31,359	68,671	12,206
Maintenance and Operations	388,388	1,136,760	404,224
Depreciation	589,565	2,286,733	305,580
Total Operating Expenses	1,801,101	4,367,893	925,701
Operating Income (Loss)	2,187,575	1,526,072	1,247,941
Nonoperating Revenues (Expenses)			
Interest Earned	80,042	45,049	35,198
Total Nonoperating Revenues (Expenses)	80,042	45,049	35,198
Income (Loss) Before Transfers	2,267,617	1,571,121	1,283,139
Transfers and Capital Contributions			
Capital Contributions	13,571	0	28,667
Net Transfers and Capital Contributions	13,571	0	28,667
Change in Net Position	2,281,188	1,571,121	1,311,806
Net Position - Beginning	17,430,635	49,309,497	9,791,511
Net Position - Ending	$ 19,711,823	$ 50,880,618	$ 11,103,317

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds (continued)
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds	
	Trash	Total
Operating Revenues		
Charges for Services	$ 2,760,059	$ 10,837,093
Hook Ups	0	3,616,261
Delinquent Fees	0	99,115
Miscellaneous	0	263,873
Total Operating Revenues	2,760,059	14,816,342
Operating Expenses		
Salaries and Benefits	0	1,871,209
Contractor Services	0	112,236
Maintenance and Operations	2,729,216	4,658,588
Depreciation	0	3,181,878
Total Operating Expenses	2,729,216	9,823,911
Operating Income (Loss)	30,843	4,992,431
Nonoperating Revenues (Expenses)		
Interest Earned	90	160,379
Total Nonoperating Revenues (Expenses)	90	160,379
Income (Loss) Before Transfers	30,933	5,152,810
Transfers and Capital Contributions		
Capital Contributions	0	42,238
Net Transfers and Capital Contributions	0	42,238
Change in Net Position	30,933	5,195,048
Net Position - Beginning	313,392	76,845,035
Net Position - Ending	$ 344,325	$ 82,040,083

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 3,946,703	$ 5,730,145	$ 2,129,772
Payments to Suppliers for Goods or Services	(406,725)	(1,245,921)	(402,085)
Payments to Employees for Services	(868,064)	(966,795)	(224,916)
Other Receipts	123,332	111,608	28,933
Net Cash Provided (Used) by Operating Activities	2,795,246	3,629,037	1,531,704
Cash Flows From Noncapital Financing Activities	0	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(904,801)	(673,298)	(90,688)
Net Cash Used by Capital and Related Financing Activities	(904,801)	(673,298)	(90,688)
Cash Flows From Investing Activities			
Interest	72,564	40,945	32,033
Net Change in Cash and Cash Equivalents	1,963,009	2,996,684	1,473,049
Cash and Cash Equivalents - Beginning	10,713,135	6,606,103	4,808,852
Cash and Cash Equivalents - Ending	$ 12,676,144	$ 9,602,787	$ 6,281,901
Displayed As:			
Cash and Cash Equivalents	$ 12,676,144	$ 9,602,787	$ 6,281,901
Schedule of Noncash Transactions:			
Donated Infrastructure	$ 13,571	$ 0	$ 28,667

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds	
	Trash	Total
Cash Flows From Operating Activities		
Receipts from Customers	$ 2,741,238	$ 14,547,858
Payments to Suppliers for Goods or Services	(2,731,749)	(4,786,480)
Payments to Employees for Services	0	(2,059,775)
Other Receipts	0	263,873
Net Cash Provided (Used) by Operating Activities	9,489	7,965,476
Cash Flows From Noncapital Financing Activities	0	0
Cash Flows From Capital and Related Financing Activities		
Purchases and Construction of Capital Assets	0	(1,668,787)
Net Cash Used by Capital and Related Financing Activities	0	(1,668,787)
Cash Flows From Investing Activities		
Interest	97	145,639
Net Change in Cash and Cash Equivalents	9,586	6,442,328
Cash and Cash Equivalents - Beginning	93,787	22,221,877
Cash and Cash Equivalents - Ending	$ 103,373	$ 28,664,205
Displayed As:		
Cash and Cash Equivalents	$ 103,373	$ 28,664,205
Schedule of Noncash Transactions:		
Donated Infrastructure	$ 0	$ 42,238

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 2,187,575	$ 1,526,072	$ 1,247,941
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	589,565	2,286,733	305,580
Pension Income (Expense)	(69,534)	(78,105)	(17,918)
Changes in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	(16,341)	(31,563)	93
(Increase) Decrease in Prepaid Items	(14,238)	(23,820)	(4,573)
(Increase) Decrease in Notes Receivable	0	216	(3,899)
Increase (Decrease) in Accounts Payable	27,260	(16,670)	18,918
Increase (Decrease) in Due to KeyBank LID	0	(20,865)	0
Increase (Decrease) in Benefits and Wages Payable	(6,804)	(13,062)	(3,335)
Increase (Decrease) in Payroll Taxes Payable	63	101	28
Increase (Decrease) in Deposits from Others	97,700	0	0
Increase (Decrease) in Unearned Revenues	0	0	(11,131)
Net Cash Provided by Operating Activities	$ 2,795,246	$ 3,629,037	$ 1,531,704

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2021

	Business-type Activities - Enterprise Funds	
	Trash	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:		
Operating Income (Loss)	$ 30,843	$ 4,992,431
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:		
Depreciation	0	3,181,878
Pension Income (Expense)	0	(165,557)
Changes in Assets and Liabilities:		
(Increase) Decrease in Accounts Receivable	(18,821)	(66,632)
(Increase) Decrease in Prepaid Items	0	(42,631)
(Increase) Decrease in Notes Receivable	0	(3,683)
Increase (Decrease) in Accounts Payable	(2,533)	26,975
Increase (Decrease) in Due to KeyBank LID	0	(20,865)
Increase (Decrease) in Benefits and Wages Payable	0	(23,201)
Increase (Decrease) in Payroll Taxes Payable	0	192
Increase (Decrease) in Deposits from Others	0	97,700
Increase (Decrease) in Unearned Revenues	0	(11,131)
Net Cash Provided by Operating Activities	$ 9,489	$ 7,965,476

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Fiduciary Net Position -
Fiduciary Funds
September 30, 2021

	Custodial Funds
Assets	
Cash and Cash Equivalents	$ 3,289,034
Deferred Outflows	0
Liabilities	
Due to Local Governments	153,402
Due to Developers	3,135,632
Total Liabilities	3,289,034
Deferred Inflows	0
Net Position	$ 0

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Changes in Fiduciary
Net Position - Fiduciary Funds
For the Year Ended September 30, 2021

	Custodial Funds
Additions	
Impact Fee Collections for Other Governments	$ 3,238,803
Developer Deposit Collections	3,330,426
Total Additions	6,569,229
Deductions	
Payments of Impact Fees to Other Governments	3,238,803
Payments to Developers	3,330,426
Total Deductions	6,569,229
Change in Net Position	0
Net Position - Beginning	0
Net Position - Ending	$ 0

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of City of Kuna, Idaho (the City), which has responsibility and control over all activities related to general operations, parks, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters.

In addition, the City's reporting entity contains a single blended component – Kuna Urban Renewal Agency (the Agency). The assets, deferred outflows, liabilities, deferred inflows, revenues and expenditures of the Agency are reported as a capital projects fund in the City's financial statements. The Agency was formed solely to conduct urban renewal projects within the City. Until such time as the Agency begins operating on tax increment revenues, the Agency represents a financial burden for the City. Further, management of the City has operational responsibility for the Agency. Separate financial statements have not been prepared for this component unit.

Basis of Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt), are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Grant fund*. This fund accounts for grants and contributions received and the spending of those grants and contributions.
- *Late Comers' Fee fund*. This fund accumulates monies received for new building permits to reimburse development agreements for oversizing the utility lines when installed in an initial development.

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.

Fiduciary funds consist of one custodial fund. This fund accounts for monies collected and held for others. The City is responsible for ensuring that all the assets reported in this fund is used for its intended purpose. The City's fiduciary balances are reported in the statement of fiduciary net position and the fiduciary activity is reported in the statement of changes in fiduciary net position.

Basis of Accounting

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, intergovernmental revenues, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from intergovernmental revenues, grants, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Balance Reporting in Governmental Funds

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable.* Prepaid items that are permanently precluded from conversion to cash.
- *Restricted.* Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned*. Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned.* Balances available for any purpose.

The remaining fund balance classification (committed) was not in use. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision-making authority, through a formal action (resolution).

Under the terms of grant agreements, the City funds certain programs by a combination of grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

The City Council has authorized the City Treasurer to assign funds. As of September 30, 2021, $1,396,982 has been assigned for capital improvement projects.

Details of restricted funds are as follows:

Fund	Purpose	
Park and Police Impact Fee Funds	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks and police facilities as the City continues to grow. Cash is required to be maintained in interest bearing accounts in capital project funds.	$ 2,866,654
General Fund	ARPA grant funds are to be spent on items that respond to the COVID-19 pandemic by providing assistance to households, small businesses, nonprofits, and impacted industries (like tourism, travel, and hospitality); premium pay to eligible workers of eligible employers who are performing essential work or by providing grants to eligible entities who perform essential work; or investments in water, sewer, or broadband infrastructure.	2,394,514
Late Comers' Fee Fund	Development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers following receipt.	5,233,005
		$10,494,173

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A “Pooled Cash” concept is therefore used in maintaining the cash and investment accounts in the accounting records. Under this method, all cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the pooled cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements. The City is a voluntary participant in the State of Idaho Local Government Investment Pool (LGIP). Investments are stated at fair value as determined by the fair value hierarchy, except certificates of deposit (which are non-participating contracts and are, therefore, carried at amortized cost).

Receivables

All receivables are shown net of an allowance for uncollectible amounts. The City has estimated none of its account receivables are doubtful.

Property Tax Calendar

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2021, are considered by the City as a receivable. Taxes not collected within 60 days after September 30, 2021, are not considered available for use by the City and are recorded as deferred inflows in the fund financial statements. The levy for the current year is intended to finance operations in the next year, so the current levy is also a deferred inflow in the government-wide financial statements.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Buildings and Improvements	$5,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	$5,000	Straight-Line	5 - 20 Years
Intangibles	$5,000	Straight-Line	3 - 20 Years

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Other Post-Employment Benefit Liability

Management has not performed or contracted to perform the actuarial calculations for other post-employment benefits and, accordingly, has not considered the City's other post-employment benefit liability. Accounting principles general accepted in the United States of America require that a liability be recorded for other post-employment benefits, which would initially decrease net position, increase liabilities, and increase expenses in the governmental activities, business-type activities, water fund, sewer fund, and irrigation fund. The effect of this departure from generally accepted accounting principles has not been determined.

Pensions

For purposes of measuring the net pension liability (asset), related deferrals, and pension expense (revenue), information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2021, the carrying amount of the City's deposits was $21,408,807 and the respective bank balances totaled $21,341,673. $500,000 of the total bank balance was insured by the FDIC/NCUA. Included within deposits is $20,000,000 held at Idaho Central Credit Union that has a 60-month period, maturing on August 13, 2025, and has an interest rate of .947%.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2021, $20,841,673 of the City's deposits were not covered by the federal

2. CASH AND INVESTMENTS (continued)

depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk.

The City does not have a formal policy limiting its exposure to custodial credit risk. However, the City uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC/NCUA insurance coverage limit of $250,000 per financial institution:

- Partner with large federally chartered banks with solid histories and strong credit worthiness ratings;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC/NCUA information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial risk for investments. The City uses the following procedures to mitigate the risk of loss associated with its investments:

The City's only investment resides with the Local Government Investment Pool (LGIP), a diversified investment pool comprised of funds from various Idaho government entities. The pool is managed by the Idaho State Treasurer's Office, which has *safety and preservation of principal* as its primary objective for the pool. An investment in the pool is not guaranteed by the FDIC nor any other government agency and, as it is with any investment, it is possible to lose money by investing in the LGIP. The City regularly monitors the diversified portfolio of the LGIP holdings and has placed a high level of trust in the Idaho State Treasurer's Office to effectively manage the City's investment in the pool.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The State Treasurer must operate and invest the funds of the pool for the benefit of the participants. They make investments in accordance with Idaho Code, Sections 67-1210 and 67-1210A. The pool is not rated and is not registered with the Securities and Exchange Commission or any other regulatory body. The pool is valued using the Net Asset Value (NAV) per share method. Investments using the NAV per share method do not have readily obtainable fair values and are, instead, valued based on the City's pro-rata share of the pool's net position. The City values these investments based on the State of Idaho Treasurer's Office. The State Treasurer does not provide any legally binding guarantees to support the value of the shares to participants. Participants have overnight availability to their funds up to $10 million. Withdrawals of more than $10 million require three business day's notification.

As of September 30, 2021, the City's investments had the following maturities:

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2021

2. CASH AND INVESTMENTS (continued)

Investment	Fair Value	Maturity in Years: Less Than 1	Maturity in Years: 1-5
External Investment Pool	$ 28,028,056	$ 28,028,056	$ 0

At year-end, the cash and investments were reported in the basic financial statements in the following categories, including $1,100 in cash kept on hand:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash and cash equivalents/restricted cash	$ 7,348,488	$ 14,008,569	$ 21,357,057	$ 120,557
Investments categorized as cash equivalents	10,203,943	14,655,636	24,859,579	3,168,477
	$ 17,552,431	$ 28,664,205	$ 46,216,636	$ 3,289,034

3. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employees after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	$ 129,354	$ 141,646	$ 122,911	$ 148,089	$ 122,911
Business-type Activities	173,337	118,905	114,762	177,480	114,762
	$ 302,691	$ 260,551	$ 237,673	$ 325,569	$ 237,673

4. DUE FROM OTHER GOVERNMENTAL UNITS OR AGENCIES

Amounts due from other governmental units consist of amounts due from Ada County for agricultural equipment replacement tax of $56, from the State of Idaho for liquor apportionment of $57,385 and state revenue sharing of $645,385, and private grants of $500.

5. TRANSFERS AND INTERNAL BALANCES

Transfer activity for the year was as follows:

$ 1,088,269	Transfer from the General fund to nonmajor funds for capital projects.
25,335	Transfer from the General fund to nonmajor funds for urban renewal formation costs.
2,393,600	Transfer from the Grant fund to the General fund in anticipation of costs in future years to be spent out of the General fund.
94,418	Transfer from nonmajor funds to the General fund for unspent funds for completed/discontinued projects.
$ 3,601,622	

Internal balances consisted of:

$ 293	Due from the Grant fund to the General fund for cash overdrafts.

6. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, and e) worker's compensation, i.e. employee injuries. Commercial insurance policies are purchased to transfer the risk of loss.

7. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan, except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2021, it was 7.16% for general employees and 8.81% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.94% for general employees and 12.28% for police and firefighters. The City's employer contributions were $343,366 for the year ended September 30, 2021.

7. PENSION PLAN (continued)

Pension Liabilities (Assets), Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2021, the City reported an overall asset for its proportionate share of the net pension liability (asset). However, due to the cumulative effect in the allocation of this measurement between the funds, the enterprise funds (business-type activities) happen to reflect a liability, while the governmental activities reflect an asset. The net pension liability (asset) was measured as of June 30, 2021, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2021, the City's proportion was .076456%.

For the year ended September 30, 2021, the City recognized pension expense of $21,450. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 88,967	$ 35,099
Changes in assumptions or other inputs	693,127	0
Net difference between projected and actual earnings on pension plan investments	0	1,896,606
Changes in the City's proportion and differences between the City's contributions and the City's proportionate contributions	96,506	61,781
City contributions subsequent to the measurement date	93,708	0
Total	$ 972,308	$ 1,993,486

$93,708 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability (increase to an asset) in the year ending September 30, 2022.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2020, the beginning of the measurement period ended June 30, 2021, is 4.6 years and 4.7 years for the measurement period ended June 30, 2020.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year Ended September 30,	
2022	$ (243,478)
2023	$ (224,699)
2024	$ (214,679)
2025	$ (432,030)

7. PENSION PLAN (continued)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability (asset) in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation 2.30%
- Salary increases, including inflation 3.05%
- Investment rate of return, net of investment fees 6.35%
- Cost-of-living adjustments 1.00%

Several different sets of mortality rates are used in the valuation for contributing members, members retired for service, and beneficiaries. These rates were adopted for the valuation dated July 1, 2021 using the following tables:

- General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%
- General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%
- Teachers - Males Pub-2010 Teacher Tables, increased 12%
- Teachers - Females Pub-2010 Teacher Tables, increased 21%
- Fire & Police - Males Pub-2010 Safety Tables, increased 21%
- Fire & Police - Females Pub-2010 Safety Tables, increased 26%
- Disabled Members - Males Pub-2010 Disabled Tables, increased 38%
- Disabled Members - Females Pub-2010 Disabled Tables, increased 36%

An experience study was performed for the period 2015 through 2020, which reviewed all economic assumptions. Demographic assumptions, including mortality, were studied for the period 2011 through 2017.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of PERSI's assets. The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

7. PENSION PLAN (continued)

Capital Market Assumptions from Callan 2021	Target Allocation	Long-Term Expected Nominal Rate of (Arithmetic)	Long-Term Expected Real Rate of Return (Arithmetic)
Asset Class:			
Core Fixed Income	30.00%	1.80%	-0.20%
Broad US Equities	55.00%	8.00%	6.00%
Developed Foreign Equities	15.00%	8.25%	6.25%
Assumed Inflation - Mean		2.00%	2.00%
Assumed Inflation - Standard Deviation		1.50%	1.50%
Portfolio Arithmetic Mean Return		6.18%	4.18%
Portfolio Standard Deviation		12.29%	12.29%
Portfolio Long-Term (Geometric) Expected Rate of Return		5.55%	3.46%
Assumed Investment Expenses		0.40%	0.40%
Portfolio Long-Term (Geometric) Expected Rate of Return, Net of Investment Expenses		5.15%	3.06%

Investment Policy Assumptions from PERSI Board November 2019	
Portfolio Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.14%
Portfolio Standard Deviation	14.16%

Economic/Demographic Assumptions from Milliman 2021	
Valuation Assumptions Chosen by PERSI Board	
Long-Term Expected Real Rate of Return, Net of Investment Expenses	4.05%
Assumed Inflation	2.30%
Long-Term Expected Geometric Rate of Return, Net of Investment Expenses	**6.35%**

Discount Rate

The discount rate used to measure the total pension liability (asset) was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1% lower (5.35%) or 1% higher (7.35%) than the current rate:

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2021

7. PENSION PLAN (continued)

	1% Decrease (5.35%)	Current Discount Rate (6.35%)	1% Increase (7.35%)
City's proportionate share of the net pension liability (asset)	$ 2,099,066	$ (60,319)	$ (1,830,528)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

8. LONG-TERM DEBT

The City issued debt via direct placement to reimburse developers for infrastructure transferred for public usage in accordance with the reimbursement agreements for projects within the City. All notes with developers have a ten-year repayment term at 4% simple interest, with payments due annually. However, all notes were repaid in the current year.

Changes in long-term debt for the year ended September 30, 2021, are as follows:

Description	Maturity	Rate	10/1/2020	Increase	Decrease	09/30/2021	Current
Governmental Activities:							
Developer Notes	2029	4.00%	$1,119,066	$ 15,855	$(1,134,921)	$ 0	$ 0

9. LEASE COMMITMENTS

The City is committed to several operating leases. The agreements call for monthly payments ranging from $47 to $349. The leases expire at various times through June 2025. Other operating leases have terms of less than one year. Lease expense for the year totaled $34,114. Future minimum lease payments are as follows:

Year Ending September 30,	Amount
2022	$ 7,879
2023	4,040
2024	1,910
2025	956
	$ 14,785

10. OTHER COMMITMENTS

The City has two credit cards with credit limits totaling $30,000. Total available credit on the cards as of September 30, 2021, was $14,073.

11. CHANGE IN ACCOUNTING PRINCIPLE

The City adopted GASBS No. 84, *Fiduciary Activities* in the current year. Adoption of this standard required an evaluation of the City's fiduciary funds and it was determined the former Agency fund should be classified as a Custodial fund under the new standard. Implementing this standard also required the Custodial fund activity is reported in the statement of changes in fiduciary net position. However, adoption of this standard had no effect on net position.

12. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021, was as follows:

Governmental Activities:	10/1/2020	Reclass-ifications	Additions	Disposals	09/30/2021
Capital Assets Not Being Depreciated:					
Land	$ 1,577,127	$ 0	$ 0	$ 0	$ 1,577,127
Construction in Progress	2,203,107	(2,053,353)	147,573	0	297,327
Total Nondepreciable Assets	3,780,234	(2,053,353)	147,573	0	1,874,454
Capital Assets Being Depreciated:					
Buildings	986,554	0	129,135	0	1,115,689
Equipment	712,849	0	114,011	0	826,860
Improvements	2,473,296	1,940,874	302,827	0	4,716,997
Vehicles	560,556	0	8,770	0	569,326
Intangibles	201,662	112,479	14,961	0	329,102
Total Depreciable Assets	4,934,917	2,053,353	569,704	0	7,557,974
Less: Accumulated Depreciation					
Buildings	436,069	0	26,903	0	462,972
Equipment	547,936	0	51,003	0	598,939
Improvements	481,407	0	163,935	0	645,342
Vehicles	382,542	0	59,394	0	441,936
Intangibles	51,100	0	45,645	0	96,745
Total Accumulated Depreciation	1,899,054	0	346,880	0	2,245,934
Net Depreciable Assets	3,035,863	2,053,353	222,824	0	5,312,040
Capital Assets - Net	$ 6,816,097	$ 0	$ 370,397	$ 0	$ 7,186,494

Depreciation expense for governmental activities was charged to the functions of the City as follows:

General Administration	$ 346,880

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2021

12. CAPITAL ASSETS (continued)

Business-type Activities:	10/1/2020	Reclass-ifications	Additions	Disposals	09/30/2021
Capital Assets Not Being Depreciated:					
Land	$ 2,207,531	$ 0	$ 0	$ 0	$ 2,207,531
Construction in Progress	125,983	(100,497)	387,263	0	412,749
Total Nondepreciable Assets	2,333,514	(100,497)	387,263	0	2,620,280
Capital Assets Being Depreciated:					
Buildings	43,426,074	0	0	0	43,426,074
Equipment	1,994,933	0	241,067	0	2,236,000
Improvements	39,191,380	100,497	1,006,273	0	40,298,150
Vehicles	1,225,300	0	62,319	0	1,287,619
Intangibles	130,149	0	14,100	0	144,249
Total Depreciable Assets	85,967,836	100,497	1,323,759	0	87,392,092
Less: Accumulated Depreciation					
Buildings	13,370,332	0	1,460,589	0	14,830,921
Equipment	1,457,762	0	146,598	0	1,604,360
Improvements	16,790,857	0	1,400,441	0	18,191,298
Vehicles	688,084	0	132,409	0	820,493
Intangibles	17,993	0	41,841	0	59,834
Total Accumulated Depreciation	32,325,028	0	3,181,878	0	35,506,906
Net Depreciable Assets	53,642,808	100,497	(1,858,119)	0	51,885,186
Capital Assets - Net	$55,976,322	$ 0	$(1,470,856)	$ 0	$54,505,466

During the current year, infrastructure was donated to the City for the City's utility systems. The infrastructure is reported in the business-type activities at the estimated acquisition value of $42,238 on the date the infrastructure was deemed donated.

REQUIRED SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
Schedule of Employer's Share of Net Pension Liability (Asset)
PERSI - Base Plan*
Last 10 - Fiscal Years

	2021	2020	2019	2018	2017	2016	2015
Employer's portion of the net pension liability (asset)	0.076456%	0.080672%	0.073408%	0.067245%	0.065338%	0.058449%	0.053872%
Employer's proportionate share of the net pension liability (asset)	$ (60,319)	$ 1,859,330	$ 837,930	$ 991,941	$ 1,027,058	$ 1,184,916	$ 709,410
Employer's covered payroll	$ 2,853,583	$ 2,861,965	$ 2,491,955	$ 2,163,259	$ 2,029,073	$ 1,708,869	$ 1,508,950
Employer's proportional share of the net pension liability (asset) as a percentage of its covered payroll	-2.11%	64.97%	33.63%	45.85%	50.62%	69.34%	47.01%
Plan fiduciary net position as a percentage of the total pension liability (asset)	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of June 30, 2021.

City of Kuna, Idaho
Schedule of Employer Contributions
PERSI - Base Plan*
Last 10 - Fiscal Years

	2021	2020	2019	2018	2017	2016	2015
Statutorily required contribution	$ 343,366	$ 342,690	$ 300,675	$ 254,964	$ 225,160	$ 217,319	$ 173,753
Contributions in relation to the statutorily required contribution	(343,366)	(342,690)	(300,675)	(254,964)	(225,160)	(217,319)	(173,753)
Contribution (deficiency) excess	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Employer's covered payroll	$ 2,875,762	$ 2,870,103	$ 2,626,070	$ 2,252,065	$ 1,988,773	$ 1,919,620	$ 1,534,916
Contributions as a percentage of covered payroll	11.94%	11.94%	11.45%	11.32%	11.32%	11.32%	11.32%

*GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30, 2021.

City of Kuna, Idaho
Budgetary (GAAP Basis) Comparison Schedule
General Fund
For the Year Ended September 30, 2021

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Property Taxes	$ 3,574,120	$ 3,574,120	$ 3,711,441	$ 137,321
Licenses and Permits	29,175	29,175	24,288	(4,887)
Charges for Services	2,098,473	2,098,473	2,450,248	351,775
Intergovernmental	1,677,300	1,677,300	2,451,493	774,193
Interest	55,000	55,000	39,348	(15,652)
Other	58,552	58,552	117,393	58,841
Total Revenues	7,492,620	7,492,620	8,794,211	1,301,591
Expenditures				
Current:				
Salaries and Benefits	2,184,039	2,184,039	2,017,996	166,043
Maintenance and Operations	3,951,244	3,951,244	3,823,764	127,480
Capital Outlay	3,539,068	3,539,068	138,168	3,400,900
Total Expenditures	9,674,351	9,674,351	5,979,928	3,694,423
Excess (Deficiency) of Revenues Over Expenditures	(2,181,731)	(2,181,731)	2,814,283	4,996,014
Other Financing Sources (Uses)				
Transfers In	0	0	2,488,018	2,488,018
Transfers Out	(1,118,269)	(1,118,269)	(1,113,604)	4,665
Total Other Financing Sources (Uses)	(1,118,269)	(1,118,269)	1,374,414	2,492,683
Net Change in Fund Balances	(3,300,000)	(3,300,000)	4,188,697	7,488,697
Fund Balances - Beginning	3,300,000	3,300,000	4,642,637	1,342,637
Fund Balances - Ending	$ 0	$ 0	$ 8,831,334	$ 8,831,334

City of Kuna, Idaho
Budgetary (GAAP Basis) Comparison Schedule
Grant Fund
For the Year Ended September 30, 2021

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Grants and Contributions	$ 896,856	$ 896,856	$ 3,967,141	$ 3,070,285
Total Revenues	896,856	896,856	3,967,141	3,070,285
Expenditures				
Current:				
Maintenance and Operations	896,856	896,856	196,997	699,859
Capital Outlay	0	0	94,875	(94,875)
Total Expenditures	896,856	896,856	291,872	604,984
Excess (Deficiency) of Revenues Over Expenditures	0	0	3,675,269	3,675,269
Other Financing Sources (Uses)				
Transfers Out	0	0	(2,393,600)	(2,393,600)
Total Other Financing Sources (Uses)	0	0	(2,393,600)	(2,393,600)
Net Change in Fund Balances	0	0	1,281,669	1,281,669
Fund Balances - Beginning	0	0	(1,281,669)	(1,281,669)
Fund Balances - Ending	$ 0	$ 0	$ 0	$ 0

City of Kuna, Idaho
Budgetary (GAAP Basis) Comparison Schedule
Late Comers' Fee Fund
For the Year Ended September 30, 2021

	Budgeted Amounts			
	Original	Final	Actual	Variance
Revenues				
Interest	$ 25,000	$ 25,000	$ 28,317	$ 3,317
Charges for Services	2,060,977	2,060,977	2,868,643	807,666
Total Revenues	2,085,977	2,085,977	2,896,960	810,983
Expenditures				
Current:				
Community and Economic Development	3,199,820	3,199,820	313,538	2,886,282
Debt Service:				
Principal	0	0	1,134,921	(1,134,921)
Interest	0	0	44,763	(44,763)
Contingency	2,378,255	2,378,255	0	2,378,255
Total Expenditures	5,578,075	5,578,075	1,493,222	4,084,853
Excess (Deficiency) of Revenues Over Expenditures	(3,492,098)	(3,492,098)	1,403,738	4,895,836
Other Financing Sources (Uses)				
Issuance of Debt	0	0	15,855	15,855
Total Other Financing Sources (Uses)	0	0	15,855	15,855
Net Change in Fund Balances	(3,492,098)	(3,492,098)	1,419,593	4,911,691
Fund Balances - Beginning	3,492,098	3,492,098	3,813,412	321,314
Fund Balances - Ending	$ 0	$ 0	$ 5,233,005	$ 5,233,005

City of Kuna, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2021

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.

B. Public hearings are conducted at the City Hall to obtain taxpayer comments.

C. Prior to October 1, the budget is legally enacted through passage of an ordinance.

D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Enterprise funds may also be revised in the same manner as those situations involving federal and state grants.

E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.

F. The budget is adopted on a basis consistent with generally accepted accounting principles.

G. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

SUPPLEMENTAL INFORMATION

City of Kuna, Idaho
Supplemental Schedule of Revenues by Source -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2021

	Budget	Actual	Variance
Property Taxes			
Taxes	$ 3,571,119	$ 3,707,163	$ 136,044
Interest and Penalties	3,001	4,278	1,277
	3,574,120	3,711,441	137,321
Licenses and Permits			
Business Licenses	5,000	3,522	(1,478)
Liquor Licenses	6,000	5,956	(44)
Beer Licenses	3,000	2,410	(590)
Wine Licenses	2,500	2,200	(300)
Dog Licenses	11,500	6,905	(4,595)
Catering Permits	293	640	347
Vendor Permits	882	2,655	1,773
	29,175	24,288	(4,887)
Intergovernmental			
State Liquor Apportionment	224,425	304,740	80,315
Sales Tax Revenue Sharing - County	216	225	9
Sales Tax Revenue Sharing - State	1,452,659	2,146,528	693,869
	1,677,300	2,451,493	774,193
Other			
Administration Fees	220,954	295,453	74,499
Franchise Fees	349,110	392,125	43,015
Building Rental	9,600	23,030	13,430
Fine Distribution	8,552	12,965	4,413
Interest	55,000	39,348	(15,652)
Miscellaneous	50,000	104,428	54,428
Planning and Zoning	1,514,309	1,733,983	219,674
RV Dump	4,500	5,657	1,157
	2,212,025	2,606,989	394,964
Total Revenue	$ 7,492,620	$ 8,794,211	$ 1,301,591

City of Kuna, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2021

	Budget	Actual	Variance
Salaries and Benefits			
FICA	$ 98,591	$ 89,751	$ 8,840
Group Life Insurance	981	1,029	(48)
Group Medical Insurance	255,995	242,250	13,745
Mayor and City Council Salaries	98,844	91,761	7,083
Medicare	23,058	21,125	1,933
Pension	182,479	168,187	14,292
Seasonal Salaries	62,108	4,665	57,443
Staff Salaries	1,429,227	1,368,398	60,829
Unemployment	7,000	4,780	2,220
Workman's Compensation	25,756	26,050	(294)
	2,184,039	2,017,996	166,043
Maintenance and Operations			
Ada County Sheriff	2,558,929	2,558,929	0
Animal Control	109,540	109,540	0
Bank Fees	36,000	40,698	(4,698)
Cleaning Offices	18,166	12,184	5,982
Code Enforcement	600	0	600
Contract Services	293,160	321,465	(28,305)
Donations Expenditure	33,029	27,587	5,442
Dues and Memberships	68,737	60,573	8,164
Elections	750	0	750
Legal Publications	29,300	23,442	5,858
Liability Insurance	34,757	34,757	0
Maintenance and Repair	186,510	167,348	19,162
Meetings	19,663	5,366	14,297
Miscellaneous	56,900	25,760	31,140
Supplies	63,386	40,337	23,049
Postage and Billing	18,500	26,646	(8,146)
Professional Services	136,500	152,391	(15,891)
Rent - City Hall	2,082	1,934	148
Rent - Equipment	33,800	27,229	6,571
Telephone	24,850	18,061	6,789
Training	27,285	7,706	19,579
Travel and Membership Dues	17,300	1,783	15,517
Uniforms	2,800	3,016	(216)
Utilities	147,000	126,638	20,362
Vehicle Expenditure	31,700	30,374	1,326
	3,951,244	3,823,764	127,480
Capital Outlay	3,539,068	138,168	3,400,900
Total Expenditures	$ 9,674,351	$ 5,979,928	$ 3,694,423

City of Kuna, Idaho
Combining Balance Sheet -
Nonmajor Funds
September 30, 2021

	Capital Projects				
	Capital Outlay	Park Impact Fee	Police Impact Fee	Urban Renewal	Total
Assets					
Cash and Cash Equivalents	$ 1,409,872	$ 0	$ 0	$ 0	$ 1,409,872
Receivables, Net:					
Property Taxes	0	0	0	145,537	145,537
Interest	0	248	0	0	248
Restricted Cash	0	2,696,861	169,545	180	2,866,586
Total Assets	1,409,872	2,697,109	169,545	145,717	4,422,243
Deferred Outflows	0	0	0	0	0
Total Assets and Deferred Outflows	$ 1,409,872	$ 2,697,109	$ 169,545	$ 145,717	$ 4,422,243
Liabilities					
Accounts Payable	$ 12,890	$ 0	$ 0	$ 180	$ 13,070
Deferred Inflows					
Unavailable Property Taxes	0	0	0	145,537	145,537
Fund Balances					
Restricted	0	2,697,109	169,545	0	2,866,654
Assigned	1,396,982	0	0	0	1,396,982
Unassigned					0
Total Fund Balances	1,396,982	2,697,109	169,545	0	4,263,636
Total Liabilities, Deferred Inflows, and Fund Balances	$ 1,409,872	$ 2,697,109	$ 169,545	$ 145,717	$ 4,422,243

City of Kuna, Idaho
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances – Nonmajor Funds
For the Year Ended September 30, 2021

	Capital Projects				
	Capital Outlay	Park Impact Fee	Police Impact Fee	Urban Renewal	Total
Revenues					
Interest	$ 0	$ 5,438	$ 0	$ 0	$ 5,438
Impact Fees	0	756,834	75,201	0	832,035
Total Revenues	0	762,272	75,201	0	837,473
Expenditures					
Current:					
Capital Outlay	491,393	0	0	0	491,393
Contingency	0	0	0	25,335	25,335
Total Expenditures	491,393	0	0	25,335	516,728
Excess (Deficiency) of Revenues Over Expenditures	(491,393)	762,272	75,201	(25,335)	320,745
Other Financing Sources (Uses)					
Transfers In	1,088,269	0	0	25,335	1,113,604
Transfers Out	(94,418)	0	0	0	(94,418)
Total Other Financing Sources (Uses)	993,851	0	0	25,335	1,019,186
Net Change in Fund Balances	502,458	762,272	75,201	0	1,339,931
Fund Balances - Beginning	894,524	1,934,837	94,344	0	2,923,705
Fund Balances - Ending	$ 1,396,982	$ 2,697,109	$ 169,545	$ 0	$ 4,263,636

INTERNAL CONTROL AND COMPLIANCE REPORT

Bailey & Company Chtd.
Certified Public Accountants

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Weston Flamm, CPA
Cassie Zattiero, CPA

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Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

To the Honorable Mayor
and City Council
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 23, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 23, 2022

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BOISE BASIN DEVELOPMENT LLC AND DONALD MARKOVETZ** *For Annexation of 5055 E Kuna Road and E Kuna Road.*	)	**Case No. 21-12-AN (Annexation)** **STAFF MEMO FOR THE BOISE BASIN - MARKOVETZ ANNEXATION APPLICATION.**

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9. Commission's Recommendation
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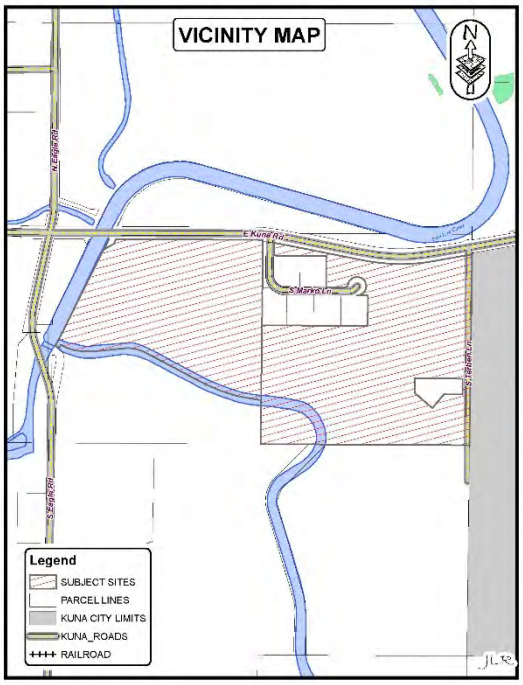

I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.5	Staff Memo			X

1.2	P&Z Commission FCO's			X
1.3	P&Z Commission Sign-in-Sheet			X
1.4	P&Z Commission Minutes			X
2.1	P&Z Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Markovetz Legal Description			X
2.5	Boise Basin Legal Description			X
2.6	Vicinity Map			X
2.7	Quitclaim Deed - Markovetz			X
2.8	Warranty Deed – Chase Craig, Boise Basin			X
2.9	Affidavit of Legal Interest - Markovetz			X
2.10	Affidavit of Legal Interest – Boise Basin			X
2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.23	COMPASS			X
2.27	Kuna School District			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	P&Z Commission Proof of Property Posting			X
2.24	CC Kuna Melba News			X
2.25	CC Mailer			X
2.26	CC Proof of Property Posting			X

II
PROCESS AND NOTICING

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

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: September 8, 2021 (14 Attendees)

2.1.1.2 Agency Comments Request: October 25, 2021

2.1.1.3 300 FT Property Owners Notice: February 10, 2022

2.1.1.4 Kuna Melba News Newspaper: February 9, 2022

2.1.1.5 Site Posted: February 9, 2022

III
APPLICANTS REQUEST

3.1 Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zone. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The properties have historically served as single-family residences and farmland.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1428223050 (5505 E Kuna Road)

4.3.1.1 Boise Basin Development LLC

4.3.1.2 Approximately 22.28 acres

4.3.1.3 RR (Rural Residential)

4.3.2 R5462680100 (E Kuna Road)

4.3.1.1 Donald Markovetz

4.3.1.2 Approximately 29.40 acres

4.3.1.3 RR (Rural Residential)

4.5 Services

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

4.6 Existing Structures, Vegetation, and Natural Features

4.6.1 5055 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses. The sites have an estimated average slope of 0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.

4.7 Environmental Issues

4.7.1 A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.

4.8 Comprehensive Plan Future Land Use Map

4.8.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 51.67-acres as Medium Density Residential.

4.9 Recreation and Pathways Map

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

4.10 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.14
Boise Project Board of Control	2.15
Nampa & Meridian Irrigation District	2.16
Central District Health Department	2.17
Ada County Highway District	2.18
City Engineer	2.19
COMPASS	2.23
Kuna School District	2.27

V
TRANSPORTATION AND CONNECTIVITY

5.1 The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna is Road identified on the City of Kuna Street Circulation Map as a Minor Arterial and is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.

5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021, there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.

The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67 -acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the east, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal; no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

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

If the City Council approves Case No. 21-12-AN, the Applicant shall be subject to the Conditions of Approval listed in section "X" (10) of this memo, as well as any additional Conditions designated by the City Council.

6.2 Applicable Standards

6.2.1 City of Kuna Comprehensive Plan.

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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-12-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law for Case No. 21-12-AN, a request from Boise Basin Development LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification.

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

7.1 Based on the evidence contained in Case No. 21-12-AN, this proposal *does/does not* generally comply with Kuna City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Kuna City Code Title 5.*

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

Staff Finding: *The Applicant held a Neighborhood Meeting on September 8, 2021; there were fourteen (14) attendees. Legal Notices were mailed out to residents within 300-FT of the proposed project site on February 10, 2022, and a Legal Notice was published in the Kuna Melba News on February 9, 2021. The Applicant posted sign on the property on February 9, 2022.*

7.3 Based on the evidence contained in Case Nos. 21-12-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Medium Density Residential. The Applicant is requesting a R-4 (Low Density Residential) zone.*

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

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

7.5 The proposed subject sites are eligible for Annexation into Kuna City Limits.

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

7.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

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

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

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

IX
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of Case No. 21-12-AN (Annexation), a request from Boise Basin Development LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone.

X
COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for Approval, Conditional Approval or Denial of the Annexation application before the City Council. However, if the City Council wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*Approves/Conditionally Approves/Denies*) of Case No. 21-12-AN (Annexation), a request from Boise Basin Development, LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits, with an R-4 (Medium Density Residential) zone, subject to the following Conditions of Approval:

9.1 Upon development, the Applicant and/or Owner shall obtain written approval on letterhead or may

be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

9.1.1 The City Engineer shall approve the sewer connections.

9.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

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

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

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

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

9.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

9.2 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.

9.3 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.

9.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.

9.5 The Applicant/Developer/Owner, 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.

9.6 The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.

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

9.8 The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded

out, sprayed, burned, removed or destroyed throughout all seasons.

9.9 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

9.10 The Applicant/Developer/Owner shall not connect to the KMIS, unless a legal surface water irrigation right from the New York Irrigation District is acquired.

DATED this 1st day of March, 2022.

BEFORE THE PLANNING AND ZONING COMMISION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BOISE BASIN DEVELOPMENT, LLC AND DONALD MARKOVETZ** For Annexation of *5055 E Kuna Road and E Kuna Road.*	)	**Case No. 21-06-AN (Annexation)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF ANNEXATION APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for public hearing on January 11, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Annexation Application			X
2.3	Narrative			X
2.4	Markovetz Legal Description			X
2.5	Boise Basin Legal Description			X
2.6	Vicinity Map			X
2.7	Quitclaim Deed - Markovetz			X
2.8	Warranty Deed – Chase Craig, Boise Basin			X
2.9	Affidavit of Legal Interest - Markovetz			X
2.10	Affidavit of Legal Interest – Boise Basin			X

2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	P&Z Commission Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on January 11, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's January 11, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Chase Craig,1065 S Allante Place, Boise, ID 83709

1.3.2.3 Appearing in Favor:
Michael Smith, 3521 E King Road, Kuna, ID 83634 – Testified
Kathryn Rainwater, 145 S Marko Lane, Kuna ID 83634 - Not Testify
Dennis Rainwater, 145 S Marko Lane, Kuna, ID 83634 – Not Testify
Norm Krueger, 41 S Marko Lane, Kuna, ID 83634 – Not Testify

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 11, 2022 hearing on the Boise Basin – Markovetz Annexation in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City,Ada County and Canyon County.

Newspaper	*Date Published*
Kuna Melba News	December 22, 2021

3.1.2.2 Notice for the January 11, 2022 hearing containing the legal description of the property proposed to be Annexed was mailed on December 21, 2021, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 11, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on December 29, 2021. A Proof of Property Posting was provided to staff on December 29, 2021.

3.1.2.4 Notice for the January 11, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed Annexation is comprised of two (2) parcels totaling approximately 51.67 acres. The parcels are as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number

Boise Basin Development LLC	22.28	RR (Ada County)	S1428223050
Donald Markovetz	29.40	RR (Ada County)	R5462680100

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

3.2.3 The existing land uses and zoning districts for lands surrounding the subject parcels are as follows:

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

3.2.4 5055 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; TBD E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses.

3.2.5 The properties have an estimated average slope of 0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.

3.2.6 A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.

3.2.7 The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

3.2.8 The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna Road is identified on the City of Kuna Street Circulation Map as a Minor Arterial, is improved with twotravel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.

3.2.9 5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. TBD E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated January 11, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021; there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.

3.3.1.2 The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67-acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the East, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.

3.3.1.3 The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35-feet East of the water's edge, and 20-feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal, no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

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

3.3.1.5 Staff has determined the Applicant's Annexation request is in compliance with Idaho Statute §50-222 and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval to the City Council, that the Applicant be subject to the Conditions of Approval listed in section

"3.3.2" of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends Approval of Case No. 21-12-AN (Annexation), the Applicant be subject to the following Conditions of Approval:

3.3.2.1 Upon development the Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

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

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

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

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

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

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.

3.3.2.5 The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

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

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

3.3.2.8 The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

3.3.2.9 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

3.4.1 1/11/2022 Public Hearing – Chase Craig, 1065 S Allante Place, Boise, ID 83709, discussed that they chose to propose an R-4 zone to meet the desires of the neighboring property owners and the Comprehensive Plan. He assured the Commission the private septic system of the property owners on Marko Lane would not be impacted by future development. It is intent of the Applicant to place larger lots adjoining the lots on Marko Lane to create natural transitions and be good neighbors when future development occurs.

3.4.2 1/11/2022 Public Hearing – Michael Smith, 3521 E King Road, Kuna, Idaho 83634, stated that he owns several properties in the general vicinity of the proposed Annexation. He is in favor of parcels that are not irrigatable farmland to be Annexed into Kuna City Limits to create nice neighborhoods.

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

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

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

5.2 I.C. §50-222(1) provides that:

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

(emphasis added).

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

5.4 The Annexation, proposed by the application for Case No. 21-12-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record,

having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 Recommend Approval to City Council of Case No. 21-12-AN (Annexation).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

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

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Michael R. Smith Print Name 3521 E King Road Print Address Kuna ID 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
KATHRYN RAINWATER Print Name 1455 Marko Ln Print Address KUNA ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Dennis Rainwater Print Name 1455 Marko Ln Print Address Kuna ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Norm Krueger Print Name 41 S. Marko Ln Print Address Kuna ID. 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip

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

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

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

Planning & Zoning Commission Meeting

MINUTES

Tuesday January 11, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:
Matt Johnson, City Attorney – In Person
Morgan Treasure, Economic Development Director – In Person
Jace Hellman, Planning and Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:38)
1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021

2. Findings of Fact & Conclusions of Law
   1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

3. *PUBLIC HEARINGS:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:02)

A. *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:01:40)
Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:02:07)

B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)
Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)
Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)
Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)
Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)
Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)
Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over $400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)
Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)
Chairman Young opened the Public Hearing.

Support:
1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:
None

Against:
None

(Timestamp 00:14:17)
As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)
Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)
Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)
Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)
Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)
Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:19:50)
Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)
C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)
Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)
Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)
Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)
Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)
Vice Chairman opened the hearing.

Support:
None

Neutral:
None

Against:
None

(Timestamp 00:27:00)
As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)
Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)
Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:29:40)
Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:30:14)
Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)
D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)
Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)
A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)
Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)
David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)
As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)
Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)
Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)
Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:42:05)
Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)
Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. ADJOURNMENT:

(Timestamp 00:43:36)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron

Further Discussion: None
Voting No: None
Absent: 0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

CITY OF KUNA

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SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Michael R. Smith Print Name 3521 E King Road Print Address Kuna ID 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
KATHRYN RAINWATER Print Name 1455 marko LN Print Address KUNA ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Dennis Rainwater Print Name 1455 marko LN Print Address Kuna ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Norm Krueger Print Name 41 S. MARKO LN Print Address Kuna ID. 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
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CITY OF KUNA

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SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
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received
9.20.21

KUNA
Planning & Zoning

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): 21-12-AN

Project Name: Boise Basin/Markovetz

Date Received: 09.20.2021

Date Accepted as Complete:

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: Boise Basin Development LLC/Donald Markovetz
Address: 5055 E. Kuna Road/E. Kuna Road
Phone: 208-284-0829/(208) 871-0585 Email: chase@ownboise.com

Applicant (Developer) Information

Name: Boise Basin Development LLC
Address: 1065 S. Allante Place Boise, ID 83709
Phone: 208-284-0829 Email: chase@ownboise.com

Engineer/Representative Information

Name: Tim Nicholson
Address: 950 W. Bannock Street Boise, ID 83702
Phone: 208-410-6147 Email: tim.nicholson@kimley-horn.com

Subject Property Information

Site Address: 5055 E. Kuna Road/E. Kuna Road
Nearest Major Cross Streets: E. Kuna Road and S. Eagle Road

Parcel No.(s): S1428223050 and R5462680100

Section, Township, Range: 2N 1E 28

Property Size: 51.67

Current Land Use: Residential/Agriculture Proposed Land Use: Medium Density Residential

Current Zoning: RR Proposed Zoning: R-4

Project Description

Project Name: TBD

General Description of Project: Single family residential

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: common areas, pathways, sidewalks, street trees, etc

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: Existing manufactured home on Parcel 1 will be demolished

Will any existing buildings remain? (YES) NO MARKOVETZ HOUSE + MARKO LANE HOUSES (NOT A PART OF THE ANNEXATION)

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

No. of Common Lots: TBD No. of Other Lots: TBD

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

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

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

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

Type of Open Space provided (i.e. public, common, landscaping): common lots for residents, landscape strips with trees, etc

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: 8-18-21

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

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

KUNA
Planning & Zoning

Annexation Application

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

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

****Office Use Only****

Case No(s).: 21-12-AN

Project Name: Boise Basin/Markovetz

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

Date Received: 09.20.2021

Date Accepted as Complete: _____

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

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

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

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

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

Applicant Signature: _____ Date: 9-9-21

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

Kimley»Horn

September 17, 2021

Mr. Jace Hellman, Planning and Zoning Director
City of Kuna
751 W. 4th Street
Kuna, ID 83634

5055 E. Kuna Road and E. Kuna Road Parcel Annexation – Project Narrative

Dear Mr. Hellman,

This project is located on approximately fifty-one (51) acres, between S. Eagle Road and S. Terben Lane on the south side of E. Kuna Road. After receiving comments from planning staff and local neighbors as well as considering the City's Comprehensive Plan, Future Land Use Map, and Zoning Code, our development team will thoughtfully design these parcels to include a proposed layout with a maximum density of R-4. This project will include common lots that will be dedicated open space, walking paths, and landscaping to meet the City's requirements while providing amenities for future residents. Our proposed layout will provide internal street and pedestrian connectivity between the parcels.

We ask for your approval on the item stated below:

- Annexation of the project site.

Please find the attached Planning and Zoning Application Coversheet, Annexation Application, Project Narrative, Legal Descriptions and Exhibits, Vicinity Map, Warranty Deeds, Affidavit of Legal Interests, Neighborhood Meeting Certification, and Commitment of Property Posting. Thank you for your time and consideration. We believe this project will be a great addition to the City of Kuna and will compliment future neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Tim Nicholson, P.E.
Kimley-Horn
Project Manager

PROJECT OVERVIEW

The proposed annexation area is located on approximately 51 acres south of Kuna Road between Eagle Road and Terben Lane ("Project Site") as shown on Figure 1 below. The Project Site currently lies in unincorporated Ada County and is within Meridian's area of city impact. Primary access to the Project Site is provided directly from Kuna Road. There is also secondary access planned along Terben Lane.

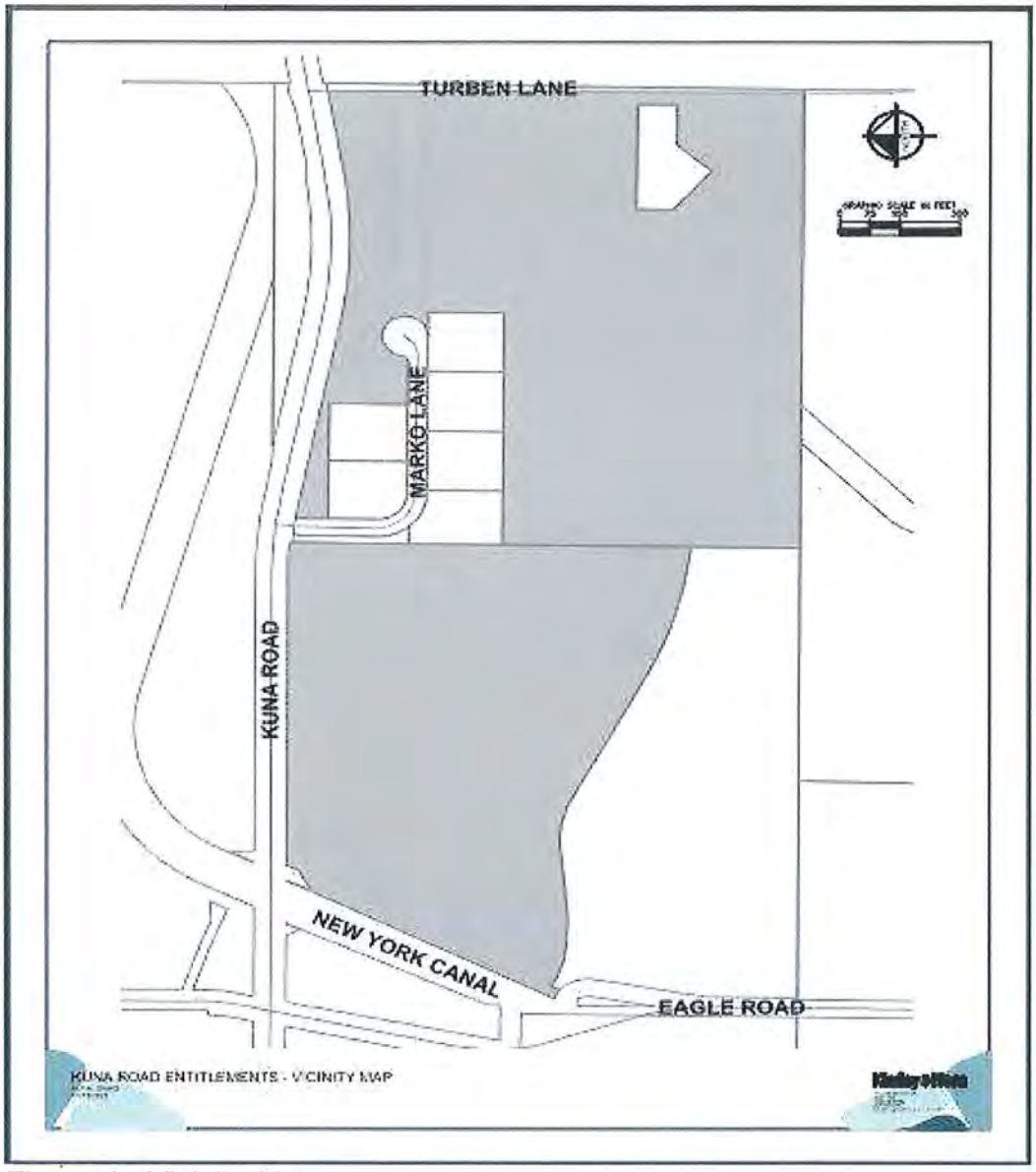


Figure 1 - Vicinity Map

The Project Site is currently located in Ada County and is zoned as Rural Residential (RR). The applicant is currently only proposing annexation of the Project Site. In the future, a separate rezone and preliminary plat application will be brought forward. The

proposed rezone will be in conformance with the Future Land Use Map, which designates the Project Site as Medium Density Residential, which allows R-4, R-6, or R-8 zoning per the City's codes. This is shown in Appendix A.

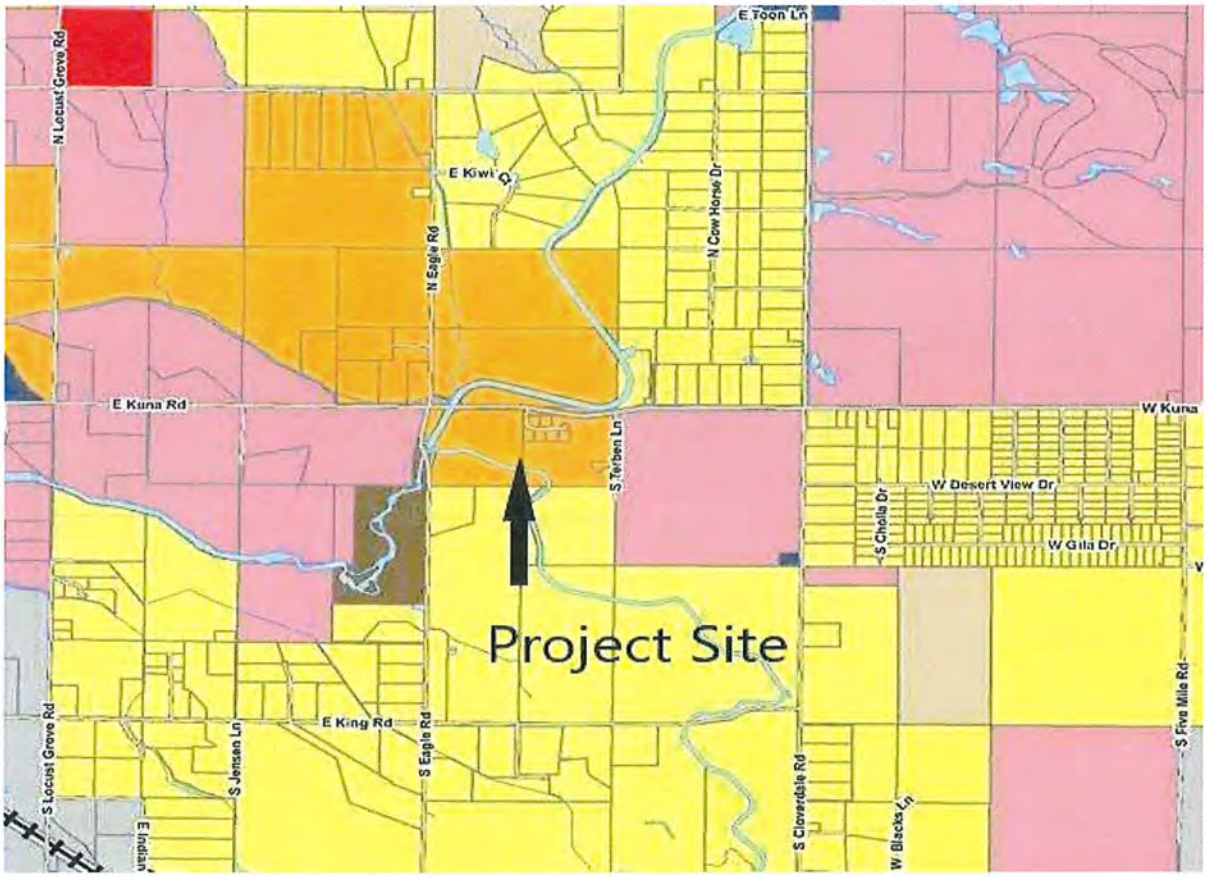
UTILITIES

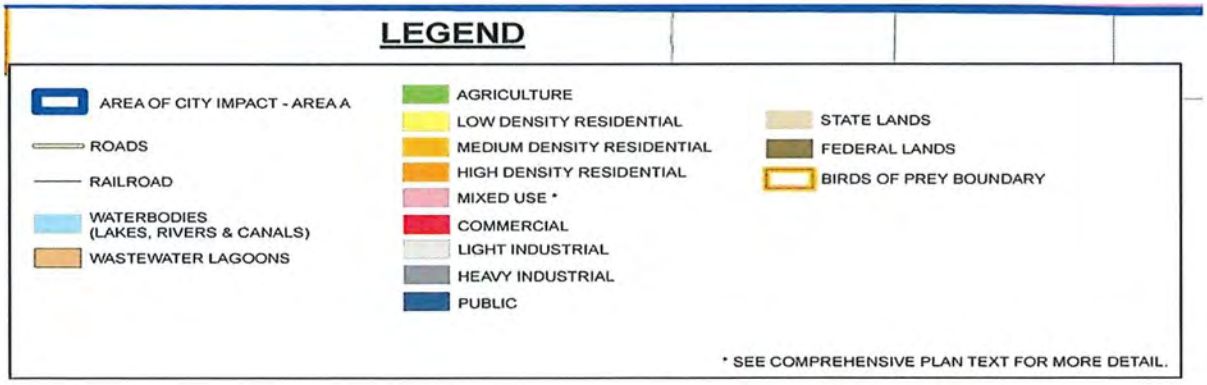
The City and the developer of the Falcon Crest subdivision have recently invested significant funds to install new water and sewer mainlines in Kuna Road adjacent to this project. Our project intends to utilize these existing City services while adding any needed infrastructure as required by the City. This project can help the City generate revenue through connection and usage fees while adding necessary flows to prevent stagnation in both the water and sewer mainlines. Irrigation service will be provided by onsite wells. Both parcels now have approved water sources by IDWR. To provide consistent irrigation water delivery for residents a pond and pump station will be constructed onsite for irrigation water storage and pressure irrigation service.

CONCLUSION

As shown, the annexation of these two parcels into the City of Kuna will allow for an attractive future development. These parcels help promote orderly growth within the City and would potentially spur more development along Kuna Road. This will then further increase City revenues through utility payments, connections, and property taxes. When further rezoning and preliminary plat applications move forward, the proposed R-4 zoning classification will align with the Comprehensive Plan's Future Land Use Map designations. Open spaces and amenities will work together to create an active and interconnected recreational community. Our design team will carefully consider the input of existing neighbors and service providers. With these positive characteristics, approval of the annexation of these parcels is in the best interests of the City. The developers and design team respectfully request your approval of this annexation application.

APPENDIX A – EXISTING/FUTURE LAND USE





	Adjacent Land Use	Current Adjacent Zoning
North	Medium-Density Residential	RR
South	Low-Density Residential	RR
East	Mixed Use	A
West	Mixed Use	RR

THE LAND GROUP

August 27, 2021
Project No. 121120

EXHIBIT A

MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:
Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section28;
Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section28;
Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;
Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;
Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:
Thence North 00° 43' 13" East, a distance of 192.00 feet;
Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;
Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;
Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;
Thence North 89°43'39" West, a distance of 118.28 feet;
Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

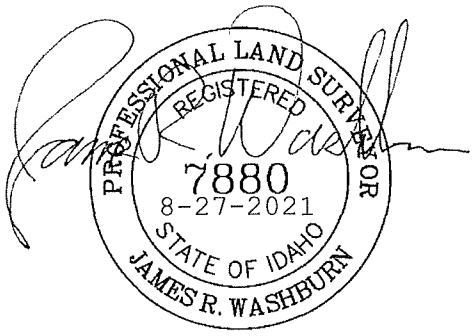
Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section28;
Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;
Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:
Thence North 89° 18' 00" West, a distance of 115.86 feet;
Thence South 40° 33' 05" West, a distance of 114.93 feet;
Thence North 49° 03' 12" West, a distance of 147.15 feet;

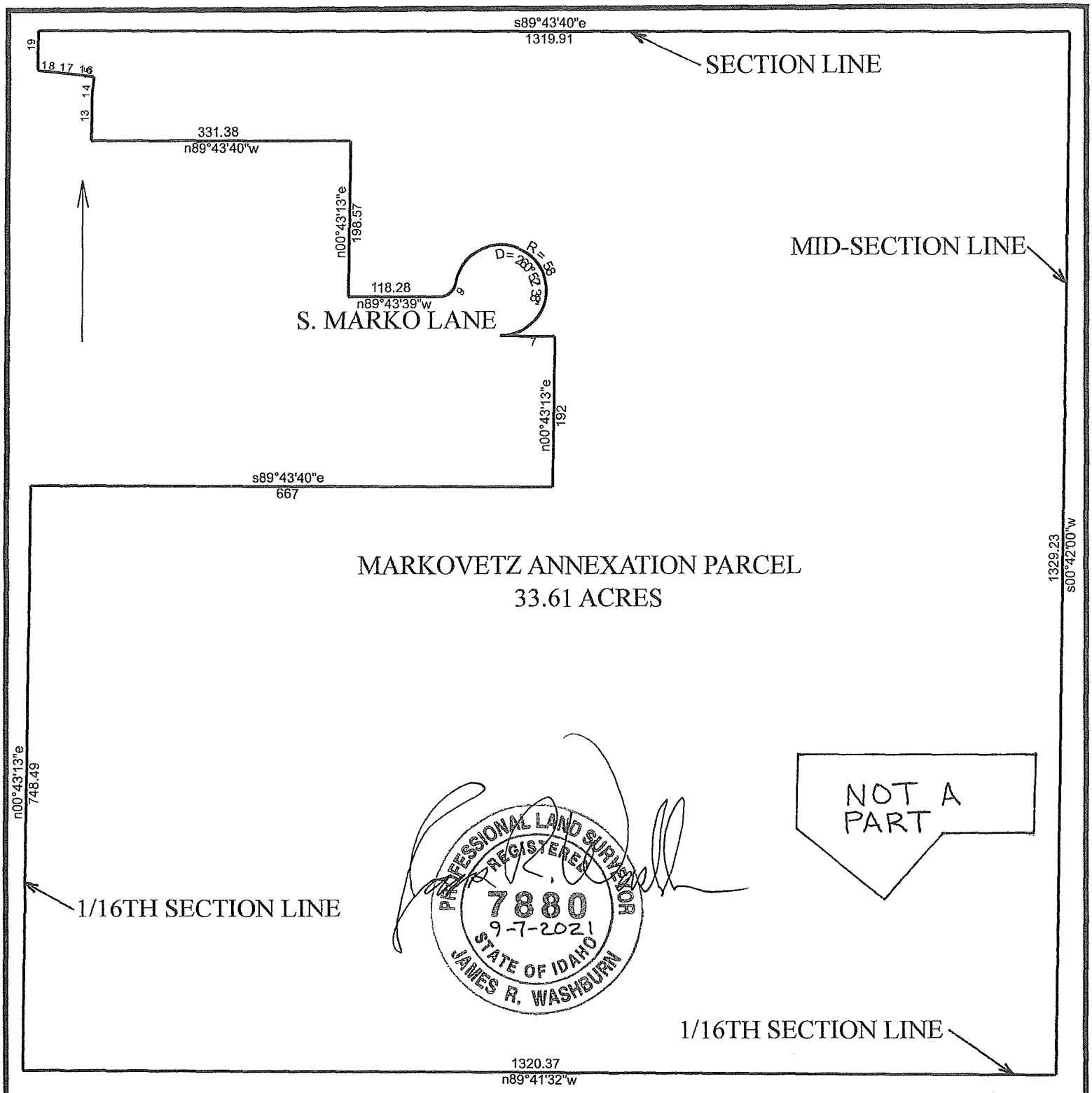
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.



James R. Washburn



MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet | File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

01 s89.4340e 1319.91
02 s00.4200w 1329.23
03 n89.4132w 1320.37
04 n00.4313e 748.49
05 s89.4340e 667
06 n00.4313e 192
07 n89.4339w 69.45
08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29
09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02
10 n89.4339w 118.28
11 n00.4313e 198.57
12 n89.4340w 331.38
13 n00.4313e 46.71
14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59
15 n06.1541e 6.91
16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01
17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00
18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48
19 n00.4313e 51.27

THE LAND GROUP

LEGAL DESCRIPTION

August 27, 2021
Project No. 121120

BOISE BASIN PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°38'23" East, 2639.92 feet distant);
Thence from said Section Corner, South 89°38'23" East, a distance of 287.65 feet on the north line of said Section 28 to the POINT OF BEGINNING;

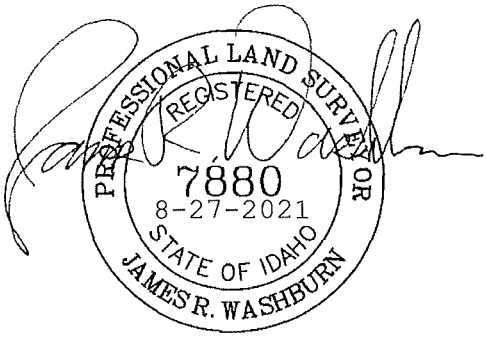
Thence South 89°38'23" East, a distance of 1032.22 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
Thence South 00° 48' 35" West, a distance of 1052.10 feet on the north-south 1/16th Section Line of the Northwest One Quarter of said Section 28 to a point on the centerline of the Mora Canal;
Thence on the centerline of the Mora Canal for the following courses and distances:
Thence North 82° 00' 00" West, a distance of 42.76 feet to a point of curve;
Thence 349.07 feet on the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 20° 00' 00", a chord bearing of North 72° 00' 00" West and a chord length of 347.30 feet;
Thence North 62° 00' 00" West, a distance of 395.82 feet to a point of curve;
Thence 148.35 feet on the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 34° 00' 00", a chord bearing of North 79° 00' 00" West and a chord length of 146.19 feet;
Thence South 84° 00' 00" West, a distance of 157.09 feet to a point of curve;
Thence 36.65 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 07° 00' 00", a chord bearing of South 87° 30' 00" West and a chord length of 36.63 feet;
Thence North 89° 00' 00" West, a distance of 51.83 feet to a point of curve;
Thence 153.18 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 29° 15' 17", a chord bearing of North 74° 22' 21" West and a chord length of 151.52 feet;
Thence leaving the centerline of the Mora Canal, South 25° 44' 00" West, a distance of 23.73 feet to a point on a curve on the easterly right of way line of South Eagle Road;
Thence 58.74 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 30° 35' 49", a chord bearing of North 56° 48' 56" West and a chord length of 58.05 feet to a point on the west line of said Section 28;
Thence North 00° 49' 39" East, a distance of 41.42 feet on the west line of said Section 28 to a point on the centerline of the New York Canal;

Thence North 25° 44' 00" East, a distance of 683.80 feet to a point on the southerly right of way line of East Kuna Road;

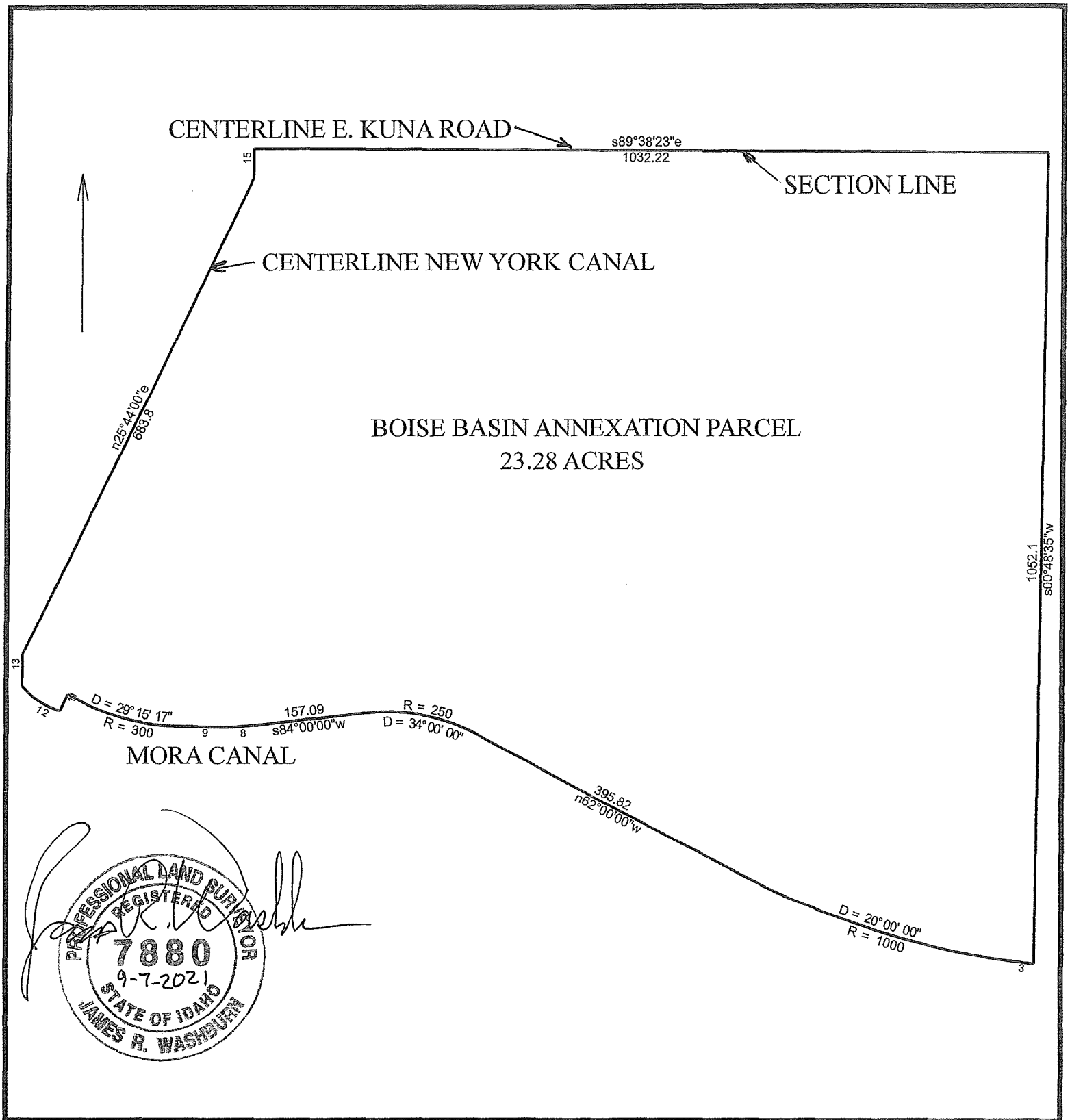
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.



James R. Washburn



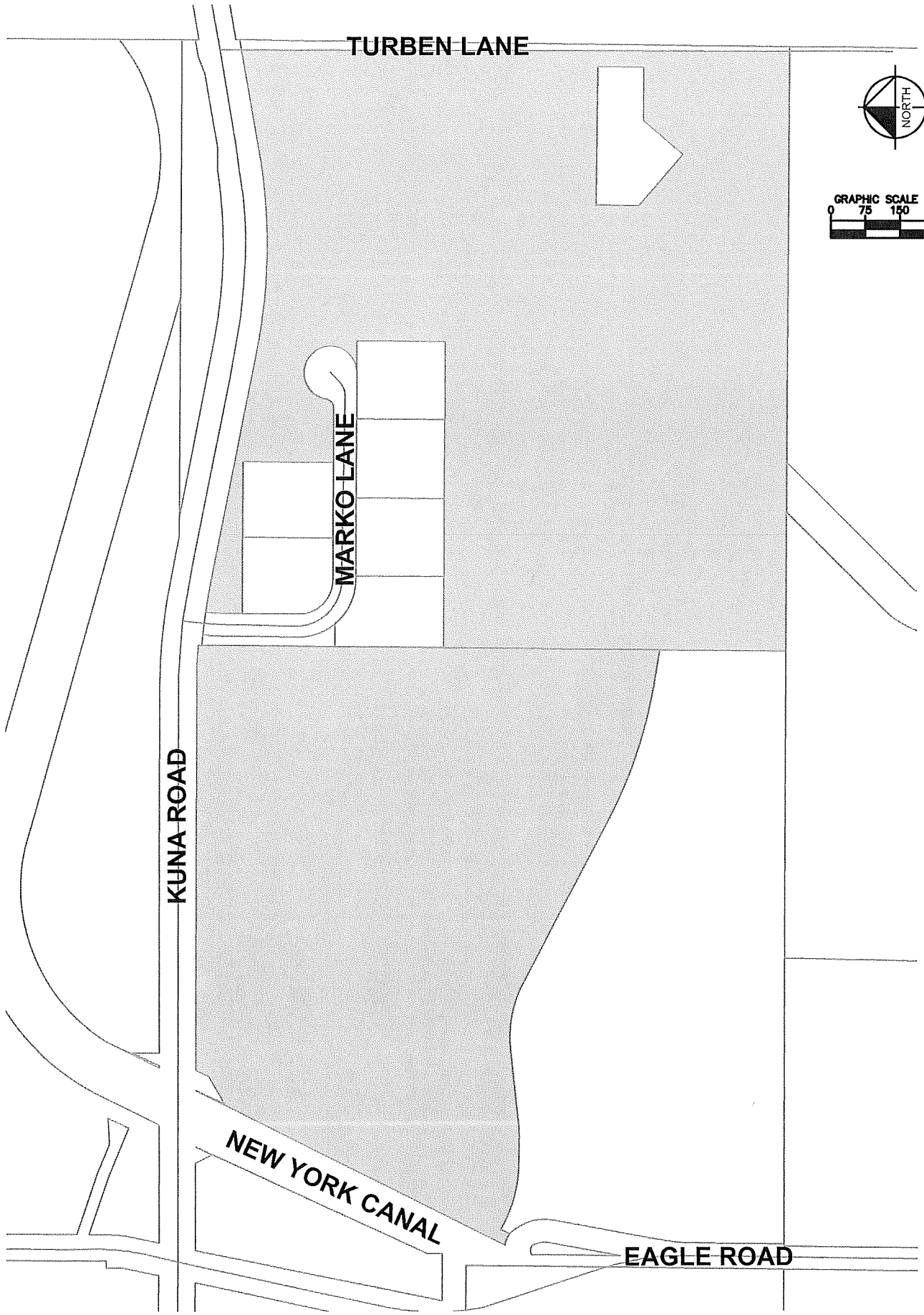
BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 171 feet | File:

Tract 1: Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4267 ft.

01 s89.3823e 1032.22
02 s00.4835w 1052.1
03 n82.0000w 42.76
04 Rt, r=1000.00, delta=020.0000, chord=n72.0000w 347.30
05 n62.0000w 395.82
06 Lt, r=250.00, delta=034.0000, chord=n79.0000w 146.19
07 s84.0000w 157.09
08 Rt, r=300.00, delta=007.0000, chord=s87.3000w 36.63
09 n89.0000w 51.83
10 Rt, r=300.00, delta=029.1517, chord=n74.2221w 151.52
11 s25.4400w 23.73
12 Rt, r=110.00, delta=030.3549, chord=n56.4856w 58.05
13 n00.4939e 41.42
14 n25.4400e 683.8
15 n00.2137e 40



KUNA ROAD ENTITLEMENTS - VICINITY MAP
KUNA, IDAHO
08/18/2021

Kimley»Horn
950 West Bannock St.
Suite 1100
Boise, ID 83702
208-297-2653

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=5 BONNIE OBERBILLIG
DONALD J MARKOVETZ
2021-136742
09/16/2021 04:09 PM
AMOUNT:$15.00
01055498202101367420050058

QUITCLAIM DEED

FOR VALUE RECEIVED, Donald J. Markovetz + Carol J. Markovetz

Grantor(s), does hereby convey, release, remise and forever quitclaim unto Donald J. Markovetz + Carol J. Markovetz

Grantee(s), whose mailing address is 325 S. Terbon Ln Kuna, ID 83634,

the following described premises, to-wit:

Lot 9 Block 2 of the Markovetz Sub

Parcel # R5462680100

_____, Ada county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date Sept 16, 2021.

Signature, Grantor

Signature, Grantor

STATE OF IDAHO)
) ss.
County of Ada)

On this 16th day of Sept, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Richard Markovetz & Carol Markovetz, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

DAVID WRAY NOTARY PUBLIC COMM. NO. 51511 STATE OF IDAHO

Dawn Wray
NOTARY PUBLIC for Idaho
Residing at: Boise
My Commission Expires: 12/21/25

THE LAND GROUP

August 27, 2021
Project No. 121120

EXHIBIT A

MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:
Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section28;
Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section28;
Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;
Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;
Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:
Thence North 00° 43' 13" East, a distance of 192.00 feet;
Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;
Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;
Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;
Thence North 89°43'39" West, a distance of 118.28 feet;
Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

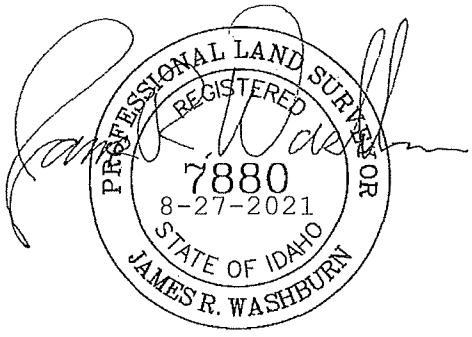
Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);
Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;
Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;
Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section28;
Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;
Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:
Thence North 89° 18' 00" West, a distance of 115.86 feet;
Thence South 40° 33' 05" West, a distance of 114.93 feet;
Thence North 49° 03' 12" West, a distance of 147.15 feet;

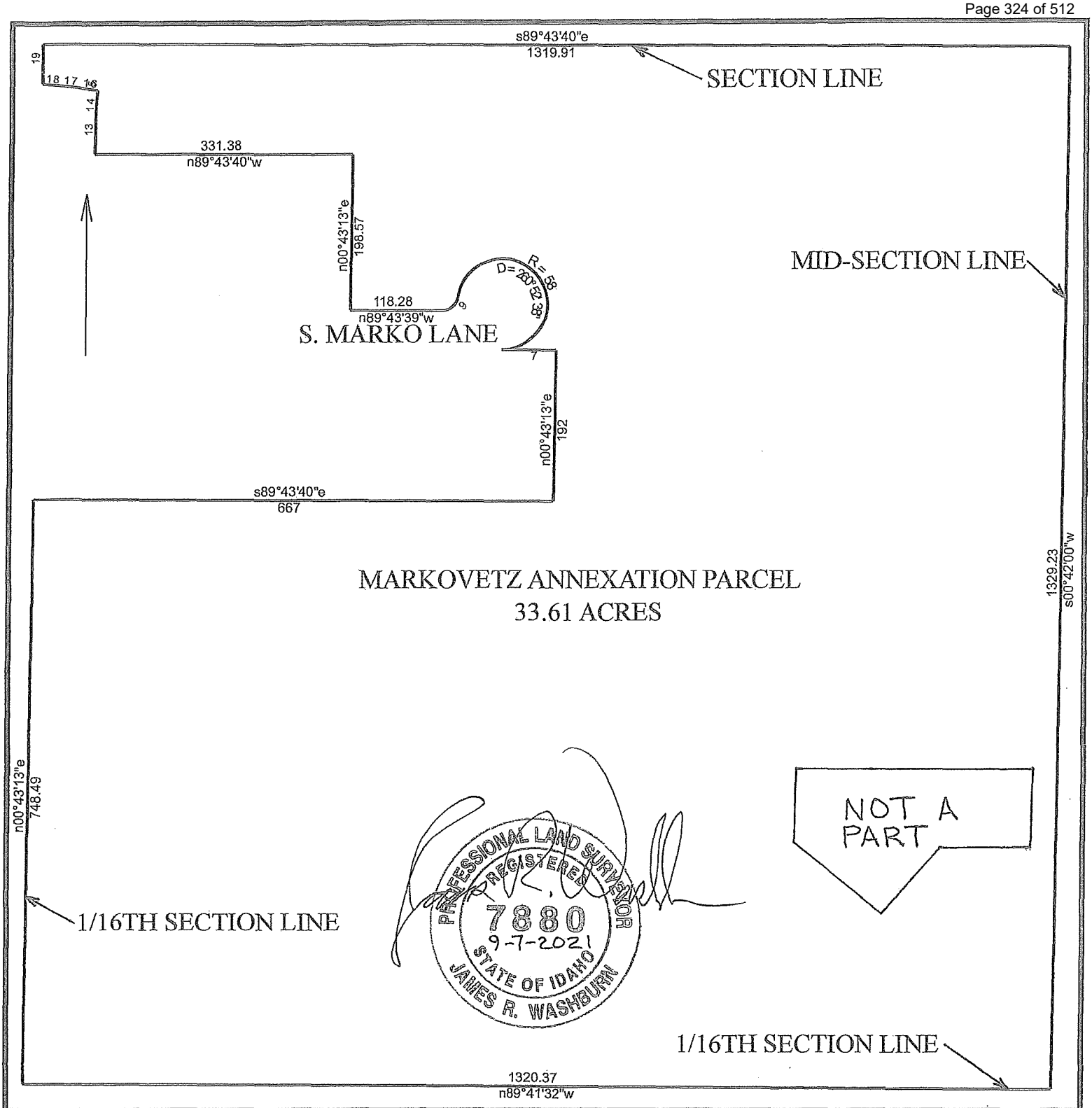
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.



James R. Washburn



MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet | File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

01 s89.4340e 1319.91
02 s00.4200w 1329.23
03 n89.4132w 1320.37
04 n00.4313e 748.49
05 s89.4340e 667
06 n00.4313e 192
07 n89.4339w 69.45
08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29
09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02
10 n89.4339w 118.28
11 n00.4313e 198.57
12 n89.4340w 331.38
13 n00.4313e 46.71
14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59
15 n06.1541e 6.91
16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01
17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00
18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48
19 n00.4313e 51.27

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 ANGIE STEELE
FIRST AMERICAN TITLE INSURANCE COMPANY
2021-014342
01/27/2021 12:33 PM
$15.00

AFTER RECORDING MAIL TO:

1065 S. Allante Pl
Boise, Idaho 83709

WARRANTY DEED

File No.: 4106-3661499 **(WS)** Date: **January 25, 2021**

For Value Received, **Michael R. Smith, Trustee of The Michael R. Smith Living Trust dated July 12, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Boise Basin Development LLC**, hereinafter referred to as Grantee, whose current address is **1065 S. Allante Pl, Boise, Idaho 83709**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

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

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THENCE
SOUTH 00°49'39" WEST 657.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
NORTH 25°44'00" EAST 683.80 FEET ALONG SAID CENTERLINE TO POINT ON THE SOUTH RIGHT OF WAY OF EAST KUNA ROAD; THENCE
SOUTH 89°38'23" EAST 77.65 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 24°39'35" WEST 70.18 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 60°00'00" EAST 69.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 25°00'00" EAST 32.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 89°38'23" EAST 825.71 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 84.40 FEET, SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 04°22'22", TANGENTS OF 42.22 FEET, AND A CHORD WHICH BEARS SOUTH 87°27'12" EAST 84.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
SOUTH 00°48'35" WEST 1008.88 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE MORA CANAL; THENCE ALONG THE CENTERLINE OF THE MORA CANAL THE FOLLOWING COURSES AND DISTANCES: THENCE
NORTH 82°00'00" WEST 42.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE

TO THE RIGHT 349.07 FEET, SAID HAVING CURVE A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 20°00'00", TANGENTS OF 176.33 FEET, AND A CHORD WHICH BEARS NORTH 72°00'00" WEST 347.30 FEET TO A POINT OF TANGENCY; THENCE
NORTH 62°00'00" WEST 395.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 148.35 FEET, SAID HAVING CURVE A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34°00'00", TANGENTS OF 76.43 FEET, AND A CHORD WHICH BEARS NORTH 79°00'00" WEST 146.19 FEET TO A POINT OF TANGENCY; THENCE
SOUTH 84°00'00" WEST 157.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 36.65 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°00'00", TANGENTS OF 18.35 FEET, AND A CHORD WHICH BEARS SOUTH 87°30'00" WEST 36.63 FEET TO A POINT OF TANGENCY; THENCE
NORTH 89°00'00" WEST 51.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 153.18 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°15'17", TANGENTS OF 78.30 FEET, AND A CHORD WHICH BEARS NORTH 74°22'21" WEST 151.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL; THENCE LEAVING THE CENTERLINE OF THE MORA CANAL: THENCE
SOUTH 25°44'00" WEST 23.73 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD, SAID POINT BEING ON A CURVE; THENCE ALONG THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD ALONG A CURVE TO THE LEFT 58.74 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 30°35'49", TANGENTS OF 30.09 FEET, AND A CHORD WHICH BEARS NORTH 56°48'46" WEST 58.05 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
NORTH 00°49'39" EAST 41.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

APN: **S1428223050**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premise s; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: **S1428223050**

Warranty Deed
- continued

File No.: **4106-3661499 (WS)**
Date: **01/25/2021**

Michael R. Smith Living Trust dated July 12, 2016

Michael R Smith, Trustee

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 1-27-21 by Michael R. Smith as Trustee of The Michael R. Smith Living Trust.

Signature of Notary Public
My Commission Expires: _____

WHITNEY SCOTT
COMMISSION #45787
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 11/10/2023

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Donald J. Markovetz + Carol J. Markovetz,

325 S Terbon Ln (Address) Kuna (City) ID (State) 83634 (ZIP)

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Timothy Peter Nicholson

950 W. Bannock St Suite 1100 Boise ID 83702
(Address, City, State, ZIP)

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 16 (Date) day of Sept (Month), 20 21 (Year)

Donald J. Markovetz Carol Markovetz
Signature

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

Print Name: Dawn Wray

Residing at: 950 W Bannock
Boise ID 83702
(City, State, ZIP)

My Commission expires: 12/21/25

Signature

DAVID WRAY
NOTARY PUBLIC
COMM. NO. 51511
STATE OF IDAHO

Affix Seal Here

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Chase Craig (Full Name),

1065 S. Atlante Pl (Address) Boise (City) ID (State) 83709 (ZIP)

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Timothy Peter Nicholson

950 W. Bannock St Suite 1100 (Address) Boise (City) ID (State) 83702 (ZIP)

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 17th (Date) day of September, 20 21 (Year)

Signature

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

Amy Kapetanovic

Residing at: Boise ID

(City) (State) (ZIP)

AMY KAPETANOVIC
Notary Public - State of Idaho
Commission Number 20200543
My Commission Expires Feb 14, 2026
Affix Seal Here

My Commission expires: 2-14-26

Signature

KUNA
Planning & Zoning

Neighborhood Meeting Certification

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

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: ANNEXATION OF TWO (2) PARCELS

Date of Meeting: 9-8-21 Time: 7:30 - 8:00 PM

Meeting Location: 5055 E. KUNA ROAD

Site Information

Location: Section 28 Township 2N Range 1E Total Acres 51.7

Subdivision Name: N/A MARCUVETZ SUB Lot 9 Block 2

Address: 5055 E. KUNA ROAD E. KUNA ROAD

Parcel No(s).: S1428223050 R5462680100

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: BOISE BASIN DEVELOPMENT / DONALD MARKOVETZ

Address: 1065 S. ATLANTIC PL BOISE ID 83709 / 325 S. TERRET LN KUNA, ID 83634

Contact Person

Name: TIM NICHOLSON

Business Name (if applicable): KIMLEY-HORN

Address: 950 W. BANNOCK ST SUITE 1100 BOISE, ID 83702

Phone: 610-360-2709 Email: tim.nicholson@kimley-horn.com

Applicant

Name: TIM NICHOLSON ON BEHALF OF BOISE BASIN DEVELOPMENT &

Address: SEE ABOVE DON MARKOVETZ

Phone: _____ Email: _____

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

Applicant Signature: _____ Date: 9-9-21

SIGN-IN SHEET

Project Name: 5055 E. Kuna Road + Kuna Road Parcels Annexation

	Name	Address	Phone
1	Dawn Pattee	36 S Marko LN	
2	Rick Pattee	" "	208 789 8170
3	KATHY RAINWATER	1455 Marko LN	661-699-4950
4	DENNIS RAINWATER	145 S. Marko LN	661-699-4950
5	SARA COOKSEY	50 S EAGLE RD	208 602 3397
6	Josh COOKSEY	50 S EAGLE RD	208 340 8440
7	Linda Krueger	41 S marko Ln	208-340-4347
8	Norman Krueger	41 S marko Ln	208-340-3495
9	Steve & Sonja Hudson	120 S Marko Ln	208-861-2965
10	Cliff & CARLA ARNOLD	935 S Marko Ln	208-901-0513
11	David + Anna Goitiandia	5150 E King Rd	208-830-6671
12	Ramon + Diane Goitiandia	5150 E. King Rd.	208-866-6287
13	Tim Nicholson	950 W. Bannock St Boise	610-360-2709
14	Chase Craig	1065 S. Allante Pl Boise	208-284-0829
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9-8-21 Number of Attendees: 18

Location: 5055 E. Kuna Road

Project Description: Annexation of Two Parcels

Attendee Comments or Concerns:

Density to R-8 in future?

No site plan from past developer

Timing of project / construction of homes

Water + sewer to Marko - all want sewer / not water now

Fence along canal

Pathway / greenbelt

Park along back of Marko lots / single level lots

Well water

View corridors

Traffic on Marko

Septic easement / mitigation by developer

I, Timothy P. Nicholson, *hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: Date: 9-9-21

Kimley»Horn

Notice of Neighborhood Meeting
Annexation
Pre-Application Requirement for a Public Hearing

August 20, 2021

Dear Neighbor,
Boise Basin Development, LLC and Kimley-Horn are in the process of submitting an application for Annexation to the City of Kuna (City). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Kuna City Code 5-1A-2).

This meeting is for informational purposes and to receive feedback from you as we progress through the application process. This is **NOT** a Public Hearing before a governing body of the City. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from the City regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Annexation is applied.

The In-Person Neighborhood Meeting details are as follows:

Date: September 8, 2021
Time: 7:30-8 PM MST
Location: 5055 E. Kuna Road
Property Description: Single Family Residential

The project is summarized below:

Site Location: South side of E. Kuna Road between S. Eagle Road and Terben Lane
Proposed Access: To Be Determined on both E. Kuna Road and Terben Lane
Total Acreage: 51.7 Acres, not including the Marko Lane parcels
Proposed Lots: approximately 200 new lots (R-4 density)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have.

Please do **NOT** call the City regarding this meeting. This is a Pre-Application requirement and we have not submitted the applications for consideration at this time. The City currently has no information on this project. If you have any questions prior to the meeting, please contact me using the information below.

Respectfully,

Tim Nicholson, P.E.
Kimley-Horn
950 W. Bannock Street, Suite 1100
Boise, ID 83702
208-410-6147
tim.nicholson@kimley-horn.com

KUNA
Planning & Zoning

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

The signs shall be removed no later than three (3) days after the end of the Public Hearing for which the sign(s) had been posted.

Print Name: CHASE CRAIG

Signature: _____ Date: 8-18-21

Doug Hanson

From: Doug Hanson
Sent: Monday, October 25, 2021 8:55 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-12-AN (Annexation) Boise Basin-Markovetz City of Kuna Request for Comment
Attachments: 21-12-AN (Annexation) Boise Basin-Markovetz Agency Transmittal.pdf

October 25, 2021

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

File Number & Case Name:	21-12-AN (Annexation) – Boise Basin - Markovetz
Project Description	Boise Basin Development, LLC, on behalf of Donald Markovetz, requests approval to annex two (2) properties totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100)
Applicant	**Boise Basin Development** 1065 S Allante Place Boise, ID 83709 208-284-0829 chase@ownboise.com
Tentative Public Hearing Date	Tuesday, **January 11, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

Best,

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

ADA COUNTY DEVELOPMENT SERVICES

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

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 28, 2021

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

RE: 21-12-AN / 5055 E Kuna Road / Markovetz Annexation

Troy,

The City of Kuna has requested feedback regarding the proposed annexation for Donald Markovetz with a rezoning to R-4 on 51.67-acres located at 5055 E Kuna Road (Parcels S1428223050 & R5462680100).

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

Regarding the land use, the proposal is for annexation only with a rezone to R-4 (Medium density Residential), which allows for 4-units per acre.

The City of Kuna has adopted an updated comprehensive plan, which has not been adopted by Ada County, however, the site is located within the Area of City Impact. Therefore, the application is consistent with the City's Future Land Use Map designating the site as Medium Density Residential. The site is contiguous to City of Kuna limits and Ada County looks forward to working with city staff in the renegotiation and adoption of the updated comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
OCT 27 2021
CITY OF KUNA

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

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

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

25 October 2021

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

RE: Donald Markovetz 21-12-AN
5055 E Kuna Rds, Kuna
New York Irrigation District
NO SURFACE IRRIGATION WATER RIGHT (HIGH GROUND)
Mora Canal 03+40A, Main Canal 1214+70
Sec. 28, T2N, R1E, BM.

Doug Hanson:

Boise Project will not allow this property to be connected into the City of Kuna's pressurized irrigation system, serviced from our canal systems, unless it acquires a legal surface water irrigation right from the New York Irrigation District. High ground water spreading is against the Idaho State Statutes.

The United States' Mora Canal and New York Canal lies within the boundary of the above-mentioned location. The easement for these canals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the Mora and New York canals lower toe. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

Please note the appropriate easements on all future preliminary/final plats.

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

RECEIVED
NOV 01 2021
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

October 27, 2021

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

RE: 21-21-AN/ Boise Basin- Markovetz; 5055 E. Kuna Road

Dear Doug:

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

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

Sincerely,

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

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone # 21-12-AN

Conditional Use #

Preliminary / Final / Short Plat

City of Kuna

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14.

Reviewed By: Rob Bass

Date: 11/15/21

Development Services Department

Project/File: **Boise Basin-Markovetz Subdivision/ KPP21-0016/ 21-21-AN**
This is an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

Lead Agency: City of Kuna

Site address: 5055 E. Kuna Road/ E. Kuna Road, Parcel Numbers S1428223050, R546280100

Staff Approval: November 23, 2021

Applicant: Boise Basin Development LLC
1065 S. Allante Place
Boise, Idaho 83709

Representative: Kimley-Horn
Tim Nicholson
950 W. Bannock Street
Boise, Idaho 83702

Staff Contact: Renata Ball-Hamilton
Phone: 387-6171
E-mail: rhamilton@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

   The City of Kuna's Future Land Use Map designates this area as Medium Density Residential. The R-4 zoning of the property and the proposal is consistent with City of Kuna's Comprehensive plan.

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

Direction	Land Use	Zoning
North	Rural Residential (Ada County) / Medium-Density Residential	RR
South	Rural Residential (Ada County)/ Low-Density Residential	RR
East	Agricultural / Mixed Use	A
West	Rural Residential (Ada County)/ Mixed Use	RR

3. **Site History:** ACHD staff previously reviewed this site as Markovetz Annexation and Rezoning /Kuna21-0002/21-02-AN earlier this year on March 22, 2021. The requirements of this staff report are consistent with those of the prior action.

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

5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

6. **New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

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

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

9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   - The BMP identifies Eagle Road as a Level 2 facility and Kuna Road as a Level 3 facility that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan with the future development application.

B. Traffic Findings for Consideration

1. **Trip Generation:** The following table includes trip generation rates for anticipated land uses, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Land Use	Average Daily Trips	PM Peak Hour Trips
Single Family Detached Housing (unit)	9.43	0.94
Single Family Attached Housing (unit)	7.20	0.57
Multifamily Housing (Low-Rise 2 to 3 Floors)	6.74	0.51

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

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	1626-feet	Minor Arterial	206	Better Than "E"

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

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

- The average daily traffic count for Kuna Road west of Cloverdale Road was 3,176 on August 05, 2020.

C. Findings for Consideration

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

1. Kuna Road

a. Existing Conditions: Kuna Road is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 80 to 96-feet of right-of-way for Kuna Road (46 to 48-feet from centerline).

b. Policy:

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

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

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

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

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

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

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and

protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

c. **Staff Comments/Recommendations:** This segment of Kuna Road abutting the site is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, within a 46-foot street section within 78-feet of right-of-way. Kuna Road is already improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site and 80 to 96-feet of right-of-way for Kuna Road.

With the future development application, the applicant should be required to improve Kuna Road meeting the District Policies for minor arterials listed above.

2. North/South Collector

a. **Existing Conditions:** There are no existing public streets on site. Treben Lane, an existing private road, is listed in the MSM as a future north/south Rural Road Collector at the site's east property line.

There is a 14-foot wide driveway from the site onto Treben Lane, located 800-feet south of Kuna Road (measured centerline to property line).

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

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

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

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

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

Off-Site Streets Policy: District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian “attractors” and “generators” (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Rural Road Collector. The new collector roadway should stub Kuna Road to the north and continue through the property stubbing to the south. The Rural Road Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway on, a 40-foot street section within 50 to 70-feet of right-of-way.

c. **Staff Comments/Recommendations:** With the future development application, the applicant should be required to construct the new north/south collector roadway at the site's east property line as ½ of a 2-lane collector roadway with an 8-foot wide shoulder on the west side of the roadway with an additional 12-feet of pavement beyond the centerline of the roadway to provide an adequate roadway surface and construct a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway stormwater runoff on the east side of the road. The applicant will be required to dedicate right-of-way for the new roadway that extends from the site's east property line to 2-feet behind the back of sidewalk.

   The MSM shows the rural collector roadway continuing north of Kuna Road along site's east property line, shown below. This segment of the collector roadway will be approximately 50-feet long until a bridge crossing is required over the New York Canal. The requirements for this segment of the north/south collector roadway will be assessed and determined at the time of the future development application.

   Consistent with the MSM the applicant will be required to close Terben Lane located at the site's east property line with the construction of the new north/south collector roadway that is shown on the MSM, with the future development application. However, the applicant should be required to provide access from the site onto Kuna Road from the private road, Terben Lane, which currently provides access for a single family residential home.

3. Internal Local Roads

a. **Existing Conditions:** There are no internal local roads within the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

c. **Staff Comments/Recommendations:** If public local roadways are proposed with the future development application, the applicant will be subject to meet the District Policies listed above. If public roads are proposed, at a minimum, the applicant should be required to construct one local street to stub to the site's east property line with the future development application to provide connectivity to that parcel.

4. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access

to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.
- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. HSO=R(1-cos(28.65*S/R)). The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.
- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. Staff Comments/Recommendations: The future development application will be subject to the District Policies listed above if public alleys are proposed with the development.

5. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

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

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Staff Comments/Recommendations: The future development application will be subject to the District Policies listed above. The proposed development should be oriented to use the

north/south collector roadway at the site's east property line as the primary access to Kuna Road.

6. Stub Streets

a. Existing Conditions: There are no stub streets within the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4 , except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Staff Comments/Recommendations: If public roads are proposed, at a minimum the applicant should be required to construct a local road to stub to the sites east property line with the future development application. The future development application will be subject to the District Policies listed above.

7. Driveways

7.1 Kuna Road

a. Existing Conditions: There are three access points, two private roads and one driveway from the site onto Kuna Road the locations are listed below:

- Terben Lane, 20-foot width access is located at the site's east property line.
- Marko Lane, 23-foot width access is located 978-feet east of the site's west property line.
- 21-foot wide driveway is located 648-feet east of the site's west property line.

b. Policy:

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher

classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 30 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

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

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

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

c. **Staff Comments/Recommendations:** The applicant should be required to provide access from the site onto Kuna Road from the private road, Mark Lane, which currently provides access for single family residential homes and the 21-foot wide driveway currently providing access for a private business. The applicant will also be required to close Mark Lane and the 21-foot wide driveway on Kuna Road with the future development application in order to reduce the number of access points on Kuna Road, an arterial roadway. The applicant will be required to provide access to the north/south collector roadway from Mark Lane and if the business remains the 21-foot wide driveway with the future development application.

There is an off-site 23-foot wide driveway for a parcel located directly east of the site located 165-feet to the east of Terben Lane on Kuna Road. This driveway curves to the west and parallels Terben Lane and the future alignment of the north/south collector roadway. In order to reduce the number of access points on Kuna Road, staff recommends that the City of Kuna require that the off-site driveway located 165-feet east of Terben Lane be closed when access to the north/south collector roadway is available to the parcel directly east of the site with the future development application.

7.2 North/South Collector Road

a. **Existing Conditions:** There are no collector roadways within the site.

b. Policy:

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section

and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

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

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

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

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

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

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

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

c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new north/south collector road.

7.3 Internal Local Roads

a. Existing Conditions: There are no local roadways within the site.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new local roadways.

8. Private Roads

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

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

b. **Staff Comments/Recommendations:** If the City of Kuna approves private road(s), the applicant shall be required to pave the private roadway(s) a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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

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

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

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

9. Traffic Calming

a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the

roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy Listed above.

10. Canal Crossing

If canal crossings are proposed with the future development application, the District will require that the applicant submit the bridge plans for the crossing of the Mora Canal and New York Canal for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

11. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

12. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

13. Other Access

Kuna Road is classified as a minor arterial roadway and a north/south collector roadway is located at the site's east property line. Other than the access specifically approved with the future development application, direct lot access is prohibited to Kuna Road and the north/south collector roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Payment of impact fees is due prior to issuance of a building permit.

2. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

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

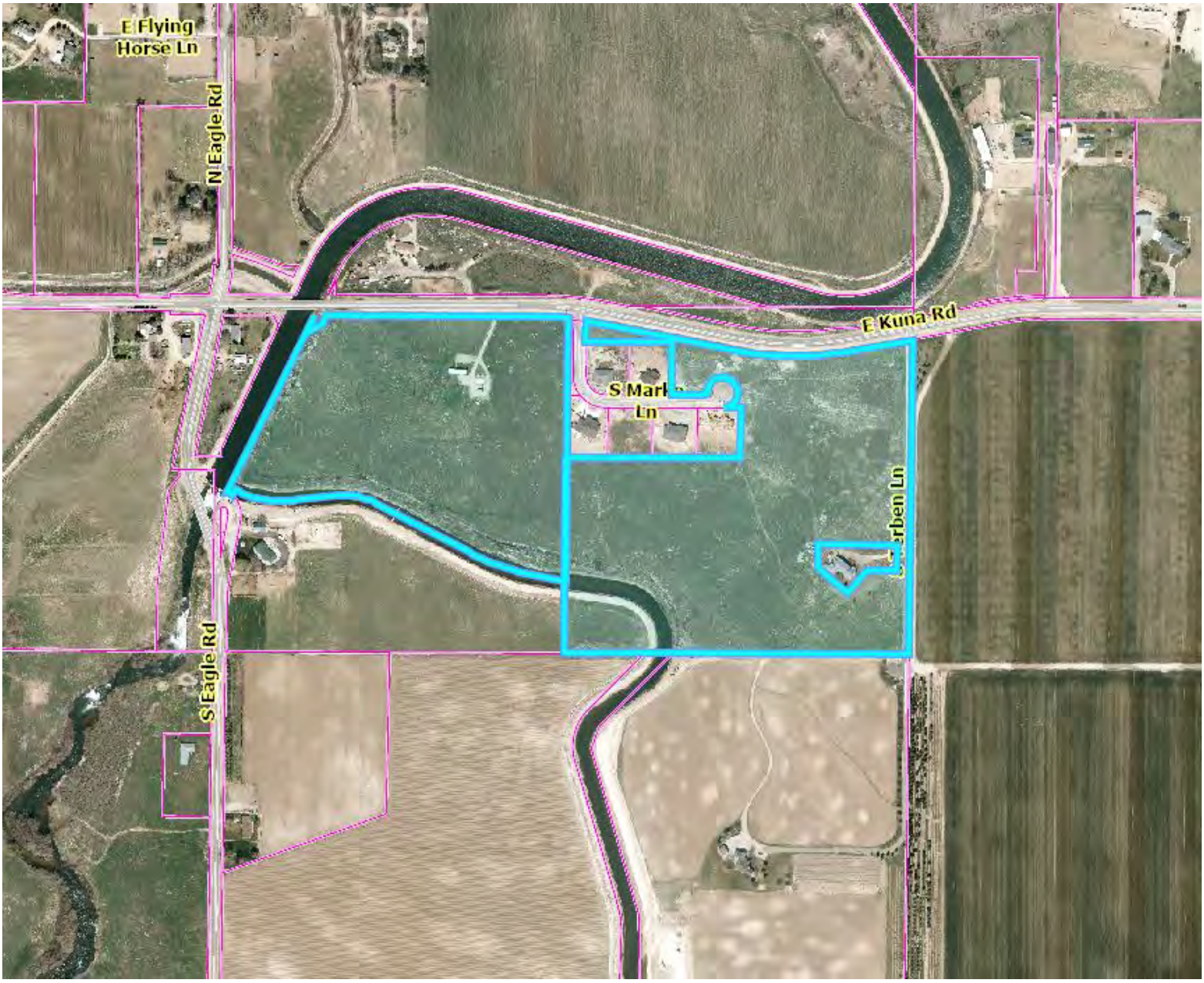
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

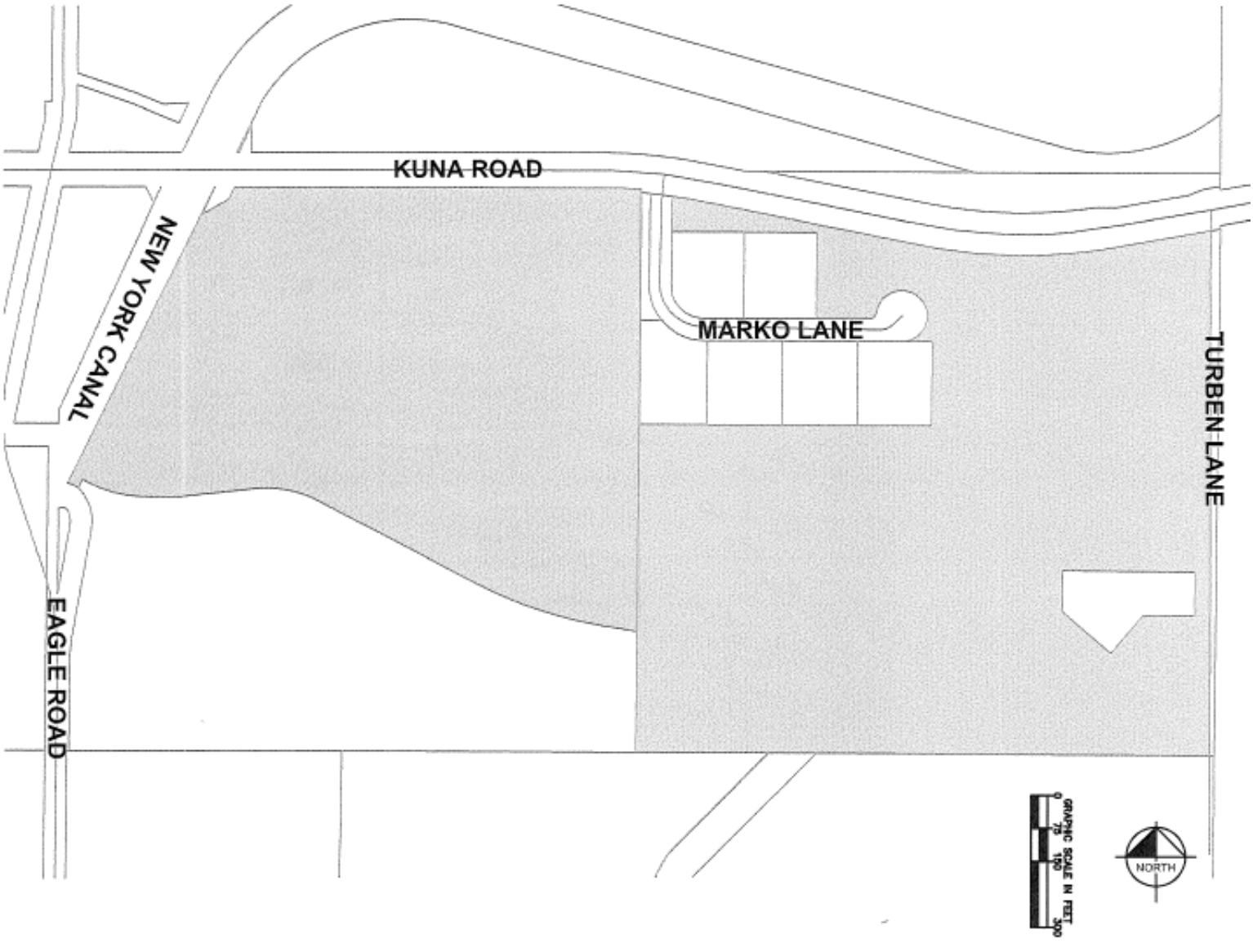
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN


KUNA ROAD
NEW YORK CANAL
MARKO LANE
TURBEN LANE
EAGLE ROAD
GRAPHIC SCALE IN FEET
0
75
150
300
NORTH

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

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

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

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

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

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

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

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

Brady Barroso
Engineering Technician I

ANNEXATION MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**14 December 2021**	
RE:	**Public Works Comments**	
	Boise Basin – Markovetz – 21-12-AN (Annexation)	

The Boise Basin – Markovetz property, 21-12-AN, annexation request dated 25 October 2021 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

If the applicant commits to the construction of a potable water booster station, potable water reservoir, and a stand-alone pressurized irrigation system, Public Works staff can support this annexation request.

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

1) Inspection & Fees

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

2) General

a) The applicant requests approximately 51 acres to be annexed into the City of Kuna with an intent of R-4 zoning designation upon annexation.

b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 661.
c) 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.
d) 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.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) 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.
j) Fire suppression shall be available and approved by KRFD.
k) 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. The closest possible connection to gravity sewer is on the west side of the canal or approximately 500-ft to the east on Kuna Rd.
b) 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.
c) 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.
d) This development may have to design and construct a lift station.
e) Sewer must provide connectivity for surrounding developments.
f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
g) All sewer infrastructure must meet or exceed City of Kuna requirements.
h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.

i) Sewer connection fees apply to each lot containing a home or other facility.
j) 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. The closest connection point is located north of the parcel on Kuna Rd.
b) The applicant may be required to design and construct a booster pump station and water reservoir to service the region. Both items are proportionally reimbursable by the City.
c) 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.
d) 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.
e) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
f) All water infrastructure must meet or exceed City of Kuna requirements.
g) Water connection fees apply to each lot containing a home or other facility.
h) 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. The developer will need to design and construct a stand-alone pressurized irrigation system. Due to the lack of water rights, the developer will not be permitted to connect to the City pressurized irrigation services.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

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.

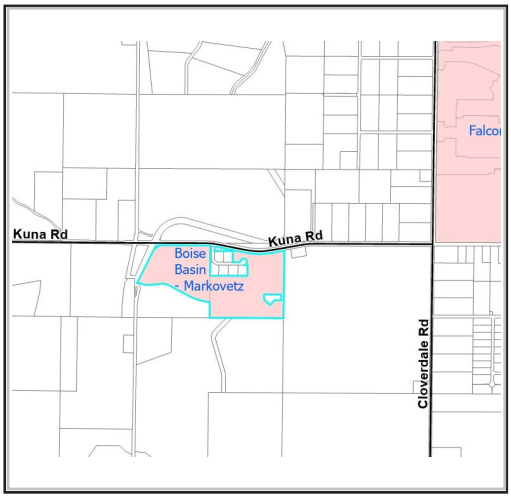
b) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.

Communities in Motion 2050 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2050* (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



Development Name: Boise Basin Markovetz

CIM Vision Category: Rural

New Jobs: 0

CIM Corridor: None

New Households: 207

Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access	✗
Farmland Preservation	✗
Net Fiscal Impact	✓
Within CIM Forecast	✓

Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

- Nearest bus stop
- Nearest public school
- Nearest public park

Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	☐
Automobile Transportation	☐
Public Transportation	☐
Roadway Capacity	☐

✓ **Improves performance**

✓ **Does not improve or reduce performance**

✗ **Reduces performance**

Comments:

According to the COMPASS FY2022-FY2028 Regional Transportation Improvement Program, there are no planned roadway improvement projects nearby the project location. There is no site plan, therefore no additional information is provided at this time.

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City

County

Highway District

School District

Break Even: 1 Year

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

February 24, 2022

RE: Markovetz Annexation

Dear Honorable Members of City Council,

Kuna School District has reviewed the application of Markovetz Annexation and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals the City has granted, we cannot serve any development that may come from annexation because the approved plats in this zone are beyond school capacity at Hubbard Elementary, Fremont Middle School, and Kuna High School without asking voters for a bond issue. While there is no plat in front of you for consideration we estimate that this site, once annexed and eventually platted R-4 for homes, will generate approximately 130 students. See table below:

a. Current Enrollments of impacted School Zone

School	Current Enrollment	Enrollment at Build Out	Capacity	Notes
Hubbard Elementary	320	734	484	No separate gym therefore lunch and PE are in the same space. Hubbard also houses another 110 PK Students that will need another place as Elem. grows.
Fremont Middle	563	805 (adding only students in Hub zone. Actually number will be much higher)	660	The new addition opened in 2019. Has severe pedestrian/auto circulation problems.
Kuna / SFHS	1882	2,188 (adding only students in Hub zone. the Actual number will	1900	SFHS currently serves as an annex. Will require expansion.

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

		be much higher)		

Items to note:

Hubbard and Ross Elementary: No separate gym therefore lunch and PE are in the same space. Hubbard also houses another 110 PK Students that will need another place as Elem. grows.

Fremont Middle School: Will require another expansion to accommodate growth. This will be bond-dependent.

Kuna High and Swan Falls High: Will require another expansion to accommodate growth. This will be bond-dependent.

Our school buses are no longer driving in new subdivisions unless it is to pick up a student in special education. It slows the route and makes getting safely through the district impossible in a timely manner. This subdivision would require our busses to stop on Kuna Road to pick up students. Special considerations would need to be made in order to safely transport students.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District.

Regards,

David Reinhart and Robbie Reno

School District Planners

Cc: Board of Trustees

Superintendent Wendy Johnson

Kuna School District Webpage

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
184172	21-12-AN	12/22/21	12/22/21	1	$41.26

LEGAL NOTICE

Case No. 21-12-AN
(Annexation):
Boise Basin-Markovetz

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, January 11, 2022, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

December 22, 2021
184172

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

Gross:**$41.26**
Paid Amount:**$0.00**

Amount Due:**$41.26**

We Appreciate Your Business!

AD# 184172

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST FIRST-CLASS MAIL
12/21/2021
US POSTAGE $000.00º

ZIP 83634
041M11460992

JR 12.21.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 11, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

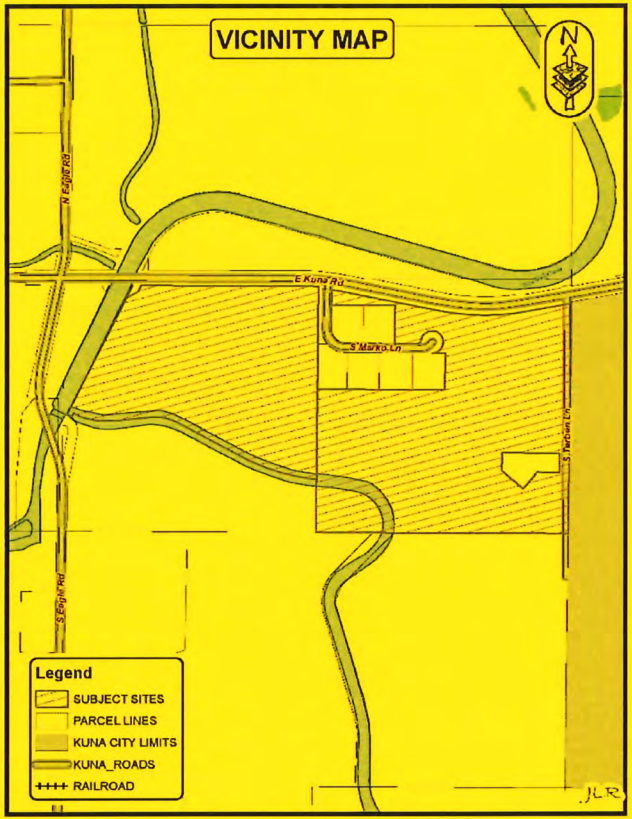
Case No. 21-07-AN (Annexation) for the Boise Basin-Markovetz

A request to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 5, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.21.2021



City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 5055 E Kuna Rd, Kuna ID 83634 (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Wednesday, December 29, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 29th *day of* December, 2021.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 29th *day of* December, 2021, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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

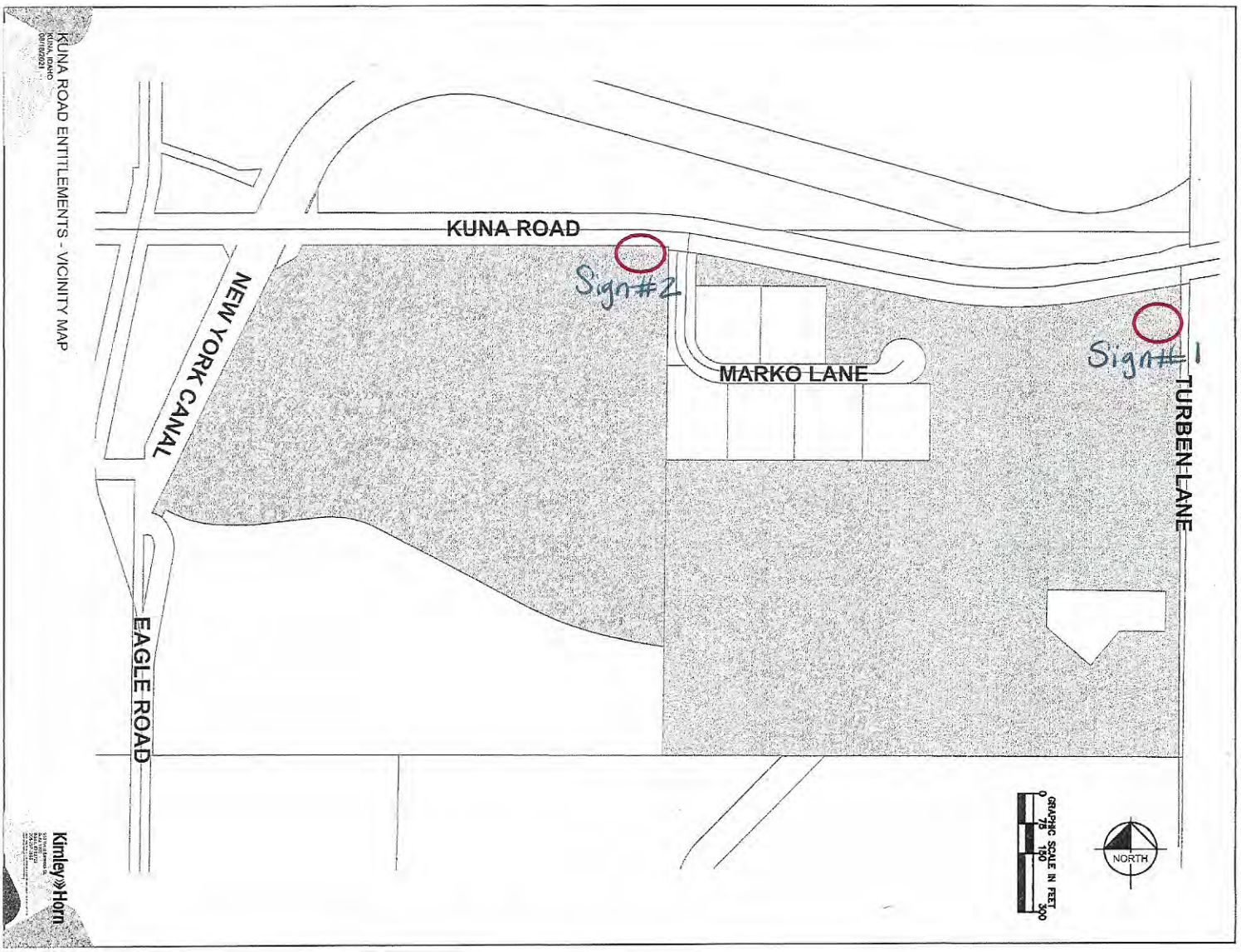
Notary Public
Residing at 10909 State Dr. Boise 83709

Commission Expires 4/5/2027

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on January 11, 2022 at 6:00 PM, at Kuna City Hall
PURPOSE: Annexation of Parcels into the City of Kuna for
Application Number: 21-11-AN
This application is for the Annexation of Parcels R5462680100 and S1428223050 totaling 51.67 acres of land with R-4 zoning.
LOCATION: 5055 E. Kuna Rd. Kuna ID 83634
APPLICATION BY: Boise Basin Development
CONTACT: Kuna Planning & Zoning at 208-922-5274
Posted - 12/29/2021

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on January 11, 2022 at 6:00 PM, at Kuna City Hall
PURPOSE: Annexation of Parcels into the City of Kuna for Application Number: 21-11-AN
This application is for the Annexation of Parcels R5462680100 and S1428223050 totaling 51.67 acres of land with R-4 zoning.
LOCATION: 5055 E. Kuna Rd. Kuna ID 83634
APPLICATION BY: Boise Basin Development
CONTACT: Kuna Planning & Zoning at 208-922-5274
Posted - 12/29/2021


KUNA ROAD ENTITLEMENTS - VICINITY MAP
KUNA, IDAHO
09/10/2021
KUNA ROAD
NEW YORK CANAL
EAGLE ROAD
MARKO LANE
TURBEN LANE
Sign#2
Sign#1
GRAPHIC SCALE IN FEET
0
75
150
300
NORTH
Kimley»Horn

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/03/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
200025	21-12-an - boise bas	02/09/22	02/09/22	1	

LEGAL NOTICE

Case No. 21-12-AN (Annexation): Boise Basin-Markovetz

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, March 1, 2022, at 6:00 PM,** or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 9, 2022 200025

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

We Appreciate Your Business!

AD# 200025

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

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Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
02/10/2022
FIRST-CLASS MAIL
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

JR 2.10.22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634-0013

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **March 1, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

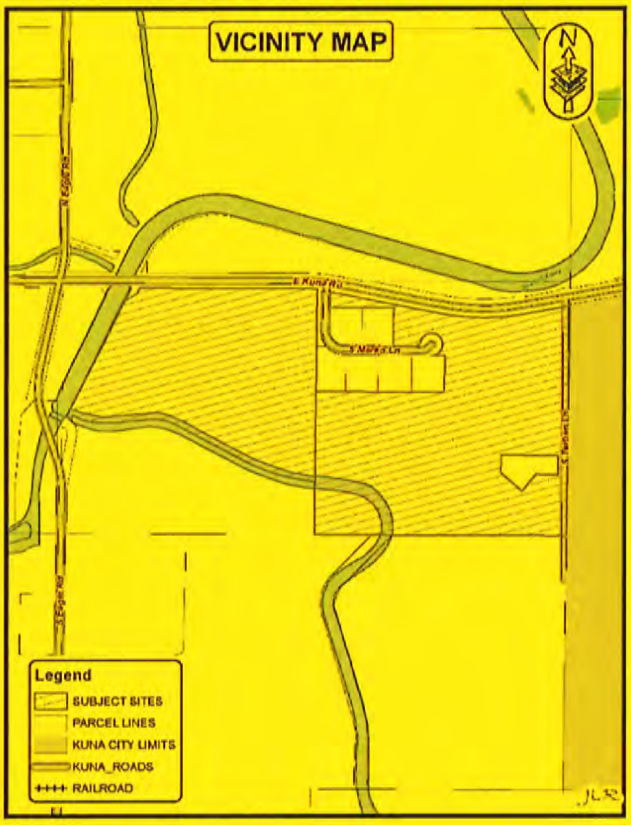
Case No. 21-12-AN (Annexation) for the Boise Basin-Markovetz Properties

A request to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **February 23, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 02.10.2022



City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 5055 E. Kuna Rd. Kuna ID 83634 (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Wednesday, February 9, 2022 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 9th day of February, 2022.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 9th day of February, 2022 *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

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

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

Notary Public
Residing at Estate Dr. Boise ID

Commission Expires 4/5/2027

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna City Council

THE CITY OF KUNA will hold a public hearing on March 1, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: Annexation of Parcels into the City of Kuna for Application Number: 21-12-AN
This application is for the Annexation of Parcels R5462680100 and S1428223050 totaling 51.67 acres of land with R-4 zoning.

LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

REPOSTED
2/9/2022

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna City Council

THE CITY OF KUNA will hold a public hearing on March 1, 2022 at 6:00 PM, at Kuna City Hall

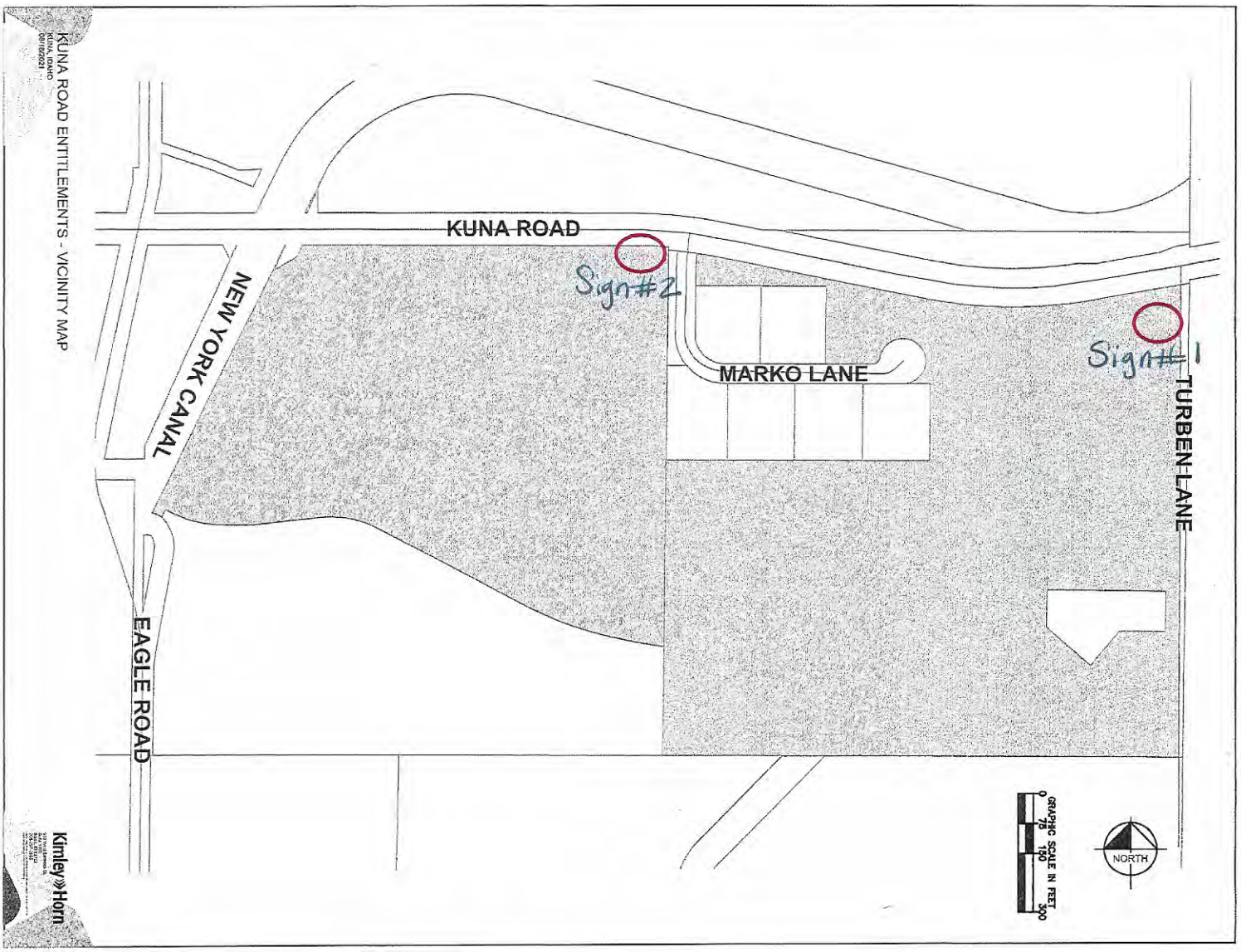
PURPOSE: Annexation of Parcels into the City of Kuna for Application Number: 21-12-AN
This application is for the Annexation of Parcels R5462680100 and S1428223050 totaling 51.67 acres of land with R-4 zoning.

LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

REPOSTED 2/9/2022

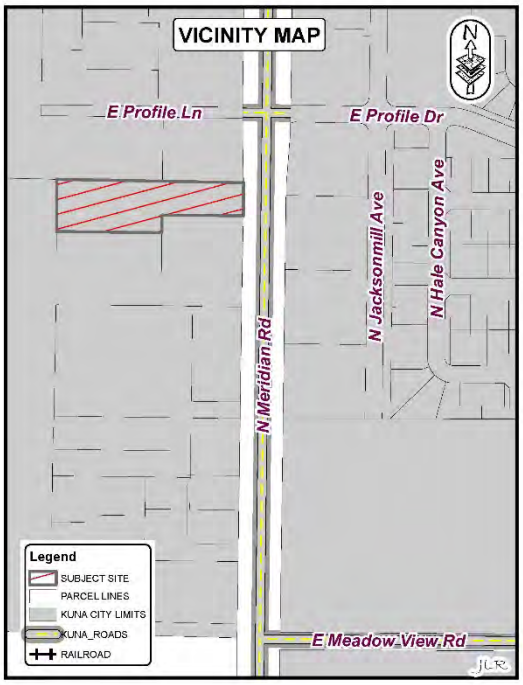

KUNA ROAD ENTITLEMENTS - VICINITY MAP
KUNA, IDAHO
09/10/2021
KUNA ROAD
NEW YORK CANAL
EAGLE ROAD
MARKO LANE
TURBEN LANE
Sign#2
Sign#1
GRAPHIC SCALE IN FEET
0
75
150
300
NORTH
Kimley»Horn

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 21-02-ZC (Rezone)**
EMMETT PARTNERS LLC	)	**STAFF REPORT FOR THE FIRST CHOICE COLLISION REPAIR REZONE APPLICATION.**
For a Rezone of 997 N Meridian Road.	)	

TABLE OF CONTENTS

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



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.5	Staff Memo			X

1.2	P&Z Commission FCO's			X
1.3	P&Z Commission Sign-in-Sheet			X
1.4	P&Z Commission Minutes			X
2.1	P&Z Application Coversheet			X
2.2	Rezone Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Legal Description			X
2.8	Affidavit of Legal Interest			X
2.9	Warranty Deed			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Agency Transmittal Letter			X
2.13	Idaho Transportation Department			X
2.14	Boise Project Board of Control			X
2.15	Ada County Highway District			X
2.16	Department of Environmental Quality			X
2.17	Nampa & Meridian Irrigation District			X
2.18	City Engineer			X
2.19	P&Z Commission Proof of Property Posting			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X
2.22	CC Kuna Melba News			X
2.23	CC Mailer			X
2.24	CC Proof of Property Posting			X

II
PROCESS AND NOTICING

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

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: March 12, 2021 (3 Attendees)

2.1.1.2 Agency Comments Request: November 2, 2021

2.1.1.3 300 FT Property Owners Notice: February 10, 2022

2.1.1.4 Kuna Melba News Newspaper: February 9, 2022

2.1.1.5 Site Posted: February 14, 2022

III
APPLICANTS REQUEST

3.1 Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404340200).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property was Annexed into Kuna City limits in 2007, and Rezoned from R-6 (Medium Density Residential) to C-1 (Neighborhood Commercial) in 2017, as a part of the Ensign Subdivision No. 1 Rezone and Preliminary Plat Application. The subject parcel, R2404340200, was created from a re-subdivision of Lot 1, Block 1 of Ensign Subdivision No. 1 in 2021.

4.2 Surrounding Land Uses

North	R-6 C-1	Rural Residential – Ada County Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-6	Rural Residential – Ada County

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 R2404340200 (997 N Meridian Road)

4.3.1.1 Emmett Partners LLC

4.3.1.2 Approximately 1.6 acres

4.3.1.3 C-1 (Neighborhood Commercial)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 There are no existing structures on the subject property, it has been cleared of vegetation in preparation for construction. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Beyond the property being located within the Nitrate Priority Area, staff is not aware of any other environmental issues, health or safety conflicts.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 1.6-acre site as Commercial.

4.8 Recreation and Pathways Map

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

4.9 Agency Responses

Agency	Exhibit No.
Idaho transportation Department	2.13
Boise Project Board of Control	2.14
Ada County Highway District	2.15
Department of Environmental Quality	2.16
Nampa & Meridian Irrigation District	2.17
City Engineer	2.18

V
TRANSPORTATION AND CONNECTIVITY

5.1 The Ada County Highway District (ACHD) reviewed the submitted application and determined that there are no improvements required to adjacent streets.

The Idaho Transportation Department (ITD) confirmed that trips generated by this application were already accounted for in a previous Traffic Impact Study for the Ensign Subdivision. ITD does not anticipate any significant impact to the State Highway system from this development.

The site can be accessed from the north via two (2) fully improved driveways on Profile Lane, or from the south via internal roadways from a full access on N Meridian Road.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.

Craig Kulchak, on behalf of Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

Per City Engineer's comments (Exhibit 2.18), Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.

This request is limited to the Rezone of the of the property, no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date before construction of the automobile repair shop may commence.

Staff has determined the Applicant's Rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the City Council approves the Rezone, the Applicant be subject to the Conditions of Approval listed in section "10" of this report, as well as any additional Conditions designated by the City Council.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance Title 5.

6.2.2 City of Kuna Comprehensive Plan.

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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-02-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna City Council hereby (*approves/conditionally approves/denies*) Case No. 21-02-ZC, a request by Craig Kulchak, on behalf of Emmett Partners, LLC, for approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial).

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

7.1 Based on the evidence contained in Case No. 21-02-AN, this proposal *does/does not* generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Kuna City Code Title 5.*

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

Staff Finding: *The Applicant held a Neighborhood Meeting on March 12, 2021, there were three (3) attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on February 10, 2022, and a legal notice was published in the Kuna Melba Newspaper on February 9, 2022. The Applicant posted a sign on the property on February 14, 2022.*

7.3 Based on the evidence contained in Case Nos. 21-02-ZC, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial. The Applicant is requesting a C-3 (Heavy Commercial) zoning district classification.*

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

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

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

Staff Finding: *Per submitted comments from ITD (Exhibit 2.13) and ACHD (Exhibit 2.15), the site can accommodate a future automobile body shop. Utilities were stubbed to the property prior to the recording of the Ensign Subdivision Final Plat. Per City Engineer's comments (Exhibit 2.18) Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.*

7.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

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

8.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

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

- Objective 1.A.2.: Create commercial nodes and corridors that support development or economic opportunities that do not compete with downtown revitalization efforts.
    - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten Miler Road.
    - Policy 1.A.2.c: Focus on development of commercial uses that will not compete with downtown Kuna's businesses and character.

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

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

IX
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, *recommended approval* of the Findings of Fact and Conclusions of Law for Case No. 21-02-ZC and *approved* Case No. 21-02-SUP, a request Craig Kulchak, on behalf of Emmett Partners, LLC, for approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop.

X
COUNCIL'S PROPOSED ORDER OF DECISION

Note: These Motions are for Approval, Conditional Approval or Denial of the Rezone application to the City Council. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby (*Approves/Conditional Approves/Denies*) the Findings of Fact and Conclusions of Law for Case No. 21-02-ZC, a request Craig Kulchak, on behalf of Emmett Partners, LLC for approval to Rezone

approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial), subject to the following Conditions of Approval:

9.1 Upon development the Applicant and/or Owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

9.1.1 The City Engineer shall approve the sewer connections.

9.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

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

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

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

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

9.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

9.2 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.

9.3 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.

9.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.

9.5 The Applicant/Developer/Owner, 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.

9.6 The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.

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

9.8 The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.

9.9 The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

9.10 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

DATED this 1st day of March, 2022.

BEFORE THE PLANNING AND ZONING COMMISION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 21-06-AN (Annexation)**
	)	
EMMETT PARTNERS, LLC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF REZONE AND APPROVAL OF SPECIAL USE PERMIT APPLICATIONS.**
	)	
	)	
	)	
For an autobody repair shop at 997 N Meridian Road.	)	
	)	

THESE MATTERS came before the Planning and Zoning Commission for public hearing on January 11, 2022 for the receipt and consideration by the Planning and Zoning Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Rezone Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Legal Description			X

2.8	Affidavit of Legal Interest			X
2.9	Warranty Deed			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Agency Transmittal Letter			X
2.13	Idaho Transportation Department			X
2.14	Boise Project Board of Control			X
2.15	Ada County Highway District			X
2.16	Department of Environmental Quality			X
2.17	Nampa & Meridian Irrigation District			X
2.18	City Engineer			X
2.19	P&Z Commission Proof of Property Posting			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on January 11, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on January 25, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission's January 11, 2022 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Craig Kulchak, 4839 Mountain View Drive, Boise, ID 83704

1.3.2.3 Appearing in Favor:
None

1.3.2.4 Appearing Neutral:
None

1.3.2.5 Appearing Against:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 11, 2022 hearing on the application for 997 N Meridian Road in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

Newspaper	***Date Published***
Kuna Melba News	December 22, 2021

3.1.2.2 Notice for the January 11, 2022 hearing containing the legal description of the property proposed to be annexed was mailed on December 22, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 11, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on December 17, 2021. A Proof of Property Posting was provided to staff on December 17, 2021.

3.1.2.4 Notice for the January 11, 2022 hearing was posted on the City Website.

3.2 Findings Regarding Rezone and Special Use Permit

3.2.1 The land for proposed Rezone is comprised of one (1) parcel totaling approximately 1.60 acres. The parcel is as follows:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Emmett Partners, LLC	1.60 acres	C-1 (Neighborhood Commercial)	R2404320014

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

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

North	R-6 C-1	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-6	Medium Density Residential – Kuna City

3.2.4 There are no existing structures on the subject property. The property has been cleared of vegetation in preparation for construction.

3.2.5 The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

3.2.6 The Ada County Highway District (ACHD) reviewed the submitted application and determined that there are no improvements required to adjacent streets.

3.2.7 The Idaho Transportation Department (ITD) confirmed that trips generated by this application were already accounted for in a previous Traffic Impact Study for the Ensign Subdivision. ITD does not anticipate any significant impact to the State Highway system from this development.

3.2.8 The site can be accessed from the north via two (2) fully improved driveways on Profile Lane, or from the south via internal roadways from a full access on N Meridian Road.

3.2.9 An autobody repair shop is an allowed in a C-3 (Service Commercial) zone when granted a Special Use Permit by the Planning and Zoning Commission.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated January 11, 2022 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.

3.3.1.2 Craig Kulchak, on behalf of Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

3.3.1.3 Per City Engineer's comments (Exhibit 2.18), Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.

3.3.1.4 This request is limited to the Rezone of the of the property and Special Use Permit Approval, no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date before construction of the automobile repair shop may commence.

3.3.1.5 Staff has determined the Applicant's Rezone and Special Use Permit request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission approved the Special Use Permit and recommends approval of the Rezone to the City Council, that the applicant be subject to the Conditions of Approval listed in section "IX" of the staff report, as well as any additional Conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, City Planner II, Doug Hanson, recommended if the Planning and Zoning Commission recommends approval of Case No. 21-02-ZC (Rezone) and approves Case No. 21-02-SUP (Special Use Permit), the applicant be subject to the following conditions of approval:

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

3.3.2.1.1 The City Engineer shall approve the sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

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

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

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

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

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

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.

3.3.2.5 The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of

development as approved by the City Council, or seek amending them through public hearing processes.

3.3.2.6 The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.

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

3.3.2.8 The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.

3.3.2.9 The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

3.3.2.10 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4 Other Testimony

3.4.1 1/11/2022 Public Hearing – Craig Kulchak 4839 Mountain View Drive, Boise, ID 83704, confirmed that no development is associated with this application, at this point the property owners are just requesting the Rezone and Special Use Permit Approval. Mr. Kulchak understands that he will be required to return for Design Review is the application is approved by the City Council.

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

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

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

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

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

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

5.3 The Rezone, proposed by the Rezone Application in Case No. 21-01-ZC, would comply with the Comprehensive Plan.

VI
CONCLUSIONS OF LAW
RE: SPECIAL USE PERMIT

6.1 Kuna City Code §5-6 provides that:

> It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.
>
> The Planning and Zoning Commission shall hold a public hearing on each special use permit application as specified in the official schedule of district regulations. The Commission may approve, conditionally approve or deny a special use permit under the conditions as herein specified and considering such additional safeguards as will uphold the intent of this title.

VII
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 Recommend Approval to City Council of the Rezone application (Case No. 21-02-ZC).

7.2 Approve Case No. 21-01-SUP (Special Use Permit).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of January 2022.

Lee Young, Chairman
Kuna Planning and Zoning Commission

CITY OF KUNA

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

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
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OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

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

Planning & Zoning Commission Meeting

MINUTES

Tuesday January 11, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:
Matt Johnson, City Attorney – In Person
Morgan Treasure, Economic Development Director – In Person
Jace Hellman, Planning and Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:38)
1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021

2. Findings of Fact & Conclusions of Law
   1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

3. *PUBLIC HEARINGS:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:02)

A. *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:01:40)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:02:07)

B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)
Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)
Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)
Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)
Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)
Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)
Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over $400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)
Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)
Chairman Young opened the Public Hearing.

Support:
1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:
None

Against:
None

(Timestamp 00:14:17)
As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)
Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)
Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)
Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)
Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)
Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:19:50)
Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)
C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)
Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)
Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)
Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)
Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)
Vice Chairman opened the hearing.

Support:
None

Neutral:
None

Against:
None

(Timestamp 00:27:00)
As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)
Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)
Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:29:40)
Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:30:14)
Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)
D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)
Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)
A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)
Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)
David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)
As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)
Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)
Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)
Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:42:05)
Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)
Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. ADJOURNMENT:

(Timestamp 00:43:36)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron

Further Discussion: None
Voting No: None
Absent: 0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

CITY OF KUNA

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

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
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Michael R. Smith Print Name 3521 E King Road Print Address Kuna ID 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
KATHRYN RAINWATER Print Name 1455 marko LN Print Address KUNA ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Dennis Rainwater Print Name 1455, marko LN Print Address Kuna ID City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Norm Krueger Print Name 41 S. MARKO LN Print Address Kuna ID. 83634 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip

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CITY OF KUNA

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

SIGN-UP SHEET

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: First Choice Collision Auto Repair

Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
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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): 21-02-ZC, 21-02-SUP

Project Name: First Choice Collision Repair

Date Received: 10.06.2021

Date Accepted as Complete: 11.02.2021

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

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

Owner of Record

Name: EMMETT PARTNERS LLC, a Utah Limited Liability Co.

Address: 579 South Moss Hill Drive

Bountiful, Utah 84010

Phone: _____ Email: _____

Applicant (Developer) Information

Name: TODD GOUDE

Address: 8285 Star Pass Ridge Road

Nampa, ID 83686

Phone: 208-249-6836 Email: Todd@fccollision.net

Engineer/Representative Information

Name: Craig Kulchak

Address: 4939 Mountain View Drive

Boise, Id 93704

Phone: (208) 919-1141 Email: rckulchak@gmail.com

Subject Property Information

Site Address: 997 North Meridian Rd. Kuna, ID 83634-0000

Nearest Major Cross Streets: N. Meridian Rd & E. Deerflat Rd

Parcel No.(s): ~~R2404320010~~ R2404320014

Section, Township, Range: 2N 1W 24

Property Size: ~~3.047 Acres~~ 1.60

Current Land Use: Vacant lot Proposed Land Use: Auto Body & Paint

Current Zoning: C-1 Proposed Zoning: C-3

Project Description

Project Name: First Choice Collision Repair

General Description of Project: an auto body repair & Paint business

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: N/A No. of Other Lots: N/A

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

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

Gross Density (Dwelling Units ÷ Total Acreage): N/A

Net Density (Dwelling Units ÷ Total Acreage not including Roads): N/A

Percentage of Open Space provided: N/A Acreage of Open Space: N/A

Type of Open Space provided (i.e. public, common, landscaping): N/A

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 (one) Other lots: (0)

Gross floor area square footage: 10,000 ft² Existing (if applicable): 0

Building height: 22 feet Hours of Operation: 7:30 Am – 5:30 pm (M-F)

Total no. of employees: 15 Max no. of employees at one time: 15

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

Proposed Parking:

ADA accessible spaces: 2 Dimensions: 9x20 + 9x20 Access

Regular parking spaces: 34 Dimensions: 9x20

Width of driveway aisle: 24 feet

Proposed lighting: LED (Shielded

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):
Front and Parking islands 1500 ft²

Applicant Signature: [signature] Date: 06/OCT/2021

Rezone Application

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

Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.

****Office Use Only****

Case No(s).: 21-02-ZC, 21-02-SUP

Project Name: First Choice Collision Repair

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

Date Received: 10.06.2021

Date Accepted as Complete:

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

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

Information to Note:

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

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

Applicant Signature: _____ Date: 06/OCT/2021

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

Special Use Application

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

A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 21-02-ZC & 21-02-SUP

Project Name: First Choice Collision Repair

Date Received: 10.06.2021

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

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

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

Applicant Signature: _____ Date: 06/OCT/2021

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

RCK Consultants

4839 Mountain View Drive
Boise, Idaho 83704
(208) 919-1141

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

April 16, 2021

Subject: **Re-Zone and Special Use, 997 North Meridian Road**

Council and Staff:

We are pleased to present this request for approval of a rezone, from C-1 to C-3 and a special use, of 3.097 acres of land.

Site Data

The entire site consists of 3.097 acres of land. It is located within the Kuna City Limits, and is currently Zoned C-1, for Commercial use. The Ada County Assessor lists the parcel's address as 997 North Meridian Road and the tax parcel is R2404320010.

The site is currently a vacant lot in the Ensign Sun No. 1, Lot 01 BLK 01.

Pre-Application Meeting

Consultation with the City of Kuna occurred on February 24th, 2021 with me, the architect, the Owner, the builder and staff.

Neighborhood Meeting

A neighborhood meeting was held for the rezone and special use application on March 12th, 2021 at 6:00 pm at 997 North Meridian Road on the site. I, along with the owner, Todd Goode and his wife, Janna Goode, were the only attendants.

Proximity to City Services

The parcel is located in a commercial development and has access to all needed city services.

RE-Zone Application

We have submitted the Re-Zone Application as required. Kuna Fire has no objection to the Rezone. Public Works has no objection but will require an oil water interceptor in the design. P & Z staff is supportive of the Rezone as Well. We will work with the City of Kuna to complete the application, if necessary.

RCK Consultants

4839 Mountain View Drive
Boise, Idaho 83704
(208) 919-1141

Special Use Application
We have submitted the Special use Application as required. We will work with the City of Kuna to complete the application, if necessary

Community
To date, there is not another auto collision repair shop within the nearby area. Todd Goode's **First Choice Collision Repair** development will be a beneficial service to the growing community of Kuna, Idaho.

Kindest Regards,

Craig Kulchak, PM

947 N Meridian Road
First Choice Collision Repair
Legend
947 N Meridian Rd
Kuna Performing Arts Center
School
Untitled Polygon
69
947 N Meridian Rd
E Limestone St
Plustone Mudstone Ct
E Albacore Ln
Meadow View Rd
E Koka Lee Ln
N Key St
Google Earth
© 2021 Google
N
1000 ft

SHOP
COVERED PARKING
OFFICE
FENCED YARD
SETBACK
7' - 5 1/2" SETBACK
102' - 0"
49' - 8"
20' - 1 1/2"
32' - 0"
28' - 1 1/2"
28 FT. +/-
EXIST. PAVING
76' - 7"
115' - 0"
59' - 4"
28 FT. +/-
EXIST. PAVING
N Meridian Rd

DocuSign Envelope ID: 9A0236F3-476A-4C43-B5)5C3ACB6CDFD

Page 1 of 2

Exhibit A
Buyer 22 Date 1-25-2021

DS

2/8/2021

DESCRIPTION FOR
PARCEL A

A portion of Lot 1, Block 1 of Ensign Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,059 through 16,061, records Ada County, Idaho located in the SE 1/4 of the NE 1/4 of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NW corner of said Lot 1;

thence along the exterior boundary line of said Lot 1 the following 5 courses and distances:

thence South 88°59'54" East, 544.97 feet;

thence South 01°31'50" East, 1.65 feet;

thence South 00°22'43" West, 94.79 feet;

thence North 89°37'19" West, 238.00 feet;

thence South 00°22'49' West, 50.99 feet;

thence leaving said exterior boundary line North 89°18'37" West, 307.00 feet to a point on the West boundary line of said Lot 1;

thence along said West boundary line North 00°22'43" East, 151.69 feet to the **POINT OF BEGINNING**. Containing 1.60 acres, more or less.

PROFESSIONAL LAND SURVEYOR
LICENSED
7729
STATE OF IDAHO
GREGORY G. CARTER

LOT SPLIT RECORD OF SURVEY

EMMETT PARTNERS LLC

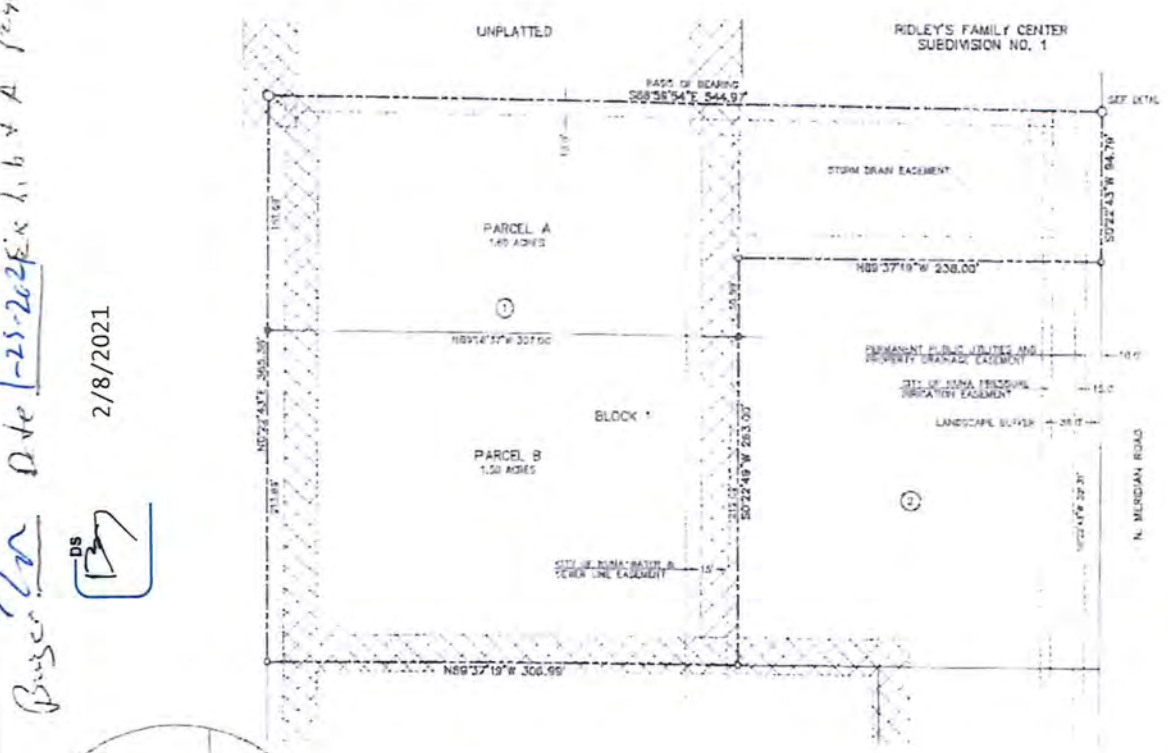
LOT 1, BLOCK 1 OF ENSIGN SUBDIVISION NO. 1
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2021

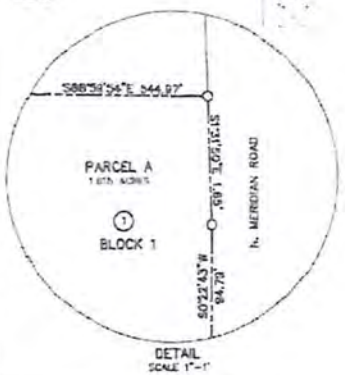
ROS NO._____

Basis of Date 1-25-2021 Lots 1, 2 & A Page 2 of 2

2/8/2021

DS





N

SCALE: 1" = 50'

LEGEND

- FOUND 5/8" IRON PIN, I.D. 7729 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN, I.D. 7729
- SET 1/2" IRON PIN WITH CAP, I.D. 7729
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- CROSS-ACCESS EASEMENT AGREEMENT SEE NOTE 2
- (7) LOT NO.

CERTIFICATE OF LAND SURVEYOR

I, GREGORY S. CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR 7729 STATE OF IDAHO REGISTERED GREGORY S. CARTER

GREGORY S. CARTER — LICENSE NO. 7729

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW LOT 1, BLOCK 1 OF ENSIGN SUBDIVISION NO. 1. MONUMENTATION FOUND ON THE GROUND FOR THIS PLAT ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THE PLAT AND WERE HELD AS CONTROLLING CORNERS FOR THIS SURVEY.

NOTES:

1. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH A CHANGE IN OWNERSHIP.

2. IDAHO SURVEY GROUP, LLC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH CITY OF KUNA PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

COUNTY RECORDER'S CERTIFICATE

INST NO.:_____

STATE OF IDAHO, COUNTY OF ADA, ss.

FILED FOR RECORD AT THE REQUEST OF EMMETT PARTNERS LLC

_____MIN. PAST _____O'CLOCK ___M. THIS _____DAY OF _____ 20__

PHIL McGRANE, RECORDER

BY_____DEPUTY

FEE $_____

RECORDING INDEX NUMBER: [illegible]

IDAHO SURVEY GROUP, P.C.

1449 WATERTOWER ST. #150
MERIDIAN, IDAHO 83642
PH (208) 846-8570
FAX (208) 884-5399

DocuSign Envelope ID: 9A0236F3-476A-4C43-B5[illegible] 3C3ACB6CDFD

AFFIDAVIT OF LEGAL INTEREST

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

KUNA Planning & Zoning

RECEIVED
APR 19 2021
CITY OF KUNA

State of Idaho)
) ss
County of Ada)

I, Jeremy Terry with Emmett Partners, LLC.,

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Craig Kulchak - RCK Consultants 4839 Mountain View Dr. Boise, Idaho 83704 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 15 day of April, 2021

Signature

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

Jeremy Terry

Residing at: 1071 S 1100E B
Bountiful, UT 84010

My Commission expires: May 21, 2023

Donna Roark
Signature

NOTARY PUBLIC
DONNA ROARK
COMM. # 706411
COMMISSION EXPIRES
MAY 21, 2023
STATE OF UTAH

APN: **S1324142250**

Warranty Deed
- continued

File No.: **4103-2439692 (DS)**
Date: **09/8/2016**

AFTER RECORDING MAIL TO:

Emmett Partners, LLC
579 South Moss Hill Drive
Bountiful , UT 84010

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 CHE FOWLER
IDAHO SURVEY GROUP

2016-090356
09/23/2016 08:37 AM
AMOUNT:$19.00

00277311201600903560040048

CORRECTION WARRANTY DEED
(To correct legal descriptions on Warranty Deed recorded 10-26-2015, Inst. No. 2015-098773, and rerecorded 10-1-2015, Inst. No. 2015-091292

File No.: **4103-2439692 (DS)** Date: **September 8, 2016**

For Value Received, **The Rama Group, LLC, an Idaho Limited Liability Company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Emmett Partners, LLC, a Utah Limited Liability Company**, hereinafter referred to as Grantee, whose current address is **579 South Moss Hill Drive, Bountiful, UT 84010**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

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

(SEE ATTACHED EXHIBIT A)

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

The Rama Group, LLC, an Idaho Limited Liability Company

By: _____
Name: Kevin F. Amar
Title: Manager

APN: **S1324142250** | Warranty Deed - continued | File No.: **4103-2439692 (DS)** Date: **09/8/2016**

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 22 **day of September, 2016**, before me, a Notary Public in and for said State, personally appeared **Kevin F. Amar**, known or identified to me to be the person whose name is subscribed to the within instrument as **Manager** of the **The Rama Group, LLC**, limited liability company, and acknowledged to me that such limited company executed same.

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

Tami Ryals

Notary Public for the State of Idaho
Residing at: EAGLE, ID
My Commission Expires: 7/7/22

TAMI RYALS NOTARY PUBLIC STATE OF IDAHO

September 8, 2016

Emmett Partners, LLC

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.30 feet (formerly described as North 00°46'12" East);

Thence along the East boundary line of said Section 24 North 00°22'43" East, 1324.65 feet (formerly described as North 00°46'12" East) to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 North 88°59'54" West, 65.06 feet (formerly described as North 88°36'31" West, 70.00 feet) to the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69) as described in that Warranty Deed dated March 17th, 1997 and recorded as Instrument No. 97029946, records of Ada County, Idaho, said point being the **REAL POINT OF BEGINNING;**

Thence leaving said North boundary line and along said West right-of-way line South 01°31'50" East, 1.65 feet (formerly described as South 01°08'21" East)

Thence continuing along said West right-of-way line South 00°22'43" West, 1282.81 feet (formerly described as South 00°46'12" West, 1,284.45 feet);

Thence leaving said West right-of-way line North 88°50'19" West, 551.26 feet (formerly described as North 88°26'50" West, 546.26 feet);

Thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West (formerly described as North 43°50'19" West), 28.09 feet;

Thence North 00°22'43" East (formerly described as North 00°46'12" East), 70.22 feet;

Thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West (formerly described as North 22°19'45" West), 58.06 feet;

Thence North 63°47'00" East (formerly described as North 64°10'29" East), 42.13 feet;

Thence North 32°04'50" East (formerly described as North 32°28'19" East), 21.02 feet;

Thence North 00°22'43" East, 1102.49 (formerly described as North 00°46'12"

East, 1,102.47 feet) to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet (formerly described as South 88°36'31" East, 540.04 feet) to the **REAL POINT OF BEGINNING**. Containing an area of 16.17 acres, more or less.

Neighborhood Meeting Certification

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

KUNA Planning & Zoning

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: Auto Collision Repair Shop with Paint Booth

Date of Meeting: 12/MARCH/2021 Time: 6:00 pm

Meeting Location: 997 North Meridian Road, Kuna, ID 83634

Site Information

Location: Quarter _____ Section 24 Township 2N Range 1W Total Acres 3.097

Subdivision Name: ENSIGN Subdivision #1 Lot 01 Block 01

Address: 997 N Meridian Rd, Kuna, ID 93634

Parcel No(s).: R2404320010

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Todd Goode

Address: _____

Contact Person

Name: Craig Kulchuk

Business Name (if applicable): RCK Consultants

Address: 4839 Mountain View Drive Boise, ID 83709

Phone: 208-919-1141 Email: rckulchak@gmail.com

Applicant

Name: _____

Address: _____

Phone: _____ Email: _____

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

Applicant Signature: _____ Date: _____

SIGN-IN SHEET

Project Name: First Choice Collision Repair

	Name	Address	Phone
1	Craig Kilchak	4039 Mountain View Dr Boise	(209) 919-1141
2	Todd Goode	8285 Star Pass Ridge Rd. Nampa	(208) 249-6836
3	Jamie Goode	8285 Star Pass Ridge Rd Nmpa	(208) 250-6330
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 12/MARCH/2021 Number of Attendees: 3

Location: 997 N. Meridian Rd Kuna, ID 83634-0010

Project Description: Auto Body Repair and Paint Shop

Attendee Comments or Concerns: None

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

Applicant Signature: _____ Date: 12/MAR/2021

RCK Consultants

February 26, 2021

To Whom it may concern,
My name is Craig Kulchak. Todd Good has purchased the 1.6 acre lot in the Ridley's / Tractor Supply Shopping Center a Meridian Road and Deer Flat in Kuna Idaho. He is proposing to build a new Auto Body Repair facility on this parcel. The parcel needs to be Re-Zoned from C-1 to C-3, with a Conditional Use Permit that would allow for C-3 Zoning.

I will be holding a Neighborhood Meeting at 6:00 pm on March 12th 2021

There will be the layout of the proposed project for you viewing and I welcome any questions you may have. I look forward to meeting you and discussing the great project.

Kindest Regards,

Craig Kulchak, PM

4839 Mountain View Drive, Boise, Idaho 83704
208-919-1141
rckulchak@gmail.com

COMMITMENT TO PROPERTY POSTING

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

KUNA Planning & Zoning

Per Kuna City Code (KCC) 5-1A-8, the applicant, for all applications requiring a public hearing, shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration; all posting must be in substantial compliance.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City of Kuna Planning and Zoning Department no later than seven (7) days prior to the public hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued.

The signs shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

Print Name: Craig Kulchuk

Signature: _____ Date: 31/MAR/2021

Doug Hanson

From: Doug Hanson
Sent: Tuesday, November 2, 2021 11:59 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair City of Kuna Request for Comment
Attachments: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair Agency Transmittal Packet.pdf

November 2, 2021

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

File Number & Case Name:	21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) – First Choice Collision Auto Repair
Project Description	Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014)
Applicant	**Craig Kulchak** 4839 Mountain View Drive Boise, ID 83704 208-919-1141 r.c.kulchak@gmail.com
Tentative Public Hearing Date	Tuesday, **January 11, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208-287-1771 Fax: 208-922-5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

Best,

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

Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Wednesday, November 3, 2021 12:18 PM
To: Doug Hanson
Subject: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair

Good afternoon Doug,
ITD has received application SD2019-0010 for review. The trips generated by this application were already accounted for in a previous Traffic Impact Study for Ensign Subdivision. As such ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, November 2, 2021 11:59 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brady Barroso <bbarroso@kunaid.gov>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair City of Kuna Request for Comment

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
November 2, 2021

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

File Number & Case Name:	21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) – First Choice Collision Auto Repair
Project Description	Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014)
Applicant	**Craig Kulchak** 4839 Mountain View Drive Boise, ID 83704 208-919-1141 r.c.kulchak@gmail.com
Tentative Public Hearing Date	Tuesday, **January 11, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208-287-1771 Fax: 208-922-5989
All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.	

Best,

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

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
NOV 05 2021
CITY OF KUNA

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

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

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

02 November 2021

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

RE: First Choice Collision Repair
997 N. Meridian Rd. Kuna 83634
Boise-Kuna Irrigation District BK-1401
Teed Lateral 61+90
Sec. 24, T2N, R1W, BM.

Doug Hanson, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

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

.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick — Watermaster, Div. 2 BPBC
Alicia Flavel — Secretary – Treasurer, BKID
File

Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

November 9th, 2021

To: Craig Kulchak
4839 Mountain View Drive
Boise, ID 83704

Subject: KUNA21-0009/ 21-02-ZC/ 21-02/SUP
997 N Meridian Road
First Choice Collision Repair

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator, Austin Miller, at amiller@achdidaho.org or (208)387-6335.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 31 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

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

Roadway	Frontage	Functional Classification
Meridian Road/ State Highway 69	96-feet	Arterial

** ACHD does not set level of service thresholds for State Highways.

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

- There are no current traffic counts for this portion of Meridian Road.

If you have any questions, please feel free to contact me at (208) 387-6346.

Sincerely,

Brenna Garro

Brenna Garro
Planner 1
Development Services

cc: Todd Goode, via email
City of Kuna (Doug Hanson), via email

Standard Conditions of Approval

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

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

November 12, 2021

By e-mail: dhanson@kunaid.gov

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

Subject: First Choice Collision Auto Repair, 21-02-ZC/21-02-SUP

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. **AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

- For questions, contact David Luft, Air Quality Manager, at 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

- Automotive coating facilities are subject to DEQ air quality Rules, and many require an air quality permit. Air quality permits are required prior to the commencement of construction of the facility. Please see the following web site for additional information: https://www.deq.idaho.gov/permits/air-quality-permitting/

- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK240

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
NAMPA, IDAHO 83651-4395
FAX #208-463-0092
nmid.org
OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

RECEIVED
NOV 12 2021
CITY OF KUNA

November 10, 2021

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

RE: 21-02-ZC & 21-02-SUP/ Collision Auto Repair

Dear Doug:

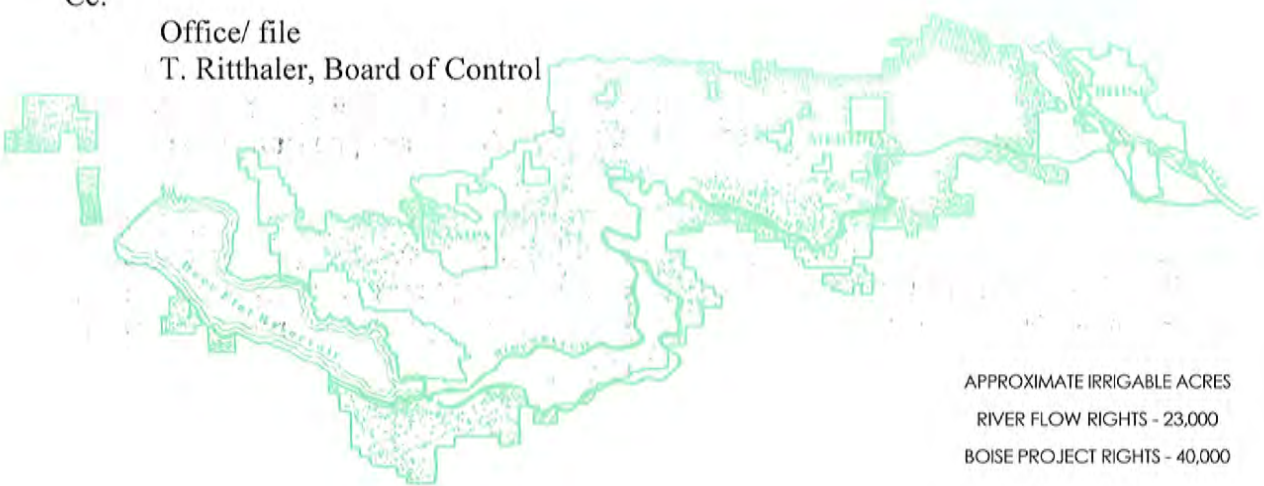
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

Sincerely,

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

Cc:
Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

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

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

Brady Barroso
Engineering Technician I

MEMORANDUM

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**

First Choice Collision Auto Repair – 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit)

The First Choice Collision Auto Repair property, 21-02-ZC and 21-02-SUP, rezone and special use permit request dated 2 November 2021 has been reviewed. The applicant wishes to rezone from a City of Kuna (City) C-1 (neighborhood commercial) zone to a C-3 (Service Commercial). These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this rezone and special use permit, given there will be an oil water interceptor in the design.

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) 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) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The applicant requests approximately 1.6 acres to be rezoned from City of Kuna C-1 zoning to a C-3 zoning designation.
b) If the applicant's construction area spans more than 1.0 acres, a Stormwater Pollution Prevention Plan (SWPPP) is required per Idaho Department of Environmental Quality (IDEQ).
c) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
d) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
e) 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.
f) A plan approval letter will be required if this project affects any local irrigation districts.
g) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h) All positional information shall be from the most recent state plane coordinate system.
i) Provide engineering certification on all final engineering drawings.
j) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
k) Fire suppression shall be available and approved by KRFD.
l) 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) Please provide Public Works staff proof of legal access to the site. If none available, please include in the civil site plan.
c) Approaches onto classified streets must comply with ACHD approach policies.
d) All street construction must meet or exceed City of Kuna and ACHD development standards.
e) 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.
f) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
g) 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. The applicant shall construct a sanitary sewer service, potentially with the ability to incorporate a service for the parcel directly south. The closest possible connection to gravity sewer is on the east side of this property, located in the access road. 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) 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.
c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
d) All sewer infrastructure must meet or exceed City of Kuna requirements.
e) Sewer connection fees apply to each lot containing a home or other facility.
f) 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. The applicant shall construct a potable water service, potentially with the ability to incorporate a service for the parcel directly south. The closest possible connection to potable water is on the east side of this property, located in the access road. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b) 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.
c) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a home or other facility.
f) 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. The applicant shall construct a pressurized irrigation service, potentially with the ability to incorporate a service for the parcel directly south. The closest connection point is on the west side of N Meridian Rd in between 1011 N Meridian Rd and the Right-of-Way. 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) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) 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* a*s-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.

Proof of Property Posting

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

This form shall confirm that the Public Hearing Notice for 21-02-ZC 21-02-SUP First Choice Collision Repair was posted, as required per Kuna City Code 5-1A-8, on 16/DEC/2021. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 17 day of December, 2021.

Signature: CRAIG KULCHAK

State of Idaho)
) ss
County of Ada)

On this 17th day of December, 2021, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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

Jessica Marcum

Residing at: 7900 W. Meridian
Garden City ID 83714

My Commission expires: 04-03-2025

JESSICA MARCUM NOTARY PUBLIC COMMISSION No. 61384 STATE OF IDAHO

Signature

City of Kuna Public Hearing Notice

THE CITY OF KUNA will hold a public hearing on January 11, 2022 at the Kuna City Hall, at 6:00 pm

PURPOSE: A Planning and Zoning Commission Public Hearing will be held for the request of a Special use permit (APN: R2404320014) and Rezone (21-02-ZC) from C-1 TO C-3, a commercial development of 3.097 acres for First Choice Collision Repair, an auto body repair and paint business located at 997 North Meridian Road, Kuna, Idaho 83634

LOCATION: The hearing will be held at Kuna City Hall is scheduled for January 11, 2022 at 6:00 pm.

APPLICATION BY: Todd Goode, Nampa, Idaho

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/21	21880

JESSICA REID
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
184180	21-02-ZC & 21-02-SUP	12/22/21	12/22/21	1	$47.92

LEGAL NOTICE

Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit)
First Choice Collision Repair

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, January 11, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Rezone (ZC) & Special Use Permit (SUP) request for First Choice Collision Repair. Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

December 22, 2021
184180

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$47.92**
Paid Amount:**$0.00**

Amount Due:**$47.92**

We Appreciate Your Business!

AD# 184180

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
12/22/2021
US POSTAGE
FIRST-CLASS MAIL
$000.00º
ZIP 83634
041M11460992

JR 12.22.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 11, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

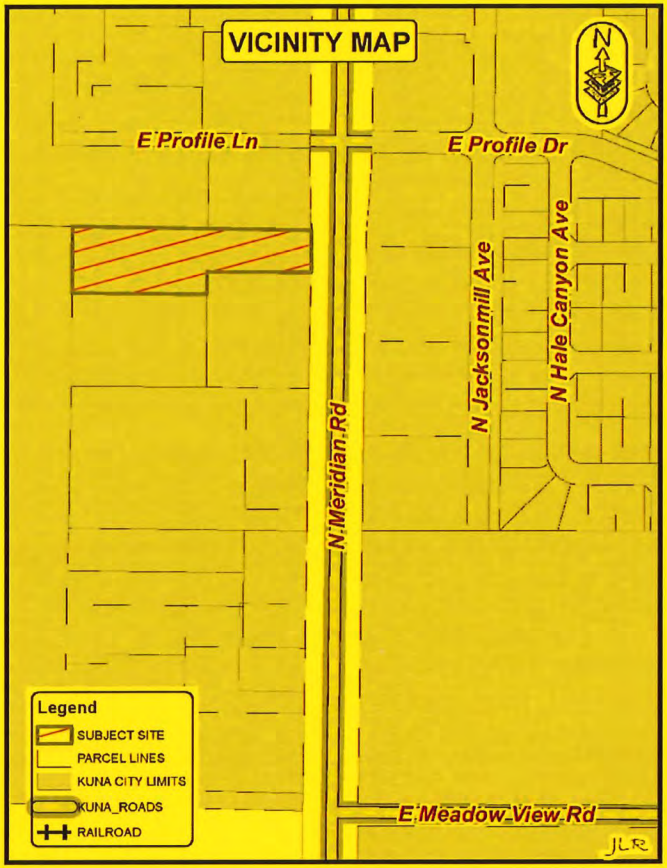
Case No. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit): First Choice Collision Repair

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 5, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.22.2021



ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/03/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
200022	21-02-ZC - FIRST CHO	02/09/22	02/09/22	1	$35.52

LEGAL NOTICE

Case Nos. 21-02-ZC (Rezone) First Choice Collision Repair

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, March 1, 2022, at 6:00 PM,** or as soon as can be heard; in connection with a Rezone (ZC) request for First Choice Collision Repair. Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404320014).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 9, 2022 200022

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$35.52**
Paid Amount:**$0.00**

Amount Due:**$35.52**

We Appreciate Your Business!

AD# 200022

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
02/10/2022
US POSTAGE $000.00⁰

ZIP 83634
041M11460992

JL 2.10.22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **March 1, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

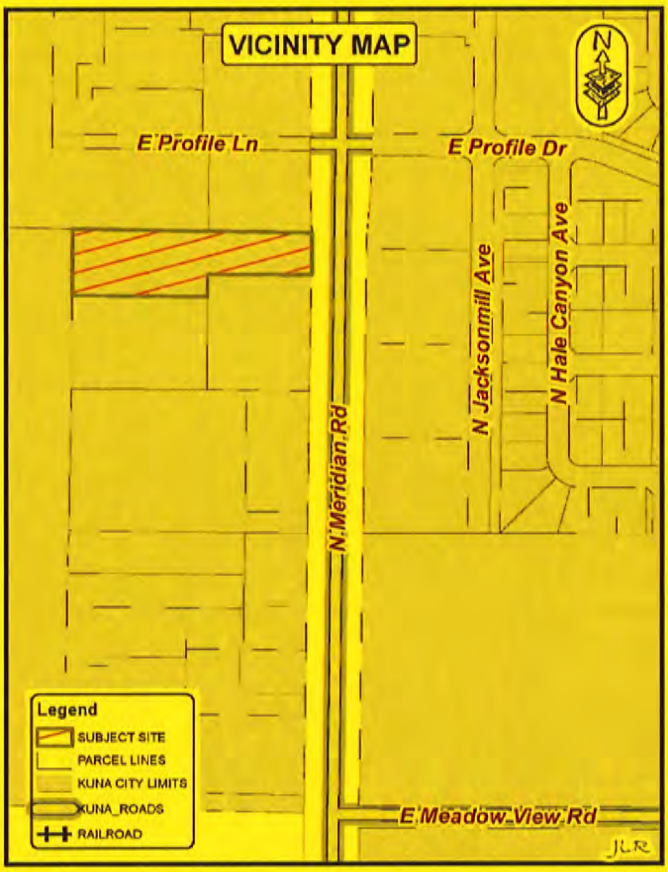
Case No. 21-02-ZC (Rezone): First Choice Collision Repair

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zone of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The subject site is located at 997 N Meridian Road (APN: R2404340200).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **February 23, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 02.10.2022



KUNA
Planning & Zoning

Proof of Property Posting

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

This form shall confirm that the Public Hearing Notice for 12-02-ZC 21-02-SUB (Case No.)
First Choice Collision Repair (Project Name) was posted, as required per Kuna City Code 5-1A-8, on 14/Febuary/2022. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 14 day of FEBRUARY, 2022.

Signature: _____ (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 14 day of February, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me _____ (Owner/Developer).

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

Scott Cannon

Residing at: Ada Co (Address)
ID (State) (ZIP)

My Commission expires: Mar 7, 2025 (Date)

SCOTT CANNON
Notary Public - State of Idaho
Commission Number 20190480
My Commission Expires Mar 7, 2025

Signature

City of Kuna Public Hearing Notice

THE CITY OF KUNA will hold a public hearing on March 1, 2022 at the Kuna City Hall, at 6:00 pm

PURPOSE: A City Council Public Hearing will be held for the request of a Special use permit (APN: R2404332020O) and Rezone (21-02-ZC) from C-1 TO C-3, a commercial development of 3.097 acres for First Choice Collision Repair, an auto body repair and paint business located at 997 North Meridian Road, Kuna, Idaho 83634

LOCATION: The hearing will be held at Kuna City Hall is scheduled for January 11, 2022 at 6:00 pm.

APPLICATION BY: Todd Goode, Nampa, Idaho

BOBBY WITHROW
PARKS DIRECTOR
Telephone (208) 639-5346
Email:BWithrow@kunaid.gov

MEMORANDUM

To Mayor and Council

From: Bobby Withrow

Subject: 371 Shortline Purchase

Mayor and Council,

I'm coming before you to ask for reallocation of Capital Improvement funds and a contingency request from the Enterprise funds. The two requests will fund the purchase of 371 Shortline property and shop. The new purchase will be the new location of the Parks and Rec and Fleet/Facility Departments.

I'm asking to reallocate the following Capital Improve Projects: Park Land Improvements, Skate Park Expansion, the remainder of Park Admin and Pathways Extension. The reallocated amount is one million, five hundred forty thousand dollars ($1,540,000). I will be putting the Skate Park Expansion and Pathway Extension into the FY 22/23 budget requests.

I am also asking for a contingency request for the Enterprise Funds in the amount of three hundred sixty thousand dollars ($360,000). Public Works Director Paul Stevens has already agreed with the request, the allocations would be as follows:

Waste Water - $151,200
Water - $151,200
P.I. - $57,600

The purchase of the shop and property allows for growth of the city departments.

Thank You,

Bobby Withrow
Parks Director
Fleet/Facilities

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 21-05-LLA**
	)	**(LOT LINE ADJUSTMENT)**
ROCKY MOUNTAIN COMPANIES	)	
	)	
	)	**STAFF REPORT FOR THE 1035 &**
For a Lot Line Adjustment for 1035 N and	)	**1097 N JACKSONMILL AVENUE**
1097 N Jacksonmill Avenue.	)	**LOT LINE ADJUSTMENT**
	)	**APPLICATION.**

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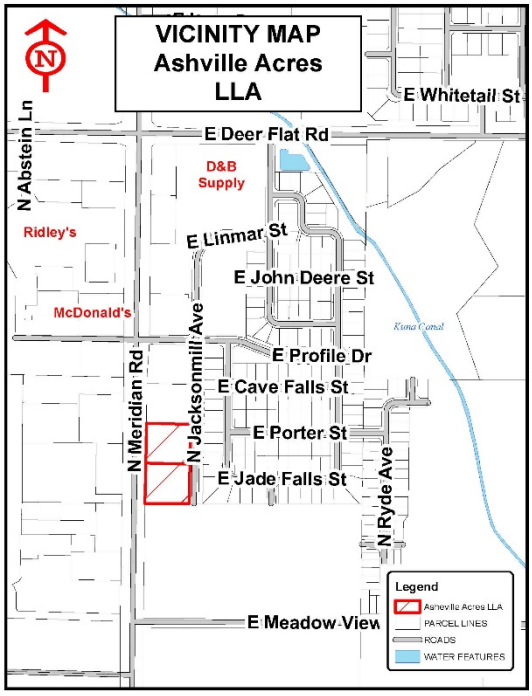
1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Council's Order of Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.7	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Lot Line Adjustment Application			X

2.3	Letter of Intent			X
2.4	Vicinity Map			X
2.5	Legal Description Parcel A			X
2.6	Legal Description Parcel B			X
2.8	Proposed Lot Line Adjustment			X
2.9	City Engineer's Comments			X
2.10	Warranty Deed			X

II
PROCESS AND NOTICING

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

2.2 Notifications

2.2.1 Completeness Letter: January 21, 2022

2.2.2 Agency Notifications: January 20, 2022

2.2.3 Council Agenda: February 15, 2022

III
APPLICANTS REQUEST

3.1 Rocky Mountain Companies is requesting to Lot Line Adjust two (2) adjacent parcels consisting of approximately 2.38 acres. The subject properties are within the C-1 zone. The subject sites are located at 1035 and 1097 N Jacksonmill Avenue, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: R0539771340, R0539771360).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is located within the already improved and recorded Ashton Estates No. 2 subdivision.

4.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	A	Agricultural – Kuna City
East	R-6	Medium Density Residential (MDR) – Kuna City

West	C-1	Neighborhood Commercial – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 R0539771340 (1097 N Jacksonmill Ave)

4.3.1.1 21st & Chicago, LLC

4.3.1.2 Approximately 1.184 acres

4.3.1.3 C-1 (Neighborhood Commercial)

4.3.2 R0539771360 (1035 N Jacksonmill Ave.)

4.3.1.1 21st & Chicago, LLC

4.3.1.2 Approximately 1.192 acres

4.3.1.3 C-1 (Neighborhood Commercial)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 These lots are bare land which have been previously improved, and are ready-to-go lots in a commercial subdivision. The site is very flat and waiting for development. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the Nitrate Priority Area.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 2.30-acres as Commercial.

4.8 Agency Responses

Agency	Exhibit No.
City Engineer	2.9

V
TRANSPORTATION AND CONNECTIVITY

5.1 The proposed project takes frontage on Jacksonmill Avenue which was previously improved with two (2) travel lanes, and approx. 42 feet of pavement with curb, gutter and sidewalk abutting the site and the west and east sides. The City of Kuna Street Circulation Map identifies Jacksonmill Avenue as a local road. The Applicant will not be required to dedicate additional right-of-way or provide additional road or right-of-way improvements.

The subject site currently has one (1) improved driveway which provided access to one of the lots and is located approx. 100 feet north of the site's southernmost property line. ACHD approved a Jacksonmill Avenue with the Ashton Estates Sub. No. 2 final plat in July 2019. Additional driveways from Jacksonmill Avenue to the site will be added when future users are solidified.

VI
STAFF ANALYSIS

6.1 The applicant has submitted this Lot Line Adjustment request in order to adjust the two large parcels for a user that does not require this much land. Additional land use applications will be submitted for Council approval as users are solidified and their specific site needs are known.

City utilities are adjacent to each lot. Sewer, water and pressure irrigation were provided to each lot through construction of Ashton Estates Sub No. 2.

Staff has determined this Lot Line Adjustment request is consistent with Kuna City Code, Staff recommends that if the City Council approves Case No. 21-05-LLA that the applicant be subject to the Conditions of Approval listed in section "VIII" of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5
6.2.2 City of Kuna Comprehensive Plan FLUM
6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

VII
COUNCIL'S ORDER OF DECISION

Note: The motion is for the Approval, Conditional Approval, or Denial of the Lot Line Adjustment applications. However, if the City Council wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the City Council of Kuna, Idaho, hereby ***Approves/Conditionally Approves/Denies*** of Case Nos. 21-05-LLA a request from Rocky Mountain Companies, to Lot Line Adjust two (2) parcels consisting of approximately 2.30 acres, subject to the following Conditions of Approval:

7.1 Upon approval of the application by the City Council and subject to the Conditions of Approval and

applicable City Ordinances, the owner shall have ***one (1) year*** if approved, to complete the following tasks:

7.1.1 Cause the property to be surveyed and provide a copy the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;

7.1.2 Record the record of survey with Ada County;

7.1.3 Execute and record the necessary deeds to accomplish the property split and adjustment as approved;

7.1.4 Obtain new tax parcel numbers from the Ada County Assessor's Office; and

7.1.5 *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 No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.

7.4 Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.

7.5 When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.

7.6 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 1st day of March, 2022.

KUNA
Planning & Zoning

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): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

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
X	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: 21st & Chicago, LLC.

Address: 350 N. 9th Street, Suite 200, Boise, Idaho 83702

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Rocky Mountain Companies

Address: 2700 West Airport Way, Boise, Idaho 83705

Phone: _____ Email: _____

Engineer/Representative Information

Name: KM Engineering LLP - Kelly Kehrer, P.L.S

Address: 5725 N Discovery Way, Boise ID 83713

Phone: 208.639.6939 Email: c/o awiemiller@kmengllp.com

Subject Property Information

Site Address: 1035 & 1097 North Jacksonmill Avenue

Nearest Major Cross Streets: East of Meridian Road, midway between Profile Road and Meadow View Road

Parcel No.(s): R0539771360 & R0539771340

Section, Township, Range: Section 19, T2N, R1E

Property Size: 2.37 acres

Current Land Use: Undeveloped Proposed Land Use: Commercial

Current Zoning: C-1 Proposed Zoning: C-1

Project Description

Project Name: Ashville Acres Subdivision

General Description of Project: Property boundary adjustment between two existing lots

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: n/a

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: 2 Other lots: 0

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

Building height: TBD Hours of Operation: TBD

Total No. of Employees: TBD Max No. of Employees at one time: TBD

No. of and ages of students: n/a Seating capacity: n/a

Proposed Parking

ADA accessible spaces: TBD Dimensions: _____

Regular parking spaces: TBD Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

n/a

_____

_____

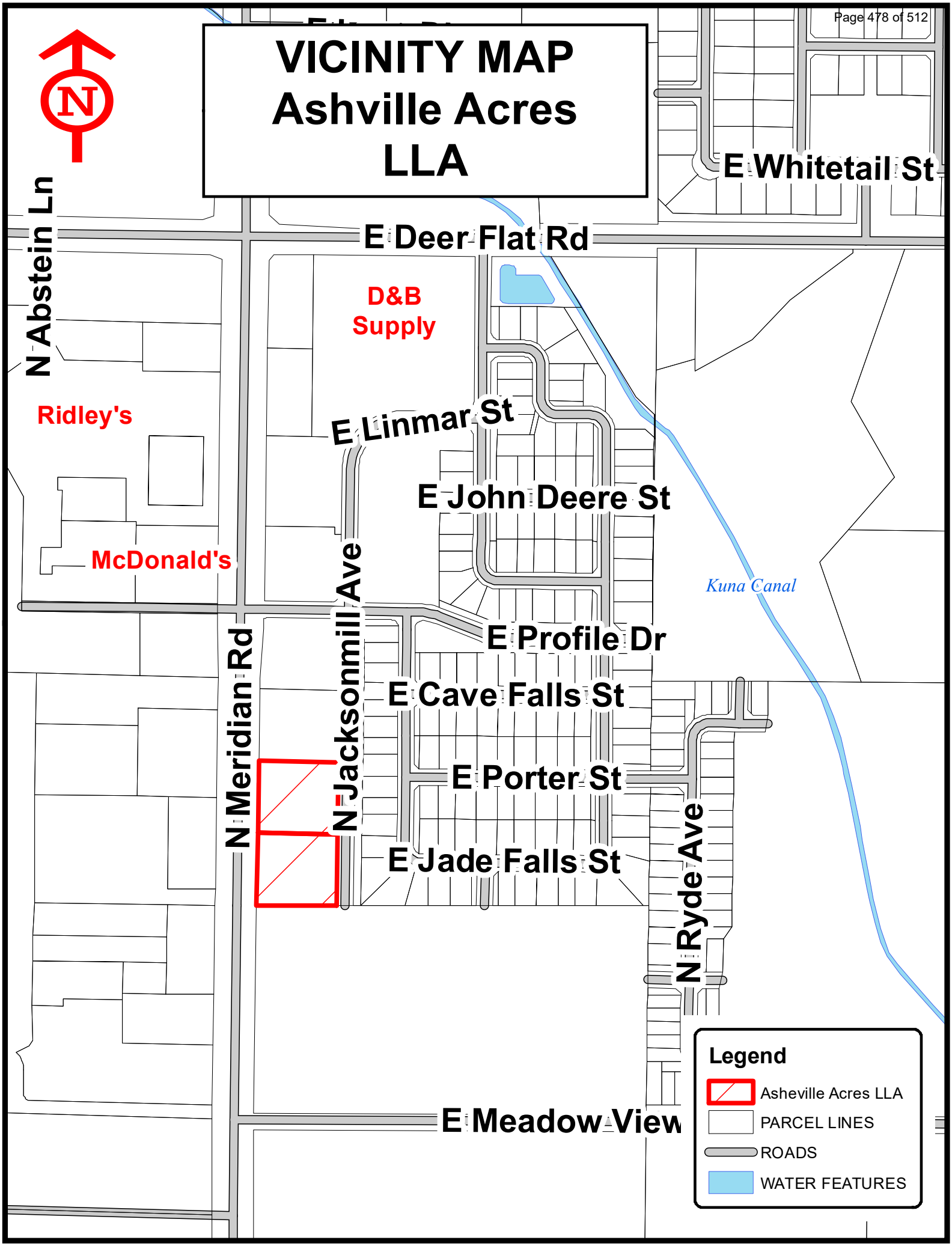
_____

Applicant Signature: _____ Date: 10/29/21

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

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

VICINITY MAP
Ashville Acres LLA



November 1, 2021
Project No.: 21-097

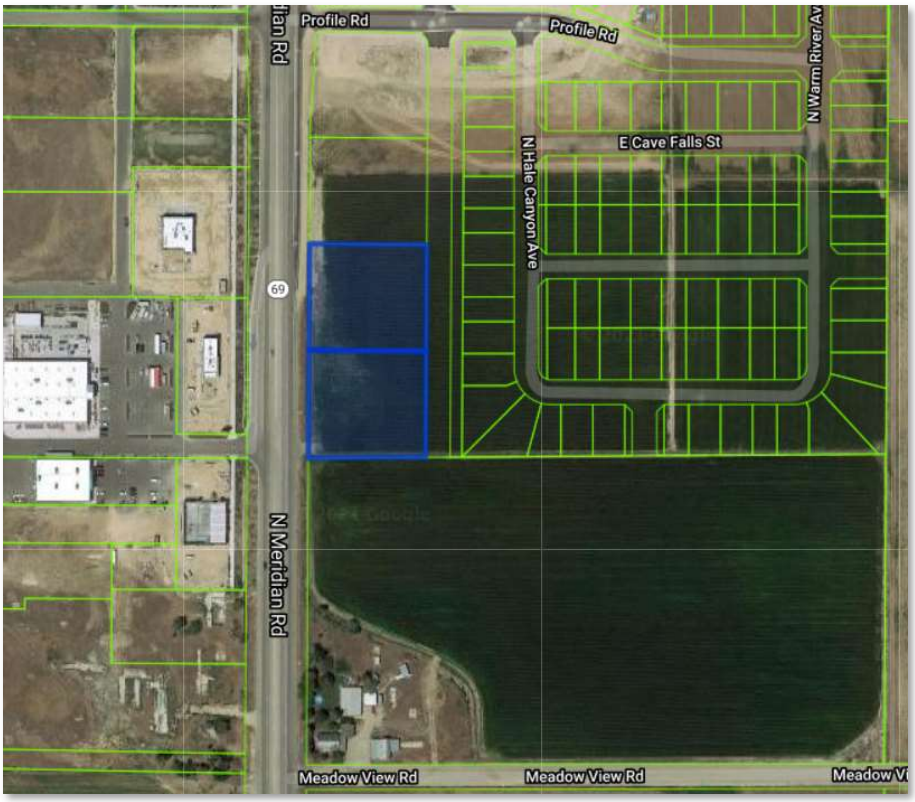
Mr. Jace Hellman
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Ashville Acres Record of Survey / Property Boundary Adjustment – Kuna, ID
Combined Preliminary & Final Plat Application

Dear Mr. Hellman:

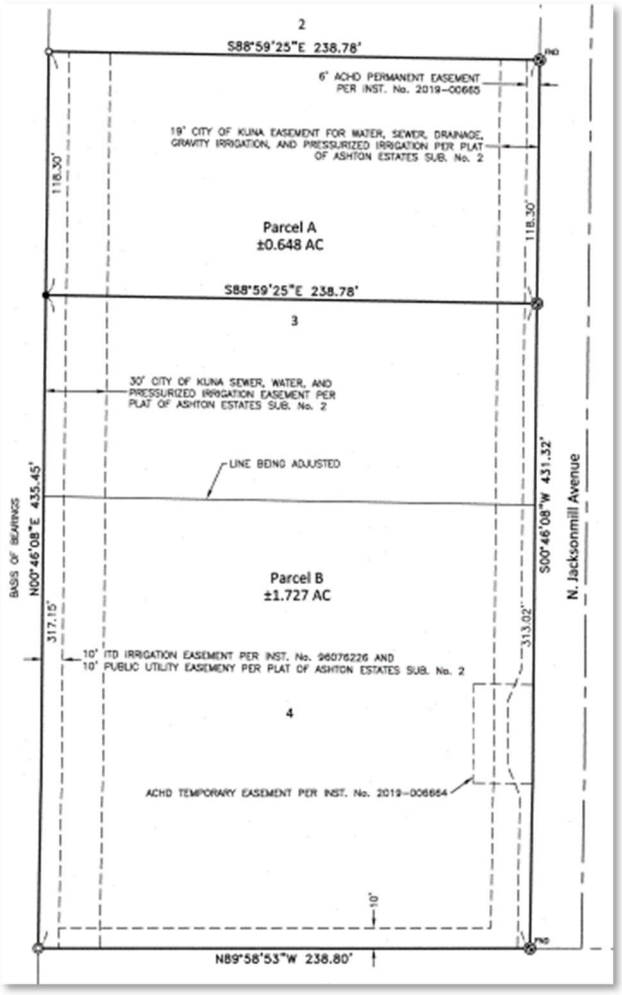
On behalf of Rocky Mountain Companies, we are pleased to submit the attached application and required supplements for a Record of Survey / Property Boundary Adjustment for Ashville Acres Subdivision.

Site Information and Background
The subject property is comprised of approximately 2.37 acres identified as parcel numbers R0539771340 and R0539771360 or Lots 3 & 4, Block 12 within the Ashton Estates No. 2. Subdivision. Ashton Estates Subdivision No. 2 was recorded in 2019 and included four commercial lots and approximately 50 residential lots. We are requesting to adjust the property line between Lots 3 & 4 to create a 0.648 acre parcel and a 1.727 acre parcel.



Record of Survey / Property Boundary Adjustment

In accord with City Code, the proposed Record of Survey / Property Boundary Adjustment for Ashville Acres does not exceed 10 lots, is not proposing new street dedication or widening, no special development considerations (floodplain, hillside development, etc.) are proposed, and all required information for the Record of Survey / Property Boundary Adjustment is enclosed.



As mentioned, we are requesting to adjust the existing property line between Lots 3 and 4 to create Parcel A (0.648 Acres) and Parcel B (1.727 Acres) which is consistent with the Ashville Acres preliminary Plat and Final Plat already in the approval process.

All dimensional standards and previous conditions of approval pertaining to the preliminary plat will be acknowledged in future development of the proposed lots. All existing public utility easements including water, sewer, drainage, gravity, and pressurized irrigation will be maintained as required with previous approvals.

Conclusion

The Record of Survey / Property Boundary Adjustment supports the City's vision for growth and is close to existing transportation corridors, residential properties, and supports numerous Comprehensive Plan goals and objectives. The proposed Record of Survey / Property Boundary Adjustment is in compliance with City Code as well as previous approvals.

Should you have questions or require further information in order to process this applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Joshua Jantz
Assistant Land Planner

cc: Rocky Mountain Companies

km ENGINEERING

October 29, 2021
Project No.: 20-173
Ashton Estates Parcel Split – Parcel A

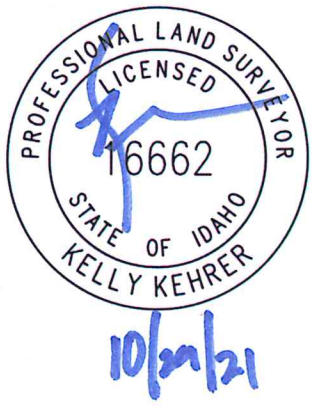
Legal Description

A parcel of land being a portion of Lot 3, Block 12 of Ashton Estates Subdivision No. 2 (Book 116 of Plats, Pages 17575-17578), situated in a portion of Government Lot 2 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a found 1/2-inch rebar marking the Northwest corner of said Lot 3, thence following the northerly boundary line of said Lot 3, S88°59'25"E a distance of 238.78 feet to a found brass plug marking the Northeast corner of said Lot 3 on the westerly right-of-way line of N. Jacksonmill Avenue;
Thence leaving said northerly boundary line and following said westerly right-of-way line, S00°46'08"W a distance of 118.30 feet to a set brass plug;
Thence leaving said westerly right-of-way line, N88°59'25"W a distance of 238.78 feet to a set 1/2-inch rebar on the westerly boundary line of said Ashton Estates Subdivision No. 2;
Thence following said westerly subdivision boundary line, N00°46'08"E a distance of 118.30 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.648 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.



km ENGINEERING

October 29, 2021
Project No.: 20-173
Ashton Estates Parcel Split – Parcel B

Legal Description

A parcel of land being a portion of Lot 3 and all of Lot 4, Block 12 of Ashton Estates Subdivision No. 2 (Book 116 of Plats, Pages 17575-17578), situated in a portion of Government Lot 2 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a found 5/8-inch rebar marking the Southwest corner of said Lot 4, which bears N89°58'53"W a distance of 238.80 feet from a found brass plug marking the Southeast corner of said Lot 4, thence following the westerly boundary line of said Ashton Estates Subdivision No. 2, N00°46'08"E a distance of 317.15 feet to a set 1/2-inch rebar;
Thence leaving said westerly subdivision boundary line, S88°59'25"E a distance of 238.78 feet to a set brass plug on the westerly right-of-way line of N. Jacksonmill Avenue;
Thence following said westerly right-of-way line, S00°46'08"W a distance of 313.02 feet to a found brass plug marking the Southeast corner of said Lot 4;
Thence leaving said westerly right-of-way line and following the southerly boundary line of said Ashton Estates Subdivision No. 2, N89°58'53"W a distance of 238.80 feet to the **POINT OF BEGINNING**.

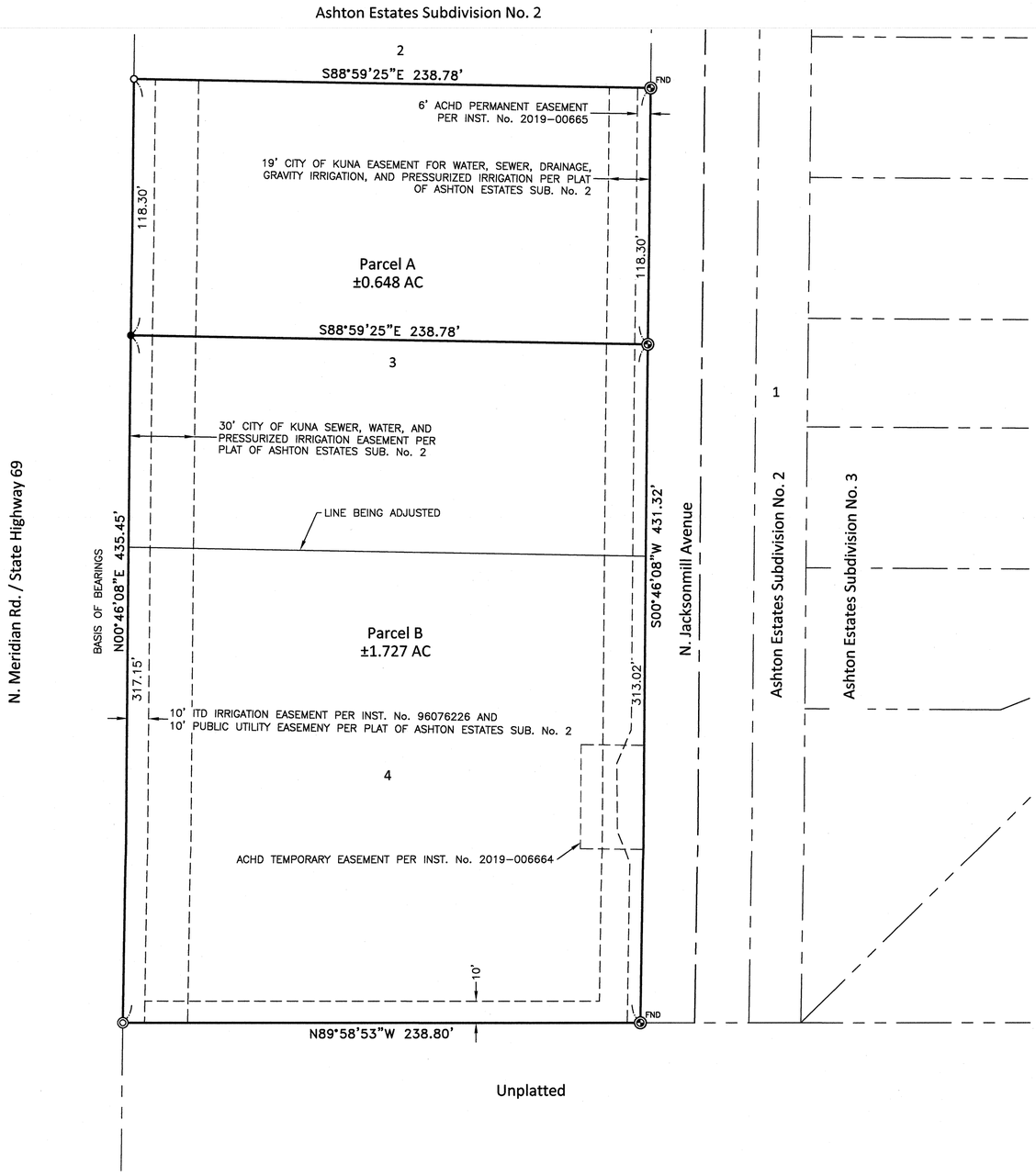
Said parcel contains 1.727 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

RECORD OF SURVEY
PROPERTY BOUNDARY ADJUSTMENT
21ST & CHICAGO LLC

LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION No. 2
SITUATED IN A PORTION OF GOVERNMENT LOT 2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
2021

ROS No. _____



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- FND FOUND BRASS PLUG MONUMENT MARKED "KSK 16662"
- SET BRASS PLUG MONUMENT MARKED "KSK 16662"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- 1 SUBDIVISION LOT NUMBER

NOTES

1. THE PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED C-1.
2. THERE ARE CURRENTLY NO STRUCTURES ON THE SUBJECT PROPERTY.

REFERENCES

R1. PLAT OF ASHTON ESTATES SUBDIVISION No. 2, BOOK 116 OF PLATS AT PAGES 17575-17578, RECORDS OF ADA COUNTY, IDAHO.

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
ADA COUNTY }

INSTRUMENT NUMBER _____,

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK __.M., THIS _____ DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED.

_____ DEPUTY

_____ EX-OFFICIO RECORDER

FEE: _____

SURVEY NARRATIVE

THIS SURVEY DEPICTS THE ADJUSTMENT OF THE LOT LINE COMMON TO LOTS 3 AND 4, BLOCK 12 OF ASHTON ESTATES SUBDIVISION NO. 2, BOOK 116 OF PLATS AT PAGES 17575-17578, RECORDS OF ADA COUNTY, IDAHO, WHICH RESULTS IN PARCELS A AND B, AS SHOWN HEREON. THIS SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECORD.

CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

PROFESSIONAL LAND SURVEYOR LICENSED 16662 STATE OF IDAHO KELLY KEHRER
10-27-21

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

INDEX NO. 211-19-4-3-0-116-17575

JOB NO. 21-097

SHEET 1 OF 1

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 21-09-LS (Lot Split)**
	)	
FREDERICK WHEELER	)	
	)	**STAFF REPORT FOR THE 721 N LINDER AVENUE LOT SPLIT APPLICATION.**
	)	
For a Lot Split at 721 N Linder Avenue.	)	

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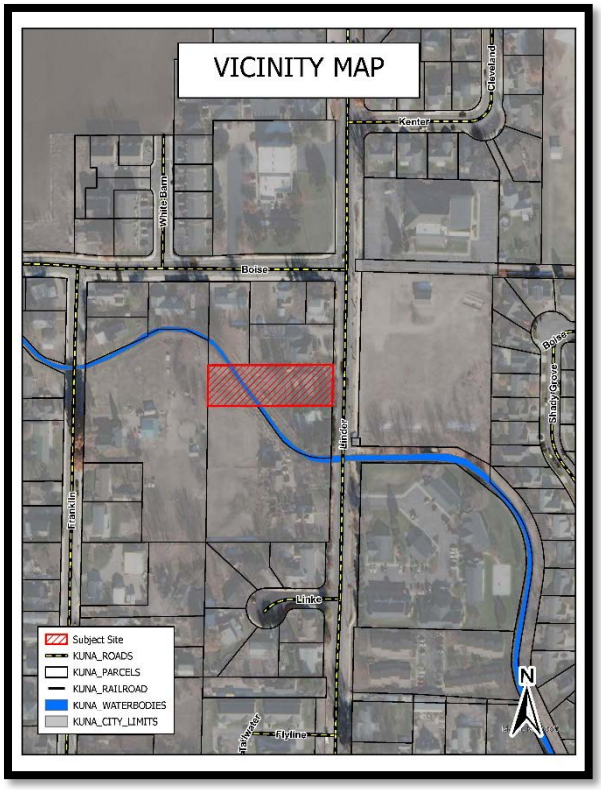
1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. Site History
5. General Project Facts
6. Staff Analysis
7. Council's Order of Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
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	Aerial Map			X
2.6	Warranty deed & Legal Description			X
2.7	Original Parcel Map – 12.07.1977			X
2.8	Proposed Lot Split with Site Plan			X
2.9	Applicant Email Regarding Reduced Driveway Width			X
2.10	Public Works Memo			X
2.11	Boise Project Board of Control			X
2.12	Full Applicant Email with Fire Code Consultants			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 January 11, 2022
2.2.2 Letter of Completeness January 11, 2022
2.2.3 Agenda March 01, 2022

III
APPLICANTS REQUEST

3.1 Frederick Wheeler requests to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into a front parcel proposed to be approximately 0.271-acres, and a rear parcel proposed to be approximately 0.459-acres. There is no request to change the current R-6 (Medium Density Residential) zone and the Applicant intends to construct a duplex on the rear parcel.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site has historically been used as a single-family residence, with Teed Lateral running southeast to northwest. The subject site has established water and sewer connections.

4.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Approximately 0.758-acres
4.3.2 R-6 (Medium Density Residential)
4.3.3 S1323417230

4.4 Services

Sanitary Sewer – 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 There is currently a single-family residence and a small shed; vegetation on site is typical of a residence.

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 Linder Road, approximately 230-feet south of the W Boise Street and N Linder Avenue intersection; the subject site takes ingress/egress directly from N Linder Avenue.

VI
STAFF ANALYSIS

6.1 The Applicant has submitted a complete application per Kuna City Code (KCC) 5-16-D(3). The Applicant has requested to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into a front parcel proposed to be approximately 0.271-acres, and a rear parcel proposed to be approximately 0.459-acres. Based upon staff research through the Ada County Assessors MaxView software, this parcel is eligible for a Lot Split (see Maps A – C at the end of this report).

The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide for the decision-making body, and is not necessarily the actual zone. The FLUM designates this site as Commercial upon development, however, the subject site is currently zone R-6 (Medium Density Residential) and is surrounded by other residentially zoned properties. Staff finds that based on the primarily residential zoning on the west side of Linder Road, and the fact the Applicant will continue to reside onsite, redevelopment to solely Commercial would be inappropriate at this time.

Staff notes they were under the impression that the proposed future duplex as reflected on the site plan (Exhibit 2.8), was the actual layout of the project, however, after additional conversations with the Applicant, staff has determined it is solely a concept plan and is in no way the final proposal. The Applicant is open to and more than willing to adjust the layout of a future duplex to

ensure it is within all City and partner agency requirements, even if that means adjusting the concept to only a single-family dwelling.

The Applicant has been in contact with Fire Code Consultants, acting on behalf of the Kuna Rural Fire District (KRFD), and has openly discussed fire access, water supply and premises identification. Per Exhibit 2.12, a 20-foot-wide shared driveway is an acceptable width and water supply requirements are met as there is a fire hydrant within approximately 400-feet. The Applicant will be required to provide address numbers on each residence, and/or additional signage viewable from Linder Road, which meet Idaho Fire Code 505.1 and 505.2.

Staff had originally reached out to Boise Project Board of Control (BPBC) (Exhibit 2.11), with the Agency Transmittal and additional questions; these questions were based on staff's original belief the duplex shown on the site plan was the final location. In the comments provided by BPBC, their required easement is 30-feet from center of lateral, where only grass or gravel and a flat drivable surface is permitted, and no fencing. BPBC also stated that if a footbridge was proposed in the future, a crossing permit must be filed with the Bureau of Reclamation and BPBC.

In regards to future construction of a duplex/single-family dwelling, staff and the Applicant have discussed the requirements and/or limitations outlined above as well as setback requirements for the R-6 (Medium Density Residential) zone; the Applicant understands and fully intends to comply. Furthermore, the Kuna Pathways Master Plan does not indicate any future pathways along Teed Lateral.

Per the Public Works Memo (Exhibit 2.9), Public Works staff can support the proposed Lot Split. Public Works staff also notes within this memo that water and sewer service lines for the additional dwelling unit(s) will be required; this infrastructure must meet or exceed City of Kuna requirements. Currently, the Applicants property is not connected to the Kuna Municipal Irrigation System (KMIS) nor does it have access to gravity irrigation. As potable water is not permitted to be used for irrigation purposes, annexation into KMIS and pooling of water rights is required. The closest connection point to KMIS is located at the intersection of W Boise Street and N Linder Road; connection fees and assessment fees are associated with connection to the KMIS. Staff has held conversations with Public Works and has been notified of a future Pressurized Irrigation project, in partnership with Ada County Highway District, which will be performed along Linder Road; there is potential that an additional KMIS easement will be required.

Staff has determined that this Lot Split request appears consistent with Kuna City Code and recommends that if City Council approves Case No. 21-09-LS, the Applicant be subject to the Conditions of Approval listed in section "VII" (7) 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. 21-09-LS, a request from Frederick Wheeler to split an approximately 0.758-acre parcel located at 721 N Linder Avenue, into two (2) 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 Applicant shall record an access easement for the shared driveway accessing the current and future additional dwelling unit(s).

7.4 The additional parcel resulting from this Lot Split shall connect to City of Kuna water, sewer and pressurized irrigation. Potable water is not permitted to be used for irrigation purposes per Kuna City Code 6-4-2(B)(9). Connection and Assessment fees must be paid prior to connection.

7.5 Any future development or improvements to the newly created parcels must follow all codes in place at the time of application submission.

7.6 Applicant shall acquire any/all necessary building permits *prior* to commencing construction.

7.7 Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

7.8 Applicant/Landowner/Developer, and any future assigns having an interest in the subject properties, shall fully comply with all Conditions of Approval as approved by City Council.

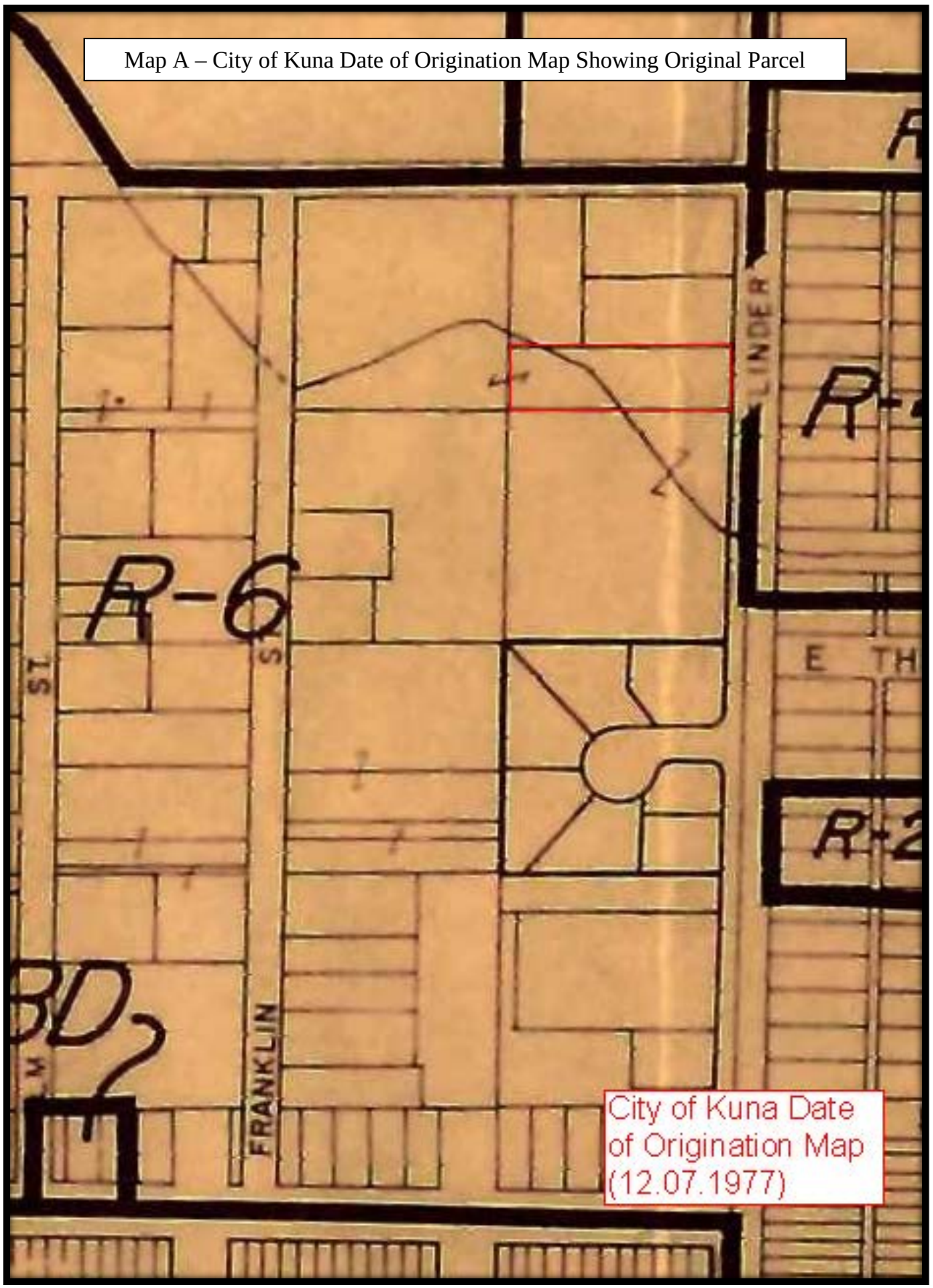
7.9 Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.

7.10 Applicant shall adhere to all agencies and staff requirements and recommendations.

7.11 Applicant shall comply with all federal, state and local laws.

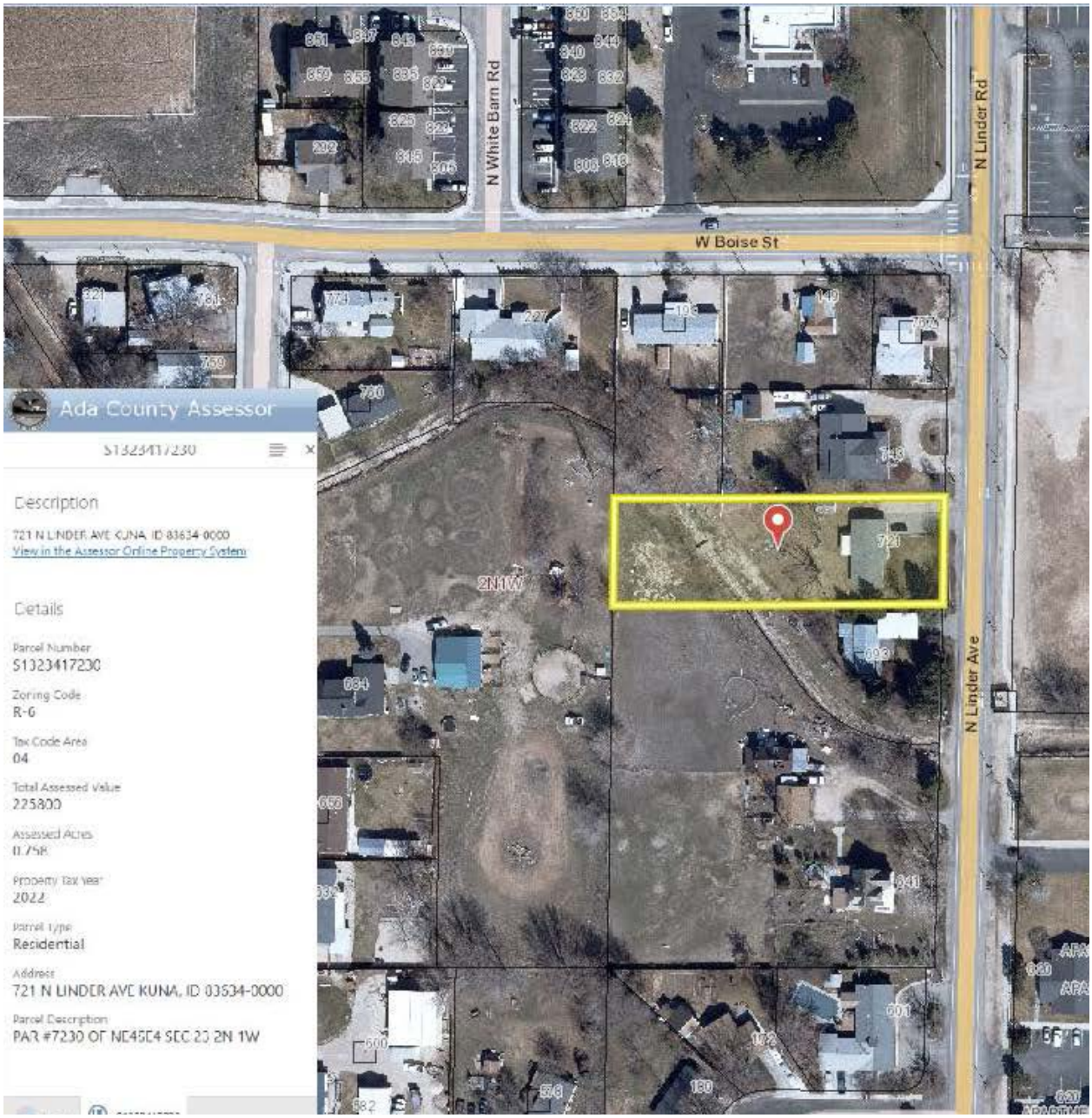
DATED this 1st day of March, 2022.

Map A – City of Kuna Date of Origination Map Showing Original Parcel



Map B – Ada County Assessor Section Map 1981

Map C – 2022 Ada County Assessor's Parcel Map



KUNA
Planning & Zoning

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): 21-09-LS

Project Name: 721 N Linder

Date Received: 12.20.2021, Remaining Docs 01.10.2022

Date Accepted as Complete: 01.11.2022

Type of review requested (check all that apply):

	Annexation & Zoning		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: Frederick Wheeler

Address: 721 N. Lider Ave, Kuna Idaho 83634

Phone: (208) 412-3467 Email: wheelerfreddy112@gmail.com

Applicant (Developer) Information

Name: Same as Owner of Record

Address:

Phone: Email:

Engineer/Representative Information

Name: Same as Owner of Record

Address:

Phone: Email:

Subject Property Information

Site Address: 721 N. Linder Ave. Kuna, Idaho 83634

Nearest Major Cross Streets: Boise Ave, and Linder

Parcel No.(s): S1323417230

Section, Township, Range: Section 23, 2N, 1W

Property Size: .76 Acres

Current Land Use: Residential (R6) Proposed Land Use: Residential

Current Zoning: R(6) Proposed Zoning: R(6)

Project Description

Project Name: 721 Linder Lot Split

General Description of Project: I want to build a duplex behind the existing house that will be on its own lot, creating a flag lot access.

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: An existing single family dwelling

Will any existing buildings remain? YES NO

No. of Residential Units: 1 existing, 1 duplex No. of Building Lots: 1

No. of Common Lots: 0 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): 3000sqft

Gross Density (Dwelling Units ÷ Total Acreage): 3.95

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 4.0

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: 12/20/2021

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 to you for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

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).: 21-09-LS

Project Name: 721 N Linder

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

Date Received: 12.20.2021, Remaining Docs 01.10.2022

Date Accepted as Complete: 01.11.2022

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": Drown to scale of 1" = 300' (or similar), showing surrounding streets, driveways property lines, etc.
- Legal description of property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor, with a calculated closure sheet & a map showing the boundaries and legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Documentation demonstrating an original lot, tract or parcel of land has been split no more than two times as of the City of Kuna's date of origination (December 7, 1977). *(KCC 5-16-3:A states a Lot Split shall create no more than three (3) parcels from an original tract of land.)*
- Sketch of proposed Lot Split, including: Current lot size dimensions, square footage and street frontage; proposed Lot Split with new lot lines, dimensions, square footage and street frontages; streets, surrounding land uses, etc.; and existing & proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.

This application shall not be considered complete nor will a hearing date be set, until staff has received all required information. Once application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due & any other necessary information via a Letter of Completeness.

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: 12/20/2021

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

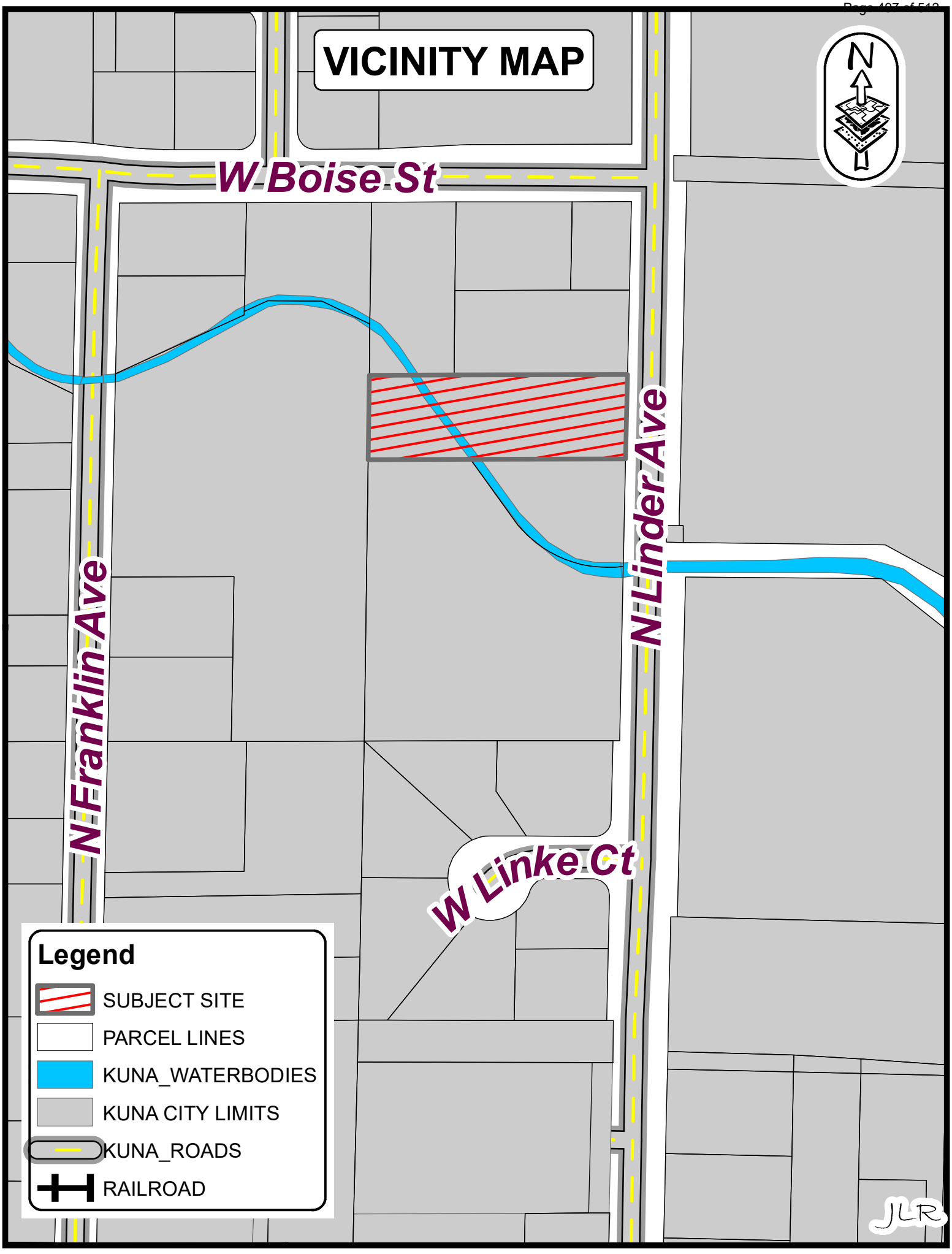
Project Narrative

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

I am requesting a lot split of my property located at 721 N Linder in order to better use the layout of my parcel by developing the proposed new rear parcel, with a duplex.

Sincerely,

Frederick Wheeler


VICINITY MAP
N
W Boise St
N Franklin Ave
N Linder Ave
W Linke Ct
Legend
SUBJECT SITE
PARCEL LINES
KUNA_WATERBODIES
KUNA CITY LIMITS
KUNA_ROADS
RAILROAD
JLR

Aerial Map 721 N Linder

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 LISA BATT
FIDELITY NATIONAL TITLE - BOISE
2018-053452
06/11/2018 12:37 PM
$15.00

34601807514- CH

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made and executed by **TANNA WILLIS, as Personal Representative of the ESTATE OF JAMES D WILLIS, deceased,** hereinafter referred to as the "Grantor," to **Frederick Wheeler and Caitlyn Wheeler, husband and wife**

, hereinafter referred to as the "Grantee," whose address is

721 Linder Avenue, Kuna, ID 83634

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Probate Case Number CV01-18-08683 in ADA County, Idaho.

NOW, THEREFORE, in accordance with the provisions of Uniform Probate Code as set forth in Title 15 of the Idaho Code, Grantor hereby grants, sells, transfers, and conveys to Grantee all of the Grantor's right, title and interest in that certain real property located in ADA County, Idaho, and more particularly described as follows:

For APN/Parcel ID(s): S1323417230

A parcel of land located in the Northeast Quarter of the Northeast Quarter of the Southeast Quarter, Section 23, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:
A Tract in Ada County, Idaho, Beginning at the East Quarter corner of Section 23, common with the West quarter corner of Section 24, thence South along the Section line 230 feet to the REAL POINT OF BEGINNING, thence continuing South 100 feet to a point; thence West 330 feet to a point, thence North 100 feet to a point, thence East 330 feet to the REAL POINT OF BEGINNING.
Subject to a road right-of-way along the East boundary, 25 feet, All in Township 2 North, Range 1 West of the Boise Meridian.
Together with all ditch and water rights.

Except any portion lying within the right of way of N Linder Ave.

SUBJECT, HOWEVER, to taxes and assessments, easements, rights-of-way, encumbrances, restrictions and reservations.

This conveyance shall include any and all appurtenances, tenements, hereditaments, revisions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

DATED this 11TH day of JUNE, 2017

JAMES D WILLIS,
Deceased
By: Tanna S. Willis
TANNA WILLIS, Personal Representative

State of Idaho)
) ss:
County of Ada)

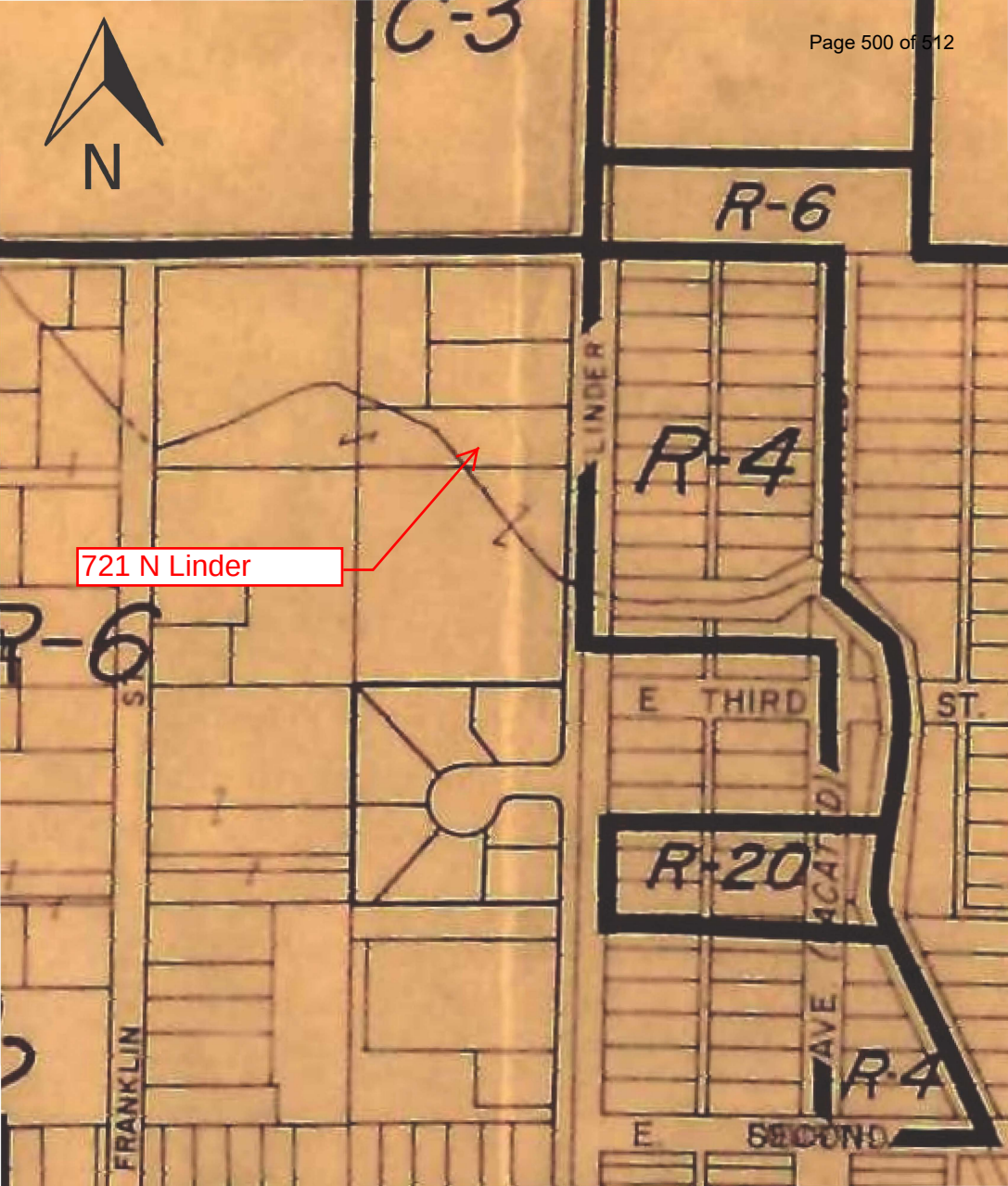
On this 11th day of JUNE, 2017, before me, a notary public, personally appeared TANNA WILLIS, known to me to be the person whose name is subscribed to the within instrument as Personal Representative of JAMES D WILLIS, Deceased, and acknowledged to me that he executed the same as such Personal Representative.

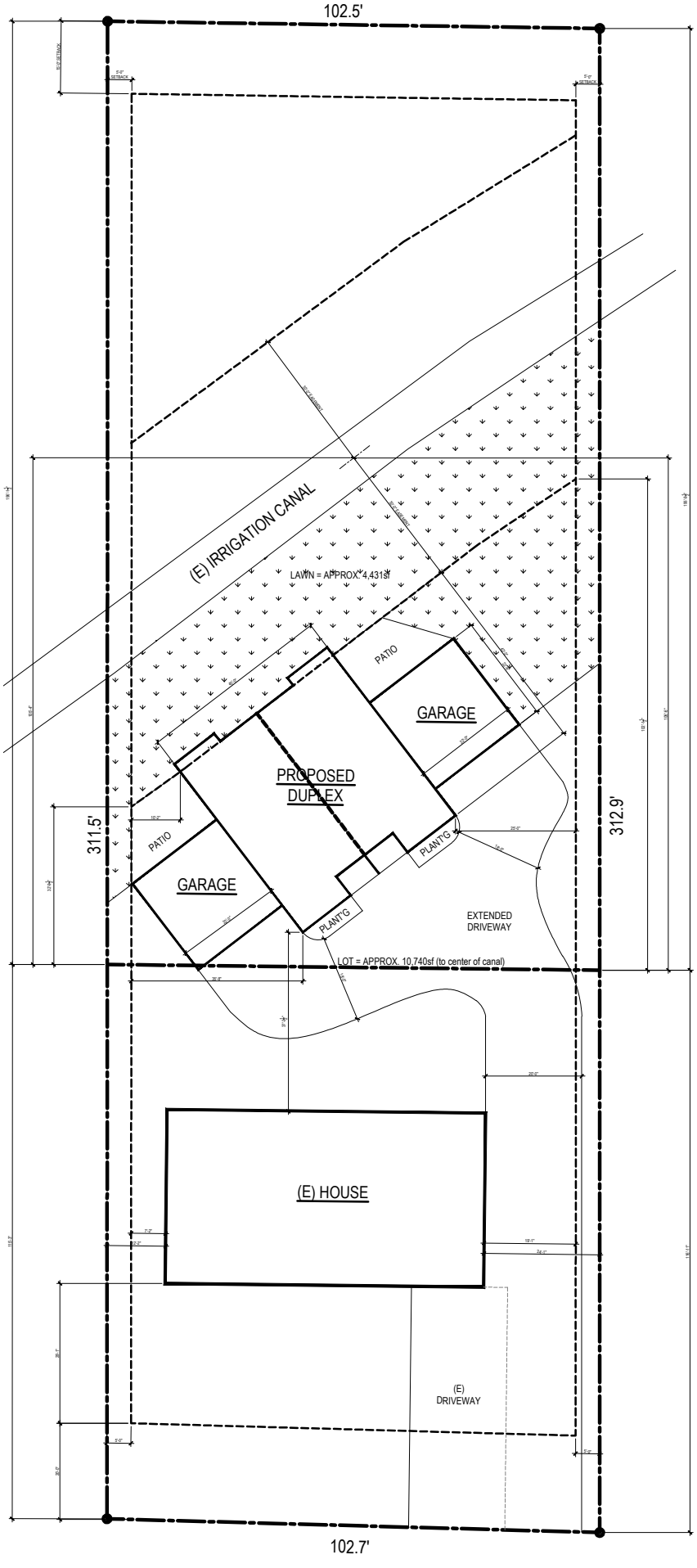
IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day, month and year first above written.

Cynthia Henscheid
Notary Public for Idaho
My Commission Expires:
Residing in Boise, Idaho
Expiration date: 05/20/2022

CYNTHIA HENSCHEID NOTARY PUBLIC STATE OF IDAHO

Scanned with CamScanner


N
C-3
R-6
LINDER
R-4
721 N Linder
R-6
E THIRD ST.
R-20
AVE
R-4
FRANKLIN
E SECOND


102.5'
(E) IRRIGATION CANAL
LAWN = APPROX. 4,431sf
PATIO
GARAGE
PROPOSED
DUPLEX
311.5'
PATIO
GARAGE
PLANT'G
PLANT'G
312.9'
EXTENDED
DRIVEWAY
LOT = APPROX. 10,740sf (to center of canal)
(E) HOUSE
(E)
DRIVEWAY
102.7'
NORTH

65654

From: Freddy Wheeler
To: Jessica Reid
Subject: Re: Fire Code Contact
Date: Friday, January 7, 2022 7:23:02 AM

Hey Jessica,

I just wanted to check in and make sure I got all the relevant information to you for my lot split application to be in the que. Let me know if there's something pending, and I'll get it taken care of.

Thank you!

Sent from my iPhone

> On Dec 31, 2021, at 3:22 PM, Freddy Wheeler <wheelerfreddy112@gmail.com> wrote:
>
> Jessica,
>
> Scott seems to think that having a driveway narrower won't be an issue for them. Is there anything else missing on the application?
>
> Let me know what the next step is, and I'll make sure to get you any other relevant information.
>
> Thank you! Happy New Year
>
> On Tue, Dec 21, 2021 at 11:20 AM Jessica Reid <jreid@kunaid.gov> wrote:
>
> > Hi Freddy,
> >
> > Scott with Fire Code Consultants should be able to answer your questions regarding the possibility of your driveway being less than 24 feet. Scotts email is scott@fccnwi.com. Make sure to provide your address and/or parcel number and the site plan for his reference. Let me know if you need anything else.
> >
> > Sincerely,
> >
> > *Jessica Reid*

Planning Services Specialist

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

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

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**18 February 2022**	
RE:	**Public Works Comments**	
	721 N Linder, 21-09-LS (Lot Split)	

The 721 N Linder property, 21-07-LS, lot split request dated 11 January 2022 has been reviewed. The applicant wishes to lot split with a City of Kuna (City) R-6 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support approval for this lot split.

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

1) Inspection & Fees

a) 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.
b) 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 .758 acres of R-6 residential units is approximately 10 people.
b) 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.
c) A plan approval letter will be required if this project affects any local irrigation districts.
d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.

e) All positional information shall be from the most recent state plane coordinate system.
f) Provide engineering certification on all final engineering drawings.
g) Fire suppression shall be available and approved by KRFD.
h) 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) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.

4) Sanitary Sewer Connection

a) The applicant's property is connected to City services. Sewer service lines for the duplex will need to be added.
b) 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.
c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
d) All sewer infrastructure must meet or exceed City of Kuna requirements.
e) Sewer connection fees apply to each lot containing a home or other facility.

5) Potable Water Connection

a) The applicant's property is connected to City services. Water service lines for the duplex will need to be added.
b) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water connection fees apply to each lot containing a home or other facility.
e) 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. The closest connection point is located at the intersection of W Boise St and N Linder Ave.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) When applicable, 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) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

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

c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8) As-Built Drawings

a) As-built (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* a*s-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: TRitthaler@boiseproject.org
To: Jessica Reid
Subject: RE: 21-09-LS 721 N Linder Agency Transmittal
Date: Tuesday, February 22, 2022 10:34:45 AM
Attachments: image001.png

All,

The quick answer to the question is that the quoted easement in that area is 30 feet from center of the lateral. I agree that there would be a portion of this building within that easement and that will not be allowed. Boise Project only allows grass or gravel within our easements and they all must remain a flat drivable surface with no pathways or fences within that easement. As far as the footbridge is concerned, Boise Project has not talked with this property owner about any type of improvement of any kind to the bridge. This would require a crossing permit to be approved through the Bureau of Reclamation and then the Boise Project.

Tom

Thomas B Ritthaler
Assistant Project Manager
Boise Project Board of Control
2465 Overland Rd.
Boise, Idaho 83705
208-344-1141

From: Jessica Reid <jreid@kunaid.gov>
Sent: Tuesday, February 22, 2022 9:27 AM
To: Boise Project Board of Control <TRitthaler@boiseproject.org>
Subject: FW: 21-09-LS 721 N Linder Agency Transmittal
Importance: High

Good Morning,

I just realized that I did not send this request for comments to you! Frederick Wheeler (721 N Linder; APN: S1323417230) is requesting a Lot Split & stated that he has already reached out to the Irrigation District regarding this; he says he has been given permission to improve his already existing footbridge to access the most westerly portion of the parcel. As Mr. Wheelers property is bisected on the west by Teed Lateral, I have concerns regarding his proposal to construct a duplex on the newly created parcel; making changes to the footbridge; and his proposed duplex not being outside of the required irrigation easement.

I am hoping you could take a look at the attached Agency Transmittal & provide your comments; I am also asking the huge favor of if there is any way you could have any comments to me by end of day tomorrow or first thing Thursday morning? If this is too big of an ask, I totally understand, & will ask Mr. Wheelers Case be tabled to the next available Kuna City Council meeting.

Let me know & I will do whatever works best for you.

Thank you so much!!

Jessica Reid
Planning Services Specialist
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

From: Jessica Reid
Sent: Tuesday, January 11, 2022 10:23 AM
To: Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Scott FCCNWI <scott@fccnwi.com>; 'chad.gordon@jmsanitation.com' <chad.gordon@jmsanitation.com>
Cc: Jace Hellman <jhellman@kunaID.gov>
Subject: 21-09-LS 721 N Linder Agency Transmittal

January 11, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	21-09-LS (Lot Split) – 721 N Linder
PROJECT DESCRIPTION	Applicant requests approval to split an approx. 0.758-acre parcel into two (2) parcels. The front parcel is proposed to be approx. 0.271-acres while the rear parcel is proposed to be approx. 0.459-acres; Applicant intends to construct a duplex on the rear parcel. There is no request to change the R-6 (Medium Density Residential) zone. The subject site is located at 721 N Linder (APN: S1323417230); Section 23, Township 2 North, Range 1 West.
SITE LOCATION	721 N Linder, Kuna, ID, 83634
REPRESENTATIVE	Frederick Wheeler wheelerfreddy112@gmail.com
SCHEDULED MEETING DATE	Tuesday, **March 1, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
Per Kuna City Code, Lot Splits do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

From: Freddy Wheeler
To: Jessica Reid
Subject: 721 n linder fire code consultant evaluation
Date: Tuesday, February 22, 2022 1:23:29 PM
Attachments: image.png
image.png

Sent from my iPhone

Begin forwarded message:

From: Scott Arellano <scott@fccnwi.com>
Date: December 22, 2021 at 10:13:30 AM MST
To: Freddy Wheeler <wheelerfreddy112@gmail.com>
Subject: Re: Driveway width for Flag Lot

We won't know exactly if a turn-around is needed until the exact structure location is determined on the building site. If a turn around is needed, here are the dimensions and examples from the Idaho Fire Code:

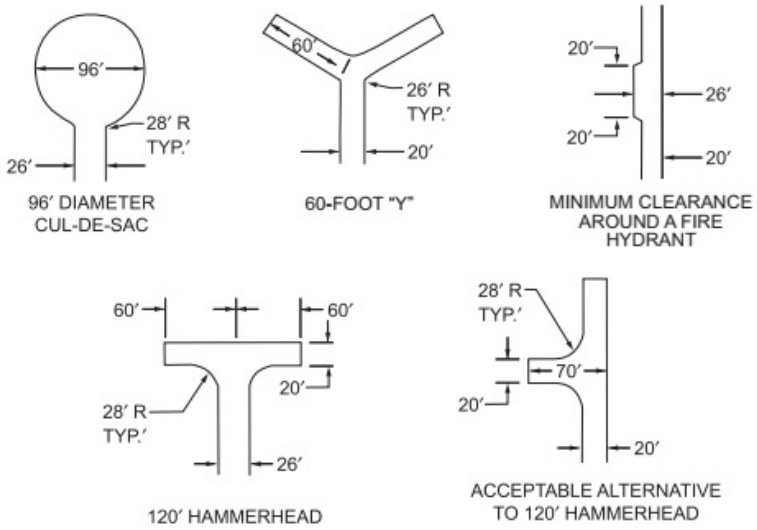


FIGURE D103.1DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Scott Arellano, CFM
Kuna Rural Fire District
1.208.629.8636 (office)
scott@fccnwi.com

On Wed, Dec 22, 2021 at 9:58 AM Freddy Wheeler <wheelerfreddy112@gmail.com> wrote:

> Scott,
>
> Thank you for the quick and detailed response. Just for my clarification on the design side-- for the 48' outside turning radius and 28' inside radius, do I need to provide some type of roundabout where the lane ends at the duplex? That's how I'm understanding it, but I wanted to check before I paid to have the design changed.

Thanks,

Freddy

On Tue, Dec 21, 2021 at 2:53 PM Scott Arellano <scott@fccnwi.com> wrote:

> Good afternoon Freddy,
>
> The Idaho Fire Code section 102.5 requires 3 things for new structures designed and constructed under the residential building code (IRC).
>
> 1. Fire Access
> 2. Water Supply
> 3. Premises Identification
>
> In regards to **fire access**, the Idaho Fire Code states the following for new structures:
>
> > *Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width; as allowed by the State of Idaho amendment. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road, or driveway, with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").*
> >
> > If servicing multiple residences, the common driveway would need to be a minimum 20 feet in width with no parking allowed which would reduce the width; whereas a single driveway for a single residence can be reduced to 12 feet in width. In either case, if the apparatus must proceed more than 150 feet down a dead-end road/driveway an apparatus turnaround will be required.
>
> In regards to **water supply**, the Idaho Fire Code states the following for new structures:
>
> > *An available water supply or water source, capable of providing the minimum required fire flow for the subject structure, must be within 600 feet of the furthest exterior portion of a new residential structure. See Idaho Fire Code Appendix B103 & B105 for details.*
> >
> > It appears as though there is an available fire hydrant approximately 400 feet from the back of the parcel. That's good.

Lastly, in regards to **premises identification**, emergency services must be able to efficiently locate the new structures upon request. In addition to the residential structures needing address numbers posted on the structures, there may also be a need for additional signage along N.Linder Ave indicating the location of the new addresses down the private common driveway. See the Idaho Fire Code section 505.1 & 505.2 for additional information on roadway signs.

In regards to your question, it sounds like you have enough room for a common driveway on your lot to meet code. No need to chop off your existing house.

Have a close look at the above code requirements and work those elements into your overall lot design. Feel free to give us a call if you have additional questions.

Best regards,

Scott Arellano, CFM
Kuna Rural Fire District
1.208.629.8636 (office)
scott@fccnwi.com

On Tue, Dec 21, 2021 at 11:50 AM Freddy Wheeler <wheelerfreddy112@gmail.com> wrote:

Scott,

I am planning to split off the back lot of my property, creating a flag lot. Currently, my house sits at the front of the property and I have (without surveying) somewhere between 21' and 24' of "road" between my house and the property line.

If I have less than the 24' between my current house and the property line, what options do I have (besides cutting a couple feet off my house) to meet fire access requirements?

Property Address: 721 N. Linder Ave, Kuna, Idaho 83634
Parcel number: S1323417230
Proposed Site plan is attached-- because I haven't surveyed, I don't know if the 24'-1" shown on the plan for the driveway is correct, of if it is less than that.

Thanks for your time,

Freddy Wheeler
(208) 412-3467