OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Matt Biggs, 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, December 20, 2022

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

2. Invocation

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ACTION ITEMS

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

A. Regular City Council Meeting Minutes Dated December 06, 2022

B. Accounts Payable Dated December 15, 2022, in the amount of $534,630.43

C. Resolutions

1. Resolution R94-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE SCOPE OF WORK WITH T.O. ENGINEERS AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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.

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. Consideration to approve Case Nos. 22-06-S (Preliminary Plat) – SH69 North33, LLC, requests Preliminary Plat approval in order to subdivide approx. 24.56 acres into 74 total lots (53 Residential Lots, 10 Commercial Lots and 11 Common lots). The subject site is located at 1925 N Meridian Rd, Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905). Troy Behunin, Senior Planner ACTION ITEM

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

B. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment) 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) – Mark Hampton, requests approval to Amend the Comprehensive Plan Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) to R-20 (HDR); and approx. 2.88 ac. From R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots, in Section 24, Township 2 North, Range 1 West (APN; S1324110095). Troy Behunin, Senior Planner. ACTION ITEM *– The applicant has requested this item be tabled to a date certain, of January 3, 2023.*

7. Business Items:

8. Ordinances:

9. Executive Session:

9. Mayor/Council Announcements:

10. Adjournment:

OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Matt Biggs, Council Member
John Laraway, Council Member

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

City Council Meeting
MINUTES
Tuesday, December 06, 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 00:00:13)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear
Council President McPherson
Council Member Chris Bruce
Council Member Matt Biggs
Council Member John Laraway - Absent

CITY STAFF PRESENT:
Marc Bybee, City Attorney
Chris Engels, City Clerk
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief - Absent
Doug Hanson, P & Z Director
Bobby Withrow, Parks Director - Absent
Morgan Treasure, Economic Development Director
Paul Stevens, City Engineer
Nancy Stauffer, Human Resource Director
Jessica Reid, Associate Planner

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:29)

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 00:00:45)

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A. Regular City Council Meeting Minutes Dated November 15, 2022

B. Accounts Payable Dated December 01, 2022, in the amount of $981,609.05

C. Findings of Facts Conclusion of Law

1. Case Nos. 22-02-AN, 22-01-ZC & 22-02-DA Lamp District.

2. Case Nos. 21-16-AN (Annexation) and 21-11-S (Preliminary Plat) Riverton Subdivision.

D. Final Plats

1. Malaspina Ranch Subdivision No. 2

E. Resolutions

1. Resolution R88-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS; AND
- ADOPTING, APPROVING AND ENACTING THE ENVISION KUNA - 2019 COMPREHENSIVE PLAN (MAPS) AMENDMENT INCLUDING THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AND
- DIRECTING THE CITY CLERK; AND
- ESTABLISHING AN EFFECTIVE DATE.

2. Resolution R89-2022

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

- Making certain general findings regarding the City's wastewater system;
- Making certain findings regarding projects being considered by the City to address capacity issues;
- Declaring that the City currently lacks the ability to provide service to new development in the Danskin, Patagonia, Greyhawk, Discovery, Hubbard, Indian Creek, Ten Mile, Paloma, Springhill and Memory Ranch Basins, and that so long as this inability continues land use applications for lands in these basins are likely to be denied due to the City's inability to serve;
- Directing the City Clerk and Planning and Zoning Staff; and
- Providing an Effective Date.

3. Resolution R90-2022

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

- Making certain general findings regarding the City's wastewater system affecting the Danskin Basin;
- Establishing a system of allocating Equivalent Dwelling Units ("EDUs") in the Danskin Basin should the 18 Inch Diameter Danskin Force Main be improved;
- Declaring that the City will be unable to approve land use applications in the Danskin Basin once all EDUs from the improved 18 Inch Diameter Danskin Force Main have been allocated unless/until new improvements are made to the City wastewater system to add more capacity;
- Directing the City Clerk and Planning and Zoning Staff; and
- Providing an Effective Date.

4. Resolution R91-2022

   RESOLUTION AWARDING THE CONTRACT FOR THE KUNA SEWER POND 3 RELINING TO KNIFE RIVER CORPORATION IN THE AMOUNT OF $1,118,811.00 FOR THE RELINING AND REHABILITATION OF THE EXISTING SEWER POND 3; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONTRACTOR.

5. Resolution R92-2022

   A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES ESTIMATED SCOPE OF WORK AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

6. Resolution R93-2022

   A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE VETERANS OF FOREIGN WARS LEASE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Motion To: Approve the Consent Agenda
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Further Discussion: Council Member Biggs recused himself from Resolution R93-2022
Approved by the Following Roll Call Vote:
Voting Aye: Council Members, Bruce, McPherson

Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

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.

7. Business Items:

(Timestamp 00:02:10)

A. Rising Sun Subdivision No. 3 (FKA Rising Sun Commons) Preliminary Plat Time Extension: - Jessica Reid, Associate Planner ACTION ITEM

On behalf of M3 Companies, LLC, JUB Engineers requests Time Extension Approval for the Rising Sun No. 3 (FKA as Rising Sun Commons) Preliminary Plat. The project is located on the southeast corner of the W Kuna Road and S Easter Avenue intersection (APNs: R0615250525, R0615250700, R0615250651): Section 30, Township 2 North, Range 1 East.

Jessica Reid, Associate Planner, reviewed the Time Extension and stood for questions.

Motion To: Approve Rising Sun Subdivision No. 3 Preliminary Plat Time Extension
Motion By: Council President McPherson
Motion Seconded: Council Member Biggs
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

B. Monarch Landing Subdivision Preliminary Plat Time Extension – Jessica Reid, Associate Planner ACTION ITEM
(Timestamp 00:04:29)

Applicant requests Time Extension Approval for the Monarch Landing Preliminary Plat. The project is located on the southwest corner of the W Hubbard Road and N Linder Road Intersection (APN: R8555340180): Section 14, Township 2 North, Range 1 West.

Jessica Reid, Associate Planner, reviewed the Time Extension and stood for questions.

Motion To: Approve Monarch Landing Subdivision Preliminary Plat Time Extension
Motion By: Council President McPherson
Motion Seconded: Council Member Biggs
Voting No: None
Absent: Laraway

Motion Passed: 3-0-1

C. Whisper Meadows Subdivision Preliminary Plat Time Extension – Jessica Reid, Associate Planner ACTION ITEM
(Timestamp 00:05:44)

Applicant requests a second Time Extension Approval for the Whisper Meadows Preliminary Plat. The project is located half a mile north of the N Linder Road and W Columbia Road intersection, on the west side of N Linder Road (APNs: R1693860010, R1393850100, R1693860280, R1693860290); Section 11, Township 2 North, Range 1 West.

Jessica Reid, Associate Planner, reviewed the Time Extension and stood for questions.

Motion To: Approve Whisper Meadows Subdivision Preliminary Plat Time Extension
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

D. Ashton Estates Subdivision No. 5 (FKA Ashton Estates East) Final Plat Time Extension – Jessica Reid, Associate Planner ACTION ITEM
(Timestamp 00:07:48)

Applicant requests Time Extension Approval for the Ashton Estates (East) No. 5 Final Plat. The project is located immediately west of the N Stone Falls Avenue and E Meadow View Road intersection (APN: S1419244200); Section 19, Township 2 North, Range 1 East.

Jessica Reid, Associate Planner, reviewed the Time Extension and stood for questions.

Motion To: Approve Ashton Estates Subdivision No. 5 Final Plat Time Extension
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

8. Ordinances:

(Timestamp 00:09:39)

A. Consideration to approve Ordinance No. 2022-35 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- REPEALING SECTION 1 OF CHAPTER 1 OF TITLE 9 KUNA CITY CODE; AND

- AMENDING CHAPTER 1 OF TITLE 9 KUNA CITY CODE BY THE ADDITION OF SECTION 1 PROVIDING FOR THE PAYMENT OF FIRE PROTECTION DISTRICT PLAN REVIEW AND STRUCTURE INSPECTION FEES; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance
Consideration to approve Summary Ordinance Publication

Motion To: Waive three readings of Ordinance 2022-35
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Voting Aye: McPherson, Biggs, Bruce
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

Motion To: Approve Ordinance 2022-35
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Voting Aye: McPherson, Biggs, Bruce
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

9. Executive Session:

(Timestamp 00:13:10)

A. Executive Session under Idaho Code 74-206(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations;

Motion To: Enter into Executive Session
Motion By: Council President McPherson
Motion Seconded: Council Member Bruce
Voting Aye: McPherson, Biggs, Bruce
Voting No: None
Absent: Laraway
Motion Passed: 3-0-1

9. Mayor/Council Announcements:

10. Adjournment: 6:14 P.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 12.20.2022

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 (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	11302022ACH		ACHD IMPACT FEE,NOV. '22	11/30/2022	35,749.00	35,749.00	30-2081 ACHD IMPACT FEE	0	12/22	12/09/2022	
Total 11302022ACHDI:						35,749.00	35,749.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						35,749.00	35,749.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081248		INTERNET SERVICES AT PARKS, 12/01-12/31/2022	12/02/2022	189.46	189.46	01-6290 UTILITIES	1004	12/22	12/09/2022	
Total IN-800108124850:						189.46	189.46					
Total ADVANCED COMMUNICATIONS, INC.:						189.46	189.46					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	INV88304		WIRE IN 2 MOTORS, JOB SUPPLIES, M. WEBB, DEC. '22	11/28/2022	380.56	.00	21-6150 M & R - SYSTEM	0	12/22		
Total INV88304:						380.56	.00					
Total AGRI-LINES IRRIGATION, INC.:						380.56	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	37	14709	CORRECTION & PRESSURE TEST NOTICES, D. STEPHENS, NOV. '22	11/18/2022	444.00	.00	01-6165 OFFICE SUPPLIES	1005	12/22		
Total 37:						444.00	.00					
Total AKK INVESTMENTS LLC:						444.00	.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
ALPINE OFFICE PRODUCTS												
2118	ALPINE OFFICE PRODUCTS	OE-18087-1		TOILET PAPER AND PAPER TOWELS FOR SENIOR CENTER, DEC. '22	12/02/2022	146.48	.00	01-6025 JANITORIAL	1001	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18087-1		BATTERIES FOR CITY HALL, DEC. '22- ADMIN	12/02/2022	10.07	.00	01-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18087-1		BATTERIES FOR CITY HALL, DEC. '22- WATER	12/02/2022	6.89	.00	20-6165 0FFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18087-1		BATTERIES FOR CITY HALL, DEC. '22- SEWER	12/02/2022	6.89	.00	21-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18087-1		BATTERIES FOR CITY HALL, DEC. '22- P.I	12/02/2022	2.64	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total OE-18087-1:						172.97	.00					
2118	ALPINE OFFICE PRODUCTS	OE-18193-1	14825	2 CASES TOILET TISSUE & 2 CASES PAPER TOWELS FOR CITY HALL, CMERRITT, DEC. '22 - ADMIN	12/08/2022	135.30	.00	01-6025 JANITORIAL	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18193-1	14825	2 CASES TOILET TISSUE & 2 CASES PAPER TOWELS FOR CITY HALL, CMERRITT, DEC. '22 - WATER	12/08/2022	92.57	.00	20-6025 JANITORIAL	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18193-1		2 CASES TOILET TISSUE & 2 CASES PAPER TOWELS FOR CITY HALL, CMERRITT, DEC. '22 - SEWER	12/08/2022	92.57	.00	21-6025 JANITORIAL	0	12/22		
2118	ALPINE OFFICE PRODUCTS	OE-18193-1		2 CASES TOILET TISSUE & 2 CASES PAPER TOWELS FOR CITY HALL, CMERRITT, DEC. '22 - P.I	12/08/2022	35.60	.00	25-6025 JANITORIAL	0	12/22		
Total OE-18193-1:						356.04	.00					
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	RUBBER BANDS & 1 CASE PAPER FOR PUBLIC WORKS, DEC.' 22-WATER	12/08/2022	31.27	.00	20-6165 0FFICE SUPPLIES	0	12/22		

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
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	MISC OFFICE SUPPLIES FOR CITY HALL, DEC.' 22- ADMIN	12/08/2022	40.45	.00	01-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	RUBBER BANDS & 1 CASE PAPER FOR PUBLIC WORKS, DEC.' 22- SEWER	12/08/2022	31.27	.00	21-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	RUBBER BANDS & 1 CASE PAPER FOR PUBLIC WORKS, DEC.' 22- P.I	12/08/2022	11.92	.00	25-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	MISC OFFICE SUPPLIES FOR CITY HALL, DEC.' 22-WATER	12/08/2022	27.67	.00	20-6165 0FFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	MISC OFFICE SUPPLIES FOR CITY HALL, DEC.' 22- SEWER	12/08/2022	27.67	.00	21-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-1	14822	MISC OFFICE SUPPLIES FOR CITY HALL, DEC.' 22- P.I	12/08/2022	10.65	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total WO-13041-1:						180.90	.00					
2118	ALPINE OFFICE PRODUCTS	WO-13041-2	14822	2 CASES KLEENEX FOR CITY HALL, DEC.' 22- ADMIN	12/09/2022	12.91	.00	01-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-2	14822	2 CASES KLEENEX FOR CITY HALL, DEC.' 22- WATER	12/09/2022	8.83	.00	20-6165 0FFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-2	14822	2 CASES KLEENEX FOR CITY HALL, DEC.' 22- SEWER	12/09/2022	8.83	.00	21-6165 OFFICE SUPPLIES	0	12/22		
2118	ALPINE OFFICE PRODUCTS	WO-13041-2	14822	2 CASES KLEENEX FOR CITY HALL, DEC.' 22- P.I	12/09/2022	3.41	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total WO-13041-2:						33.98	.00					
Total ALPINE OFFICE PRODUCTS:						743.89	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	95648		MONTHLY BACTERIA SAMPLES , NOV. '22	11/30/2022	541.50	.00	20-6152 M & R - LABORATORY COSTS	0	12/22		

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 95648:						541.50	.00					
1	ANALYTICAL LABORATORIES	95649		MONTHLY BACTERIA SAMPLES, NOV. '22	11/30/2022	1,104.85	.00	21-6152 M & R - LABORATORY COSTS	0	12/22		
Total 95649:						1,104.85	.00					
Total ANALYTICAL LABORATORIES:						1,646.35	.00					
AWP INC												
2184	AWP INC	00002299		TRAFFIC CONTROL SERVICES AFTER WATER LINE BREAK ON AVALON ST AND ASH ST, DEC. '22	12/08/2022	1,786.99	.00	20-6052 CONTRACT SERVICES	0	12/22		
Total 00002299:						1,786.99	.00					
Total AWP INC:						1,786.99	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	12092022BKID		FALL ASSESSMENT - 2023 IRRIGATION FOR KUNA TOWNSITE, SECTION 23TR: 02N-01W-ACCOUNT CHARGE	12/09/2022	85,124.00	85,124.00	25-6116 IRRIGATION / WATER COSTS	0	12/22	12/09/2022	
12	BOISE-KUNA IRRIGATION DISTRICT	12092022BKID		FALL ASSESSMENT - 2023 IRRIGATION FOR KUNA TOWNSITE, SECTION 23TR: 02N-01W	12/09/2022	4,323.36	4,323.36	25-6116 IRRIGATION / WATER COSTS	0	12/22	12/09/2022	
Total 12092022BKID:						89,447.36	89,447.36					
12	BOISE-KUNA IRRIGATION DISTRICT	12092022BKID		FALL ASSESSMENT - 2023 IRRIGATION, FOR E MEADOW VIEW RD, SECTION 19-TR: 02N-01E, W2 NE4 SW4	12/09/2022	47.35	47.35	25-6116 IRRIGATION / WATER COSTS	0	12/22	12/09/2022	
Total 12092022BKID01:						47.35	47.35					

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
12	BOISE-KUNA IRRIGATION DISTRICT	12092022BKID		FALL ASSESSMENT -2023 IRRIGATION FOR 501 W SHORTLINE STREET, SECTION 26 TR: 02N-01W Pt E2 NW4 NE4	12/09/2022	47.84	47.84	25-6116 IRRIGATION / WATER COSTS	0	12/22	12/09/2022	
Total 12092022BKID02:						47.84	47.84					
12	BOISE-KUNA IRRIGATION DISTRICT	12092022BKID		FALL ASSESSMENT - 2023 IRRIGATION FOR 371 W SHORTLINE STREET, SECTION 26 TR: 02N-01W PT NE4 NE4 STEAR INDUSTRIAL PARK	12/09/2022	17.29	17.29	25-6116 IRRIGATION / WATER COSTS	0	12/22	12/09/2022	
Total 12092022BKID03:						17.29	17.29					
Total BOISE-KUNA IRRIGATION DISTRICT:						89,559.84	89,559.84					
CASELLE INC												
1239	CASELLE INC	121370		CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2023-ADMIN	12/01/2022	700.72	.00	01-6052 CONTRACT SERVICES	0	12/22		
1239	CASELLE INC	121370		CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2023-WATER	12/01/2022	479.44	.00	20-6052 CONTRACT SERVICES	0	12/22		
1239	CASELLE INC	121370		CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2023-SEWER	12/01/2022	479.44	.00	21-6052 C0NTRACT SERVICES	0	12/22		
1239	CASELLE INC	121370		CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2023-PI	12/01/2022	184.40	.00	25-6052 C0NTRACT SERVICES	0	12/22		
Total 121370:						1,844.00	.00					
Total CASELLE INC:						1,844.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 11/25-12/24/2022-WATER	11/25/2022	25.13	25.13	20-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	

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	208922113658		DEDICATED LANDLINE TO SCADA, 11/25-12/24/2022-SEWER	11/25/2022	25.13	25.13	21-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE TO SCADA, 11/25-12/24/2022-PI	11/25/2022	9.58	9.58	25-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	
Total 2089221136586B11252022:						59.84	59.84					
62	CENTURYLINK	208922932280		INTERNET SERVICES AT PARKS, 11/25-12/24/2022	11/25/2022	100.58	100.58	01-6255 TELEPH0NE	1004	12/22	12/09/2022	
Total 2089229322801B11252022:						100.58	100.58					
Total CENTURYLINK:						160.42	160.42					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	IN-185881-22	14751	1498.00 GALLONS UNLEADED, M. NADEU, NOV.'22	11/28/2022	6,008.48	.00	21-6300 FUEL	0	12/22		
Total IN-185881-22:						6,008.48	.00					
Total CONRAD & BISCHOFF INC:						6,008.48	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	S004950	14780	30 METER REGISTERS, J.OSBORN, NOV.'22	11/30/2022	8,366.82	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	12/22		
Total S004950:						8,366.82	.00					
Total CORE & MAIN LP:						8,366.82	.00					
D & B SUPPLY												
75	D & B SUPPLY	1953		RETURNED BOOTS FOR J. COX AND PURCHASED DIFFERENT PAIR, INV#62693, CREDIT OF $5.00, DEC. '22	12/09/2022	-4.00	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/22		

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
75	D & B SUPPLY	1953		RETURNED BOOTS FOR J. COX AND PURCHASED DIFFERENT PAIR, INV#62693, CREDIT OF $5.00, DEC. '22	12/09/2022	-1.00	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/22		
Total 1953:						-5.00	.00					
75	D & B SUPPLY	30129	14788	PROPANE TANKS, PROPANE, STAPLES, AND BANDSAW BLADES, B.VILLANUEVA, NOV.'22	11/30/2022	307.76	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total 30129:						307.76	.00					
75	D & B SUPPLY	30718	14827	WINTER BOOTS FOR R. WARWICK, DEC. '22	12/08/2022	139.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	12/22		
Total 30718:						139.99	.00					
75	D & B SUPPLY	62693	14836	FORGE STEEL TOE CLASSIC BOOTS FOR J. COX & J. OSBORN, MUSK BOOTS FOR J. COX, DEC. '22	12/09/2022	299.98	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	11/22		
75	D & B SUPPLY	62693	14836	MUSK BOOTS FOR J. COX, DEC. '22	12/09/2022	199.99	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/22		
Total 62693:						499.97	.00					
75	D & B SUPPLY	67415	14812	ALL WEATHER TAPE, INDOOR CORD FOR HOLIDAY LIGHTS AT BERNIE, R.WARWICK, DEC.'22	12/06/2022	19.28	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 67415:						19.28	.00					
75	D & B SUPPLY	67782	14830	WRAPPING PAPER FOR FLOAT, J. PEREZ, DEC. '22	12/08/2022	17.94	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/22		

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 67782:						17.94	.00					
75	D & B SUPPLY	68421	14839	WORK BOOTS FOR NEW EMPLOYEE, B. DALLOLIO, DEC. '22	12/12/2022	179.99	.00	21-6285 UNIF0RMS EXPENSE	0	12/22		
Total 68421:						179.99	.00					
75	D & B SUPPLY	75611	14831	DEWALT SPOTLIGHT FOR TRUCK #8, R.DAVILA, DEC.'22	12/08/2022	69.99	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
Total 75611:						69.99	.00					
75	D & B SUPPLY	76452	14855	FITTINGS TO FIX THE MAG TANK FOR ICE MELT SPREADER, R. WARWICK, DEC ;22	12/14/2022	6.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22		
Total 76452:						6.46	.00					
75	D & B SUPPLY	88976	14841	MUCK BOOTS FOR NEW EMPLOYEE, B. DALLOLIO, DEC. '22	12/12/2022	149.99	.00	21-6285 UNIF0RMS EXPENSE	0	12/22		
Total 88976:						149.99	.00					
75	D & B SUPPLY	89245	14854	FORGE STEEL TOE CLASSIC BOOTS FOR M. DAVILA, DEC. '22	12/13/2022	149.99	.00	21-6285 UNIF0RMS EXPENSE	0	12/22		
Total 89245:						149.99	.00					
75	D & B SUPPLY	89721	14828	BALES OF STRAW FOR FLOAT, R. WARWICK, DEC. '22	12/08/2022	65.94	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/22		
Total 89721:						65.94	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total D & B SUPPLY:						1,602.30	.00					
DIGLINE												
25	DIGLINE	0069552-IN		DIG FEES, NOV. '22-WATER	11/30/2022	253.68	.00	20-6065 DIG LINE EXPENSE	0	12/22		
25	DIGLINE	0069552-IN		DIG FEES, NOV. '22-SEWER	11/30/2022	253.68	.00	21-6065 DIG LINE EXPENSE	0	12/22		
25	DIGLINE	0069552-IN		DIG FEES, NOV. '22-PI	11/30/2022	96.65	.00	25-6065 DIG LINE EXPENSE	0	12/22		
Total 0069552-IN:						604.01	.00					
Total DIGLINE:						604.01	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	11302022DMH		PLUMBING PERMITS, NOV. '22	11/30/2022	7,694.67	7,694.67	01-6052 CONTRACT SERVICES	1005	12/22	12/09/2022	
Total 11302022DMH:						7,694.67	7,694.67					
Total DMH ENTERPRISES:						7,694.67	7,694.67					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30062713		450# DRUM OF CHEMFLOCM M. WEBB, DEC.'22	12/02/2022	3,325.14	.00	21-6151 M & R - PROCESS CHEMICALS	0	12/22		
Total IN-30062713:						3,325.14	.00					
Total DUBOIS CHEMICALS INC:						3,325.14	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	268190		2.5 AMP VOLT BATTERY MAINTAINER, NOV. '22	11/10/2022	31.49	31.49	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22	12/09/2022	

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 268190:						31.49	31.49					
2115	DYNA PARTS LLC	269565	14814	MOTOR TREATMENT FOR FLEET, J.DURHAM, DEC.'22 - ADMIN	12/06/2022	29.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
2115	DYNA PARTS LLC	269565	14814	MOTOR TREATMENT FOR FLEET, J.DURHAM, DEC.'22 - WATER	12/06/2022	12.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
2115	DYNA PARTS LLC	269565	14814	MOTOR TREATMENT FOR FLEET, J.DURHAM, DEC.'22 - SEWER	12/06/2022	12.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
2115	DYNA PARTS LLC	269565	14814	MOTOR TREATMENT FOR FLEET, J.DURHAM, DEC.'22 - P.I	12/06/2022	6.00	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/22		
Total 269565:						59.99	.00					
2115	DYNA PARTS LLC	269617	14823	ANTI FREEZE FOR PARKS DUMP TRUCK, J.DURHAM, DEC.'22	12/07/2022	17.18	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/22		
Total 269617:						17.18	.00					
2115	DYNA PARTS LLC	269906	14849	ZIPTIES FOR DANSKIN LIFT STATION, R.DAVILA, DEC.'22	12/13/2022	53.78	.00	21-6150 M & R - SYSTEM	0	12/22		
Total 269906:						53.78	.00					
Total DYNA PARTS LLC:						162.44	31.49					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	11302022ECI		ELECTRICAL PERMITS, NOV. '22	11/30/2022	12,992.21	12,992.21	01-6052 CONTRACT SERVICES	1005	12/22	12/09/2022	
Total 11302022ECI:						12,992.21	12,992.21					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						12,992.21	12,992.21					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	2287		CARPET CLEANING FOR CITY HALL, DEC. '22-ADMIN	12/09/2022	84.00	.00	01-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2287		CARPET CLEANING FOR CITY HALL, DEC. '22-WATER	12/09/2022	78.00	.00	20-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2287		CARPET CLEANING FOR CITY HALL, DEC. '22-SEWER	12/09/2022	78.00	.00	21-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2287		CARPET CLEANING FOR CITY HALL, DEC. '22-PI	12/09/2022	30.00	.00	25-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2287		CARPET CLEANING FOR CITY HALL, DEC. '22-P&Z	12/09/2022	30.00	.00	01-6025 JANITORIAL	1003	12/22		
Total 2287:						300.00	.00					
1730	EVER-FRESH CARPET CLEANING	2288		CARPET CLEANING FOR DEC. '22-WATER	12/09/2022	83.16	.00	20-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2288		CARPET CLEANING FOR DEC. '22-SEWER	12/09/2022	83.16	.00	21-6025 JANITORIAL	0	12/22		
1730	EVER-FRESH CARPET CLEANING	2288		CARPET CLEANING FOR DEC. '22-PI	12/09/2022	31.68	.00	25-6025 JANITORIAL	0	12/22		
Total 2288:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						498.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0841937	14807	2 WATER MAIN REPAIR CLAMPS , 2 SIX INCH REPAIR COUPLERS, J.COX, DEC.'22	12/06/2022	1,200.57	.00	20-6150 M & R - SYSTEM	0	12/22		
Total 0841937:						1,200.57	.00					
Total FERGUSON ENTERPRISES INC:						1,200.57	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	70508		SERVICE OF THE FIRE SUPPRESSION SYSTEM AT SENIOR CENTER, DEC. '22	12/07/2022	360.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	12/22		
Total 70508:						360.00	.00					
Total FIRE EXTINGUISHER CO., INC:						360.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	5674		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, DECEMBER. '22-ADMIN	12/01/2022	1,775.36	1,775.36	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/22	12/02/2022	
2014	FREUND PROPERTIES LLC	5674		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, DECEMBER. '22-WATER	12/01/2022	1,214.72	1,214.72	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/22	12/02/2022	
2014	FREUND PROPERTIES LLC	5674		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, DECEMBER. '22-SEWER	12/01/2022	1,214.72	1,214.72	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/22	12/02/2022	
2014	FREUND PROPERTIES LLC	5674		CMIT MARATHON & GUARDIAN CONTRACT SERVICES, DECEMBER. '22-PI	12/01/2022	467.20	467.20	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/22	12/02/2022	
Total 5674:						4,672.00	4,672.00					
Total FREUND PROPERTIES LLC:						4,672.00	4,672.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	988664	14787	TARPS FOR SHOP, J.DURHAM, NOV.'22	11/30/2022	317.38	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total 988664:						317.38	.00					
Total HARBOR FREIGHT TOOLS:						317.38	.00					
ICON ENTERPRISES, INC.												
1631	ICON ENTERPRISES, INC.	248115	14795	FULL SERVICE SUPPLEMENTATION SUBSCRIPTION, N. STANLEY								

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
				DEC. '22	12/01/2022	2,549.60	.00	01-6202 PR0FESSI0NAL SERVICES	0	12/22		
Total 248115:						2,549.60	.00					
Total ICON ENTERPRISES, INC.:						2,549.60	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	12/2022		ANIMAL CONTROL CONTRACT SERVICES FOR DEC. '22	12/01/2022	11,965.58	.00	01-6005 ANIMAL CONTROL SERVICES	0	12/22		
Total 12/2022:						11,965.58	.00					
Total IDAHO HUMANE SOCIETY:						11,965.58	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-ADMIN	11/21/2022	488.31	488.31	01-6290 UTILITIES	0	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-SENIOR CENTER	11/21/2022	289.15	289.15	01-6290 UTILITIES	1001	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-STREET LIGHTS	11/21/2022	2,124.29	2,124.29	01-6290 UTILITIES	1002	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-PARKS	11/21/2022	1,366.45	1,366.45	01-6290 UTILITIES	1004	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-WATER	11/21/2022	9,034.87	9,034.87	20-6290 UTILITIES EXPENSE	0	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-SEWER	11/21/2022	19,204.93	19,204.93	21-6290 UTILITIES EXPENSE	0	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-LAGOONS	11/21/2022	144.68	144.68	21-6090 FARM EXPENDITURES	0	12/22	12/02/2022	
38	IDAHO POWER CO	12022022IP		ELECTRIC SERVICE 10/15-11/18/2022-PI	11/21/2022	2,623.46	2,623.46	25-6290 UTILITIES EXPENSE	0	12/22	12/02/2022	

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 12022022IP:						35,276.14	35,276.14					
38	IDAHO POWER CO	12092022IP		ELECTRIC SERVICE 10/15-11/16/2022-SEWER	11/21/2022	12,346.28	12,346.28	21-6290 UTILITIES EXPENSE	0	12/22	12/09/2022	
Total 12092022IP:						12,346.28	12,346.28					
Total IDAHO POWER CO:						47,622.42	47,622.42					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196112		NATURAL GAS CONSUMPTION AT SENIOR CENTER-10/26-11/28/2022	11/29/2022	558.15	558.15	01-6290 UTILITIES	1001	12/22	12/09/2022	
Total 48213519611292022:						558.15	558.15					
37	INTERMOUNTAIN GAS CO	482327707112		NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 10/26-11/28/2022	11/29/2022	78.23	78.23	01-6290 UTILITIES	1004	12/22	12/09/2022	
Total 48232770711292022:						78.23	78.23					
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26-11/28/2022-ADMIN	11/29/2022	151.16	151.16	01-6290 UTILITIES	0	12/22	12/09/2022	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26-11/28/2022-WATER	11/29/2022	103.42	103.42	20-6290 UTILITIES EXPENSE	0	12/22	12/09/2022	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26-11/28/2022-SEWER	11/29/2022	103.42	103.42	21-6290 UTILITIES EXPENSE	0	12/22	12/09/2022	
37	INTERMOUNTAIN GAS CO	482634665112		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26-11/28/2022-PI	11/29/2022	39.80	39.80	25-6290 UTILITIES EXPENSE	0	12/22	12/09/2022	
Total 48263466511292022:						397.80	397.80					

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 INTERMOUNTAIN GAS CO:						1,034.18	1,034.18					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	11252022-1201		SANITATION RECEIPT TRANSFER, 11/25-12/01/2022	12/02/2022	28,543.80	28,543.80	26-7000 SOLID WASTE SERVICE FEES	0	12/22	12/02/2022	
230	J & M SANITATION, INC.	11252022-1201		SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 11/25-12/01/2022	12/02/2022	-2,820.12	-2,820.12	01-4170 FRANCHISE FEES	0	12/22	12/02/2022	
Total 11252022-12012022:						25,723.68	25,723.68					
230	J & M SANITATION, INC.	11302022JM		ACCT #560, SWAN FALLS, 20 YD RENTAL	11/30/2022	577.50	.00	21-6212 RENT-EQUIPMENT	0	12/22		
230	J & M SANITATION, INC.	11302022JM		ACCT #560, SLUDGE REMOVAL FOR NOV. '22	11/30/2022	8,757.71	.00	21-6153 M & R - SLUDGE DISPOSAL	0	12/22		
230	J & M SANITATION, INC.	11302022JM		ACCT #8716, 371 SHORTLINE ST, 25 YD PICK UP AND RENTAL, FLEET-ADMIN	11/30/2022	426.75	.00	01-6212 RENT-EQUIPMENT	0	12/22		
230	J & M SANITATION, INC.	11302022JM		ACCT #8716, 371 SHORTLINE ST, 25 YD PICK UP AND RENTAL, FLEET-WATER	11/30/2022	170.70	.00	20-6212 RENT - EQUIPMENT	0	12/22		
230	J & M SANITATION, INC.	11302022JM		ACCT #8716, 371 SHORTLINE ST, 25 YD PICK UP AND RENTAL, FLEET-SEWER	11/30/2022	170.70	.00	21-6212 RENT-EQUIPMENT	0	12/22		
230	J & M SANITATION, INC.	11302022JM		ACCT #8716, 371 SHORTLINE ST, 25 YD PICK UP AND RENTAL, FLEET-PI	11/30/2022	85.35	.00	25-6212 RENT - EQUIPMENT	0	12/22		
Total 11302022JM:						10,188.71	.00					
230	J & M SANITATION, INC.	12022022-120		SANITATION RECEIPT TRANSFER, 12/02-12/08/2022	12/09/2022	59,398.88	59,398.88	26-7000 SOLID WASTE SERVICE FEES	0	12/22	12/09/2022	
230	J & M SANITATION, INC.	12022022-120		SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 12/02-12/08/2022	12/09/2022	-5,868.60	-5,868.60	01-4170 FRANCHISE FEES	0	12/22	12/09/2022	

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 12022022-12082022:						53,530.28	53,530.28					
Total J & M SANITATION, INC.:						89,442.67	79,253.96					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4162553		ACH MONTHLY PROCESSING FEE-ADMIN	12/01/2022	40.82	.00	01-6052 CONTRACT SERVICES	0	12/22		
1328	JACK HENRY & ASSOCIATES, INC.	4162553		ACH MONTHLY PROCESSING FEE-WATER	12/01/2022	27.93	.00	20-6052 CONTRACT SERVICES	0	12/22		
1328	JACK HENRY & ASSOCIATES, INC.	4162553		ACH MONTHLY PROCESSING FEE-SEWER	12/01/2022	27.93	.00	21-6052 C0NTRACT SERVICES	0	12/22		
1328	JACK HENRY & ASSOCIATES, INC.	4162553		ACH MONTHLY PROCESSING FEE-PI	12/01/2022	10.75	.00	25-6052 C0NTRACT SERVICES	0	12/22		
Total 4162553:						107.43	.00					
Total JACK HENRY & ASSOCIATES, INC.:						107.43	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	1002		MONTHLY JANITORIAL SERVICE CITY HALL, DEC. '22-ADMIN	12/02/2022	276.64	.00	01-6025 JANITORIAL	0	12/22		
1976	JONATHAN STRICKLAND	1002		MONTHLY JANITORIAL SERVICE CITY HALL, DEC. '22-WATER	12/02/2022	189.28	.00	20-6025 JANITORIAL	0	12/22		
1976	JONATHAN STRICKLAND	1002		MONTHLY JANITORIAL SERVICE CITY HALL, DEC. '22-SEWER	12/02/2022	189.28	.00	21-6025 JANITORIAL	0	12/22		
1976	JONATHAN STRICKLAND	1002		MONTHLY JANITORIAL SERVICE CITY HALL, DEC. '22-P.I	12/02/2022	72.80	.00	25-6025 JANITORIAL	0	12/22		

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 1002:						728.00	.00					
1976	JONATHAN STRICKLAND	1003		MONTHLY JANITORIAL SERVICES, SENIOR CENTER, DEC. '22	12/02/2022	446.00	.00	01-6025 JANITORIAL	1004	12/22		
Total 1003:						446.00	.00					
1976	JONATHAN STRICKLAND	1004		MONTHLY JANITORIAL SERVICES, DEC. '22- WATER	12/02/2022	193.20	.00	20-6025 JANITORIAL	0	12/22		
1976	JONATHAN STRICKLAND	1004		MONTHLY JANITORIAL SERVICES, DEC. '22- SEWER	12/02/2022	193.20	.00	21-6025 JANITORIAL	0	12/22		
1976	JONATHAN STRICKLAND	1004		MONTHLY JANITORIAL SERVICES, DEC. '22- P.I	12/02/2022	73.60	.00	25-6025 JANITORIAL	0	12/22		
Total 1004:						460.00	.00					
Total JONATHAN STRICKLAND:						1,634.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0156865		PROFESSIONAL SERVICES FROM 09/04-09/30/2022, KUNA: 2022 MISC SEWER SERVICES-BUDGET 2022	10/17/2022	653.50	653.50	21-6202 PR0FESSI0NAL SERVICES	0	12/22	12/09/2022	
Total 0156865:						653.50	653.50					
1236	J-U-B ENGINEERS, INC.	0157274		PROFESSIONAL SERVICES FROM 09/04-09/30/2022, KUNA: RAILROAD OVERPASS PEL PLANNING STUDY-BUDGET 2022	10/27/2022	24,019.10	24,019.10	40-6020 CAPITAL IMPROVEMENTS	1273	12/22	12/09/2022	
Total 0157274:						24,019.10	24,019.10					
1236	J-U-B ENGINEERS, INC.	0157275		PROFESSIONAL SERVICES FROM 09/04-09/30/2022. KUNA: EAST DISTRICT URBAN RENEWAL PLAN-BUDGET 2022	10/27/2022	5,200.00	5,200.00	01-6045 C0NTINGENCY	1283	12/22	12/09/2022	

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 0157275:						5,200.00	5,200.00					
Total J-U-B ENGINEERS, INC.:						29,872.60	29,872.60					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0223531		PROFESSIONAL SERVICES FROM 10/01-11/05/2022. AVALON & KAY SIGNAL WARRANT STUDY	11/05/2022	11,378.00	11,378.00	40-6020 CAPITAL IMPROVEMENTS	1313	12/22	12/09/2022	
Total 0223531:						11,378.00	11,378.00					
Total KELLER ASSOCIATES, INC.:						11,378.00	11,378.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	12522		FIBER OPTIC LEASE FOR NOVEMBER. '22-ADMIN	11/01/2022	114.00	.00	01-6255 TELEPH0NE	0	12/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12522		FIBER OPTIC LEASE FOR NOVEMBER. '22-WATER	11/01/2022	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	12/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12522		FIBER OPTIC LEASE FOR NOVEMBER. '22-SEWER	11/01/2022	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	12/22		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12522		FIBER OPTIC LEASE FOR NOVEMBER. '22-PI	11/01/2022	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	12/22		
Total 12522:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A132798	14733	ZIP TIES FOR LIGHTS, J. PEREZ, NOV.'22	11/17/2022	35.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		

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 A132798:						35.99	.00					
499	KUNA LUMBER	A132854	14750	ASSORTMENT OF CABLE TIES FOR FLEET , S. HOWELL, NOV. '22-ADMIN	11/21/2022	15.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/22		
499	KUNA LUMBER	A132854	14750	ASSORTMENT OF CABLE TIES FOR FLEET , S. HOWELL, NOV. '22-WATER	11/21/2022	6.24	.00	20-6150 M & R - SYSTEM	0	12/22		
499	KUNA LUMBER	A132854	14750	ASSORTMENT OF CABLE TIES FOR FLEET , S. HOWELL, NOV. '22-SEWER	11/21/2022	6.24	.00	21-6150 M & R - SYSTEM	0	12/22		
499	KUNA LUMBER	A132854	14750	ASSORTMENT OF CABLE TIES FOR FLEET , S. HOWELL, NOV. '22-PI	11/21/2022	3.12	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/22		
Total A132854:						31.20	.00					
499	KUNA LUMBER	A132921	14769	PAINT FOR ROLL UP DOORS AT NEW SHOP, 2 STORAGE DOOR KNOBS, J. ADAMS, NOV. '22	11/28/2022	490.95	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total A132921:						490.95	.00					
499	KUNA LUMBER	A132933	14774	PAINT, CLEANER AND ADHESIVE FOR THE NEW PARKS SHOP,J.ADAMS, NOV.'22	11/29/2022	28.77	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total A132933:						28.77	.00					
499	KUNA LUMBER	A132934		AIR FILTER FOR NEW SHOP FURNANCE, J. ADAMS, DEC. '22	11/29/2022	12.58	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total A132934:						12.58	.00					
499	KUNA LUMBER	A133045	14817	CORD & PROTECTOR FOR CHRISTMAS LIGHTS AT BERNIE, D. ABBOTT, DEC. '22	12/07/2022	19.42	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		

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 A133045:						19.42	.00					
499	KUNA LUMBER	A133058	14824	WALL ANCHORS FOR FLEET SHOP, S.HOWELL, DEC.'22-ADMIN	12/07/2022	3.47	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/22		
499	KUNA LUMBER	A133058	14824	WALL ANCHORS FOR FLEET SHOP, S.HOWELL, DEC.'22-WATER	12/07/2022	1.38	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/22		
499	KUNA LUMBER	A133058	14824	WALL ANCHORS FOR FLEET SHOP, S.HOWELL, DEC.'22-SEWER	12/07/2022	1.38	.00	21-6140 MAINT & REPAIR BUILDING	0	12/22		
499	KUNA LUMBER	A133058	14824	WALL ANCHORS FOR FLEET SHOP, S.HOWELL, DEC.'22-PI	12/07/2022	.69	.00	25-6140 MAINT & REPAIR BUILDING	0	12/22		
Total A133058:						6.92	.00					
499	KUNA LUMBER	A133076		RETURN 2 SWITCH & OUTLET COVERS. RETURN 4 OUTLET BOX COVERS, S. HOWELL, DEC. '22	12/08/2022	-25.86	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
499	KUNA LUMBER	A133076		2 EACH GORILLA TAPE & 1 EA OUTLET WALL PLATE, S. HOWELL, DEC. 22	12/08/2022	25.35	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total A133076:						-.51	.00					
499	KUNA LUMBER	A133156	14848	SPACE HEATER FOR THE LAGOON OFFICE, C.MCDANIEL, DEC.'22	12/13/2022	31.99	.00	21-6190 P0STAGE & BILLING	0	12/22		
Total A133156:						31.99	.00					
499	KUNA LUMBER	B167146	14678	PHILIPS BIT, J.OSBORN, NOV.'22	11/07/2022	3.41	.00	20-6150 M & R - SYSTEM	0	12/22		
Total B167146:						3.41	.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	B167245	14723	HONDA SNOW PLOW REPAIR, J.MORFIN, NOV.'22	11/16/2022	23.78	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22		
Total B167245:						23.78	.00					
499	KUNA LUMBER	B167423	14730	PROPANE AND TORCH, R.DAVILA, NOV.'22	11/17/2022	40.18	.00	21-6150 M & R - SYSTEM	0	12/22		
Total B167423:						40.18	.00					
499	KUNA LUMBER	B167629	14782	CHISEL, J. OSBORN, NOV. '22	11/30/2022	7.19	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/22		
Total B167629:						7.19	.00					
499	KUNA LUMBER	B167646	14783	JOINT PLIERS, J. OSBORN NOV, '22	11/30/2022	10.16	.00	20-6150 M & R - SYSTEM	0	12/22		
Total B167646:						10.16	.00					
499	KUNA LUMBER	B167720	14800	COTTON SASH CORD FOR XMAS PARTY, B.VILLANUEVA, DEC.'22	12/02/2022	24.27	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total B167720:						24.27	.00					
499	KUNA LUMBER	B167805	14819	2 ROLLS OF CAUTION TAPE FOR TREE LIGHTING, J. MORFIN, DEC.'22	12/07/2022	11.06	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total B167805:						11.06	.00					
499	KUNA LUMBER	B167831	14829	OUTLET COVERS FOR NEW SHOP, S. HOWELL, DEC. 22	12/08/2022	40.81	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		

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 B167831:						40.81	.00					
499	KUNA LUMBER	B167864	14837	2 ROLLS OF CAUTION TAPE FOR TREE LIGHTING, J. MORFIN, DEC.'22	12/09/2022	20.32	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total B167864:						20.32	.00					
Total KUNA LUMBER:						838.49	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1224	14670	ANGLE IRON FOR SEGO PRAIRE DOCKS, J. MORFIN, NOV.'22	11/03/2022	340.00	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 1224:						340.00	.00					
Total KUNA MACHINE LLC:						340.00	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	11302022KRF		KRFD IMPACT FEES, NOV. '22	11/30/2022	62,375.19	62,375.19	30-2082 KRFD IMPACT FEE	0	12/22	12/09/2022	
Total 11302022KRFDI:						62,375.19	62,375.19					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						62,375.19	62,375.19					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	11302022KRF		KRFD PLAN REVIEW, NOV. '22	11/30/2022	6,641.86	6,641.86	30-2083 KRFD PLAN REVIEW FEE	0	12/22	12/09/2022	
Total 11302022KRFDPR:						6,641.86	6,641.86					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						6,641.86	6,641.86					
LAURA LEE LORENTZ												
2073	LAURA LEE LORENTZ	139639	14835	PLATE FOR MEMORIAL BENCH, PARTIDA MEMORIAL, DEC.'22	12/11/2022	20.00	.00	01-6150 MAINTENANCE &				

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
								REPAIRS - SYSTEM	1004	12/22		
Total 139639:						20.00	.00					
Total LAURA LEE LORENTZ:						20.00	.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	18779		FARM PROCESS/DOMESTIC WELL, T. FLEMING, DEC.'22	11/29/2022	3,500.00	.00	21-6090 FARM EXPENDITURES	0	12/22		
Total 18779:						3,500.00	.00					
Total LAYNE OF IDAHO, INC.:						3,500.00	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800592080	14803	SNOW TIRES ON PARKS TACOMA #50, J.DURHAM, DEC. '22	12/05/2022	567.90	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/22		
Total 12800592080:						567.90	.00					
221	LES SCHWAB TIRES	12800592232	14804	TRUCK #75 AIRBAGS FOR TOWING, J. DURHAM, DEC. '22-ADMIN	12/06/2022	993.77	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
221	LES SCHWAB TIRES	12800592232	14804	TRUCK #75 AIRBAGS FOR TOWING, J. DURHAM, DEC. '22-WATER	12/06/2022	397.51	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
221	LES SCHWAB TIRES	12800592232	14804	TRUCK #75 AIRBAGS FOR TOWING, J. DURHAM, DEC. '22-SEWER	12/06/2022	397.51	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
221	LES SCHWAB TIRES	12800592232	14804	TRUCK #75 AIRBAGS FOR TOWING, J. DURHAM, DEC. '22-PI	12/06/2022	198.75	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/22		
Total 12800592232:						1,987.54	.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 LES SCHWAB TIRES:						2,555.44	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR1125594		CONTRACT BASE RATE CHARGE FOR 12/03/2022-01/02/2023, MODEL #MPC4504EX, SERIAL# C737M540155 & #C737M540938-ADMIN	12/05/2022	135.16	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/22		
1619	LOCAHAN LLC	AR1125594		CONTRACT BASE RATE CHARGE FOR 12/03/2022-01/02/2023, MODEL #MPC4504EX, SERIAL# C737M540155 & #C737M540938-WATER	12/05/2022	125.50	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/22		
1619	LOCAHAN LLC	AR1125594		CONTRACT BASE RATE CHARGE FOR 12/03/2022-01/02/2023, MODEL #MPC4504EX, SERIAL# C737M540155 & #C737M540938-SEWER	12/05/2022	125.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/22		
1619	LOCAHAN LLC	AR1125594		CONTRACT BASE RATE CHARGE FOR 12/03/2022-01/02/2023, MODEL #MPC4504EX, SERIAL# C737M540155 & #C737M540938-PI	12/05/2022	48.28	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/22		
1619	LOCAHAN LLC	AR1125594		CONTRACT BASE RATE CHARGE FOR 12/03/2022-01/02/2023, MODEL #MPC4504EX, SERIAL# C737M540155 & #C737M540938-P&Z	12/05/2022	48.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/22		
Total AR1125594:						482.72	.00					
Total LOCAHAN LLC:						482.72	.00					
MASON & ASSOCIATES INC												
2128	MASON & ASSOCIATES INC	15563		KUNA-WELL NO. 12 CONNECTOR-DESIGN, PROJECT ID: FE0922, ENGINEERING-WATER DESIGN	12/07/2022	95.00	.00	20-6052 CONTRACT SERVICES	0	12/22		

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 15563:						95.00	.00					
Total MASON & ASSOCIATES INC:						95.00	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0026796386		HYDRAULIC GAS CYLINDER RENTAL, NOV. '22	11/30/2022	48.93	.00	21-6150 M & R - SYSTEM	0	12/22		
Total 0026796386:						48.93	.00					
Total MATHESON TRI-GAS INC:						48.93	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	P18728		SIM CARD, M. BORZICK, DEC.'22	12/01/2022	153.25	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/22		
Total P18728:						153.25	.00					
196	METROQUIP, INC.	P18792	14792	LIGHT TO GO ON END OF BOOM FOR SEWER TRUCK #8, J. DURHAM, DEC. '22	12/07/2022	668.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
Total P18792:						668.00	.00					
Total METROQUIP, INC.:						821.25	.00					
NICOLE OWENS												
2185	NICOLE OWENS	6315		BANNER FOR NEW CITY SHOP, S. JONES, DEC.'22	12/13/2022	480.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/22		
Total 6315:						480.00	.00					
Total NICOLE OWENS:						480.00	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	32105		THERMOSTAT INSTALL AT TREATMENT PLANT- WATER	11/30/2022	57.96	.00	20-6150 M & R - SYSTEM	0	12/22		

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
1654	PAIGE MECHANICAL GROUP, INC.	32105		THERMOSTAT INSTALL AT TREATMENT PLANT- SEWER	11/30/2022	57.96	.00	21-6150 M & R - SYSTEM	0	12/22		
1654	PAIGE MECHANICAL GROUP, INC.	32105		THERMOSTAT INSTALL AT TREATMENT PLANT- P.I	11/30/2022	22.08	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/22		
Total 32105:						138.00	.00					
1654	PAIGE MECHANICAL GROUP, INC.	32184		FALL MAINTENANCE ON HVAC, 11/19, 28, & 12/1/2022 - AT TREATMENT PLANT	12/08/2022	2,965.79	.00	21-6150 M & R - SYSTEM	0	12/22		
Total 32184:						2,965.79	.00					
Total PAIGE MECHANICAL GROUP, INC.:						3,103.79	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	2Z64934	14713	4 REPLACEMENT EXIT LIGHTS AND 1 EMERGENCY LIGHT REPLACEMENT, S. HOWELL, NOV. '22	11/17/2022	101.03	101.03	01-6140 MAINT. & REPAIR BUILDING	0	12/22	12/09/2022	
1613	REXEL USA, INC.	2Z64934	14713	4 REPLACEMENT EXIT LIGHTS AND 1 EMERGENCY LIGHT REPLACEMENT, S. HOWELL, NOV. '22	11/17/2022	69.13	69.13	20-6140 MAINT. & REPAIR BUILDING	0	12/22	12/09/2022	
1613	REXEL USA, INC.	2Z64934	14713	4 REPLACEMENT EXIT LIGHTS AND 1 EMERGENCY LIGHT REPLACEMENT, S. HOWELL, NOV. '22	11/17/2022	69.13	69.13	21-6140 MAINT & REPAIR BUILDING	0	12/22	12/09/2022	
1613	REXEL USA, INC.	2Z64934	14713	4 REPLACEMENT EXIT LIGHTS AND 1 EMERGENCY LIGHT REPLACEMENT, S. HOWELL, NOV. '22	11/17/2022	26.59	26.59	25-6140 MAINT & REPAIR BUILDING	0	12/22	12/09/2022	
Total 2Z64934:						265.88	265.88					
1613	REXEL USA, INC.	3I96256	14593	STREET LIGHT HEAD FOR PATAGONIA, S. HOWELL, OCT. 22	11/10/2022	646.84	646.84	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	12/22	12/09/2022	

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 3I96256:						646.84	646.84					
Total REXEL USA, INC.:						912.72	912.72					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5066223865		COPIER CHARGES, MODEL #IMC2000, SERIAL # C86262110, FOR PARKS, 11/01-11/30/2022	12/01/2022	11.64	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22		
Total 5066223865:						11.64	.00					
Total RICOH USA, INC. (MAINTENANCE):						11.64	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2094155	14815	CARB KIT FOR COMPACTOR, J. DURHAM, DEC. '22	12/06/2022	14.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22		
Total 2094155:						14.99	.00					
Total RIDGEWOOD ENTERPRISES, INC:						14.99	.00					
RIMI INC												
1991	RIMI INC	11302022RIMI		COMMERCIAL MECHANICAL PERMITS, NOV. '22	11/30/2022	6,781.76	6,781.76	01-6052 CONTRACT SERVICES	1005	12/22	12/09/2022	
Total 11302022RIMI:						6,781.76	6,781.76					
Total RIMI INC:						6,781.76	6,781.76					
SOCKEYE CONSTRUCTION INC												
2183	SOCKEYE CONSTRUCTION INC	4462		GUTTER AND DOWNSPOUT @ #10 WELL HOUSE, S. HOWELL, DEC. '22	12/02/2022	459.00	.00	20-6150 M & R - SYSTEM	0	12/22		
Total 4462:						459.00	.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
2183	SOCKEYE CONSTRUCTION INC	4463		GUTTER AND DOWNSPOUT @ BUTLER PARK WELL HOUSE, S. HOWELL, DEC.'22	12/02/2022	390.00	.00	20-6150 M & R - SYSTEM	0	12/22		
Total 4463:						390.00	.00					
2183	SOCKEYE CONSTRUCTION INC	4464		GUTTER AND DOWNSPOUT @ 1O MILE & COLUMBIA WELL HOUSE, S. HOWELL, DEC. '22	12/02/2022	442.00	.00	20-6150 M & R - SYSTEM	0	12/22		
Total 4464:						442.00	.00					
2183	SOCKEYE CONSTRUCTION INC	4465		GUTTER AND DOWNSPOUT@ #6 WELL HOUSE, S. HOWELL, DEC. '22	12/02/2022	459.00	.00	20-6150 M & R - SYSTEM	0	12/22		
Total 4465:						459.00	.00					
Total SOCKEYE CONSTRUCTION INC:						1,750.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4550	14370	ACCESS CONTROL INSTALL FOR PARKS SHOP, J. LORENTZ, SEPT. '22	12/05/2022	4,212.62	4,212.62	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22	12/09/2022	
Total 4550:						4,212.62	4,212.62					
1823	TECHNOLOGY SOLUTIONS LLC	4551		ANNUAL PARKS RESTROOM CLOUD SUBSCRIPTION, 12/01/22-11/30/23 - PARKS	12/01/2022	360.00	360.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22	12/09/2022	
Total 4551:						360.00	360.00					
1823	TECHNOLOGY SOLUTIONS LLC	4552	14370	CAMERA SYSTEM INSTALL FOR PARKS SHOP, J. LORENTZ, SEPT. '22	12/05/2022	12,300.98	12,300.98	40-6020 CAPITAL IMPROVEMENTS	1305	12/22	12/09/2022	
Total 4552:						12,300.98	12,300.98					

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 TECHNOLOGY SOLUTIONS LLC:						16,873.60	16,873.60					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:08640277	14797	8 EACH 5 GALLON WATER BOTTLES, COOLER RENTAL AND 2 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, DEC.'22- WATER	12/02/2022	77.46	.00	20-6165 0FFICE SUPPLIES	0	12/22		
992	TREASURE VALLEY COFFEE	2160:08640277	14797	8 EACH 5 GALLON WATER BOTTLES, COOLER RENTAL AND 2 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, DEC.'22- SEWER	12/02/2022	77.46	.00	21-6165 OFFICE SUPPLIES	0	12/22		
992	TREASURE VALLEY COFFEE	2160:08640277	14797	8 EACH 5 GALLON WATER BOTTLES, COOLER RENTAL AND 2 CASES COFFEE FOR TREATMENT PLANT, M. WEBB, DEC.'22-P.I	12/02/2022	29.50	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 2160:08640277:						184.42	.00					
Total TREASURE VALLEY COFFEE:						184.42	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	763548-00		LAWN MOWER REPAIR PARTS FOR PARKS, NOV. '22	11/18/2022	119.73	119.73	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22	12/02/2022	
Total 763548-00:						119.73	119.73					
1969	TURF EQUIPMENT & IRRIGATION INC	763548-01		RUBBER BUSHING FOR THE TORO, B.WITHROW, DEC.'22	12/06/2022	4.03	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/22		
Total 763548-01:						4.03	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						123.76	119.73					
U.S. BANK (VISA)												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	008523149000	14697	IRWA/SUNCOAST LEARNING, R. DAVILA TRAINING, NOV. '22	11/10/2022	225.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
Total 00852314900015355907:						225.00	.00					
1444	U.S. BANK (VISA)	042922990001		ADOBE INC, REOCCURING MONTHLY DUES,- WATER	10/26/2022	14.27	.00	20-6075 DUES & MEMBERSHIPS	0	12/22		
1444	U.S. BANK (VISA)	042922990001		ADOBE INC, REOCCURING MONTHLY DUES,- SEWER	10/26/2022	14.27	.00	21-6075 DUES & MEMBERSHIPS	0	12/22		
1444	U.S. BANK (VISA)	042922990001		ADOBE INC, REOCCURING MONTHLY DUES,- P.I	10/26/2022	5.44	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	12/22		
Total 04292299000163797647:						33.98	.00					
1444	U.S. BANK (VISA)	064123181605	14706	FRED PRYOR, ANNUAL MEMBERSHIP DUES, M.WEBB, NOV.'22- WATER	11/14/2022	209.58	.00	20-6075 DUES & MEMBERSHIPS	0	12/22		
1444	U.S. BANK (VISA)	064123181605	14706	FRED PRYOR, ANNUAL MEMBERSHIP DUES, M.WEBB, NOV.'22- SEWER	11/14/2022	209.58	.00	21-6075 DUES & MEMBERSHIPS	0	12/22		
1444	U.S. BANK (VISA)	064123181605	14706	FRED PRYOR, ANNUAL MEMBERSHIP DUES, M.WEBB, NOV.'22- P.I	11/14/2022	79.84	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	12/22		
Total 06412318160576039037:						499.00	.00					
1444	U.S. BANK (VISA)	078023080270	14672	FLAG POLE FARM, 3 AMERICAN FLAGS, S. JONES, NOV. '22	11/04/2022	156.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 07802308027018430634:						156.00	.00					
1444	U.S. BANK (VISA)	095823053007	14657	WATER ENVIRONMENT FEDERATION, LAND APPLICATION STUDY GUIDE BOOK, D. CROSSLEY, NOV. '22	11/01/2022	83.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		

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 09582305300703944623:						83.00	.00					
1444	U.S. BANK (VISA)	133922990029		BOOMERANGS, N. STAUFFER, C. MERRITT, A. PETERSON DINNER WHILE ATTENDING CASELLE CONFERENCE, OCT. '22- ADMIN	10/26/2022	13.10	.00	01-6270 TRAVEL	0	12/22		
1444	U.S. BANK (VISA)	133922990029		BOOMERANGS, N. STAUFFER, C. MERRITT, A. PETERSON DINNER WHILE ATTENDING CASELLE CONFERENCE, OCT. '22- WATER	10/26/2022	17.30	.00	20-6270 TRAVEL EXPENSES	0	12/22		
1444	U.S. BANK (VISA)	133922990029		BOOMERANGS, N. STAUFFER, C. MERRITT, A. PETERSON DINNER WHILE ATTENDING CASELLE CONFERENCE, OCT. '22- SEWER	10/26/2022	17.30	.00	21-6270 TRAVEL EXPENSES	0	12/22		
1444	U.S. BANK (VISA)	133922990029		BOOMERANGS, N. STAUFFER, C. MERRITT, A. PETERSON DINNER WHILE ATTENDING CASELLE CONFERENCE, OCT. '22- P.I	10/26/2022	4.71	.00	25-6270 TRAVEL EXPENSES	0	12/22		
Total 13392299002958657647:						52.41	.00					
1444	U.S. BANK (VISA)	263823053605	14652	WALMART, DVD PLAYER AND HDMI CABLE FOR TRAINING, A. BILLINGS	11/01/2022	68.88	.00	01-6265 TRAINING & SCH00LING	1004	12/22		
1444	U.S. BANK (VISA)	263823053605	14652	WALMART, CANDY FOR HOLIDAY PARADE, A. BILLINGS	11/01/2022	519.02	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/22		
1444	U.S. BANK (VISA)	263823053605	14652	WALMART, OFFICE SUPPLIES, DUCT TAPE, STEP STOOL AND VINEGAR, A. BILLINGS	11/01/2022	21.52	.00	01-6165 OFFICE SUPPLIES	1004	12/22		
Total 26382305360500982798:						609.42	.00					
1444	U.S. BANK (VISA)	310623010833		REPLACEMENT TAPE FOR LABEL MAKER,- WATER	10/27/2022	4.36	.00	20-6165 0FFICE SUPPLIES	0	12/22		

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
1444	U.S. BANK (VISA)	310623010833		REPLACEMENT TAPE FOR LABEL MAKER,- SEWER	10/27/2022	4.36	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	310623010833		REPLACEMENT TAPE FOR LABEL MAKER,- P.I	10/27/2022	1.67	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 31062301083325227420:						10.39	.00					
1444	U.S. BANK (VISA)	310623210833	14726	AMAZON, 4 BINDERS FOR META PLANS- WATER	11/17/2022	27.92	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	310623210833	14726	AMAZON, 4 BINDERS FOR META PLANS- SEWER	11/17/2022	27.92	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	310623210833	14726	AMAZON, 4 BINDERS FOR META PLANS- P.I	11/17/2022	10.64	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 31062321083331278058:						66.48	.00					
1444	U.S. BANK (VISA)	374623070014	14659	JOHN BOAT FOR PARKS TO HELP MAINTAIN WEEDS, J. MORFIN, NOV. '22	11/01/2022	699.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 37462307001442775637:						699.99	.00					
1444	U.S. BANK (VISA)	374723000000	14636	CWI, REGISTRATION FOR EXAMS, J.COX, OCT.'22- WATER	10/26/2022	20.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	374723000000	14636	CWI, REGISTRATION FOR EXAMS, J.COX, OCT.'22 - PI	10/26/2022	5.00	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
Total 37472300000019893373:						25.00	.00					
1444	U.S. BANK (VISA)	374723000000	14636	CWI, REGISTRATION FOR EXAMS, J.LISH, OCT.'22- WATER	10/26/2022	20.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	374723000000	14636	CWI, REGISTRATION FOR EXAMS, J.LISH, OCT.'22 - PI	10/26/2022	5.00	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/22		

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 3747230000009894819:						25.00	.00					
1444	U.S. BANK (VISA)	450023132001	14684	RODEO QUEEN REGISTRATION IN MERIDIAN, N. STANLEY, NOV. '22	11/09/2022	100.00	.00	01-6135 PUBLIC ENTERTAINMENT	1306	12/22		
Total 45002313200162981333:						100.00	.00					
1444	U.S. BANK (VISA)	476022990010	14633	CITY OF KUNA, ELECTRICAL PERMIT FOR MOVIE NIGHT WITH THE MAYOR, S.JONES	10/25/2022	85.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/22		
Total 47602299001001324148:						85.00	.00					
1444	U.S. BANK (VISA)	593023279000	14758	IPMA, CONFERENCE REGISTRATION FOR PARKS, J. PEREZ, B. REED, AND J. MORFIN, NOV. '22	11/23/2022	397.00	.00	01-6265 TRAINING & SCH00LING	1004	12/22		
Total 59302327900013009404:						397.00	.00					
1444	U.S. BANK (VISA)	710523286271	14761	IRWA, CLASS REGISTRATION, J.PEREZ & R.WARWICK, NOV.22	11/24/2022	240.00	.00	01-6265 TRAINING & SCH00LING	1004	12/22		
Total 71052328627176073526:						240.00	.00					
1444	U.S. BANK (VISA)	899323096001	14661	1000 BULBS.COM, STREET LIGHT REPLACEMENT LED BULBS, S. HOWELL, NOV.' 22	11/04/2022	1,749.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	12/22		
Total 89932309600138789663:						1,749.38	.00					
1444	U.S. BANK (VISA)	921523058527	14657	WATER ENVIRONMENT FEDERATION, LAND APPLICATION, ONLINE GUIDE CERTIFICATION EXAM, D. CROSSLEY, NOV. '22	11/01/2022	38.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		

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 92152305852781697636:						38.00	.00					
1444	U.S. BANK (VISA)	921523137403		GERARDO QUINTER, DEPOSIT FOR TABLES, CHAIRS AND TABLE CLOTHES FOR CHRISTMAS PARTY, NOV. '22	11/09/2022	88.99	.00	01-5950 TEAM BUILDING, ONBOARDING	0	12/22		
Total 92152313740316290383:						88.99	.00					
1444	U.S. BANK (VISA)	921622981028	14630	AMAZON.COM, EXERCISE MATS FOR PARKS OFFICE CPR TRAINING, J.LORENTZ, OCT.'22	10/25/2022	367.85	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 92162298102890743376:						367.85	.00					
1444	U.S. BANK (VISA)	921622981029	14630	AMAZON.COM, NO PARKING SIGN W/POST FOR PARKS OFFICE PARKING LOT, J.LORENTZ, OCT.'22	10/25/2022	158.95	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 92162298102921817603:						158.95	.00					
1444	U.S. BANK (VISA)	921622991034		READY SALT LAKE, C. MERRITT & A. PETERSON TAXI RIDE TO AIRPORT AFTER CASELLE CONFERENCE, OCT. '22- ADMIN	10/26/2022	10.00	.00	01-6270 TRAVEL	0	12/22		
1444	U.S. BANK (VISA)	921622991034		READY SALT LAKE, C. MERRITT & A. PETERSON TAXI RIDE TO AIRPORT AFTER CASELLE CONFERENCE, OCT. '22- WATER	10/26/2022	13.20	.00	20-6270 TRAVEL EXPENSES	0	12/22		
1444	U.S. BANK (VISA)	921622991034		READY SALT LAKE, C. MERRITT & A. PETERSON TAXI RIDE TO AIRPORT AFTER CASELLE CONFERENCE, OCT. '22- SEWER	10/26/2022	13.20	.00	21-6270 TRAVEL EXPENSES	0	12/22		
1444	U.S. BANK (VISA)	921622991034		READY SALT LAKE, C. MERRITT & A. PETERSON TAXI RIDE TO AIRPORT AFTER CASELLE CONFERENCE, OCT. '22- P.I	10/26/2022	3.60	.00	25-6270 TRAVEL EXPENSES	0	12/22		

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 92162299103471479470:						40.00	.00					
1444	U.S. BANK (VISA)	921622991035	14635	LOWES, DOCK MATERIALS, J.MORFIN, OCT.'22	10/26/2022	1,018.45	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162299103564273251:						1,018.45	.00					
1444	U.S. BANK (VISA)	921623001038	14574	AMAZON, MISC CHRISTMAS SUPPLIES, N. STAUFFER, OCT. '22	10/27/2022	108.66	.00	01-5950 TEAM BUILDING, ONBOARDING	0	12/22		
Total 92162300103803414721:						108.66	.00					
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, N. STAUFFER HOTEL STAY FOR CASELLE CONFERENCE, OCT. '22- ADMIN	10/27/2022	113.25	.00	01-6265 TRAINING & SCH00LING	0	12/22		
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, N. STAUFFER HOTEL STAY FOR CASELLE CONFERENCE, OCT. '22- WATER	10/27/2022	149.49	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, N. STAUFFER HOTEL STAY FOR CASELLE CONFERENCE, OCT. '22- SEWER	10/27/2022	149.49	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, N. STAUFFER HOTEL STAY FOR CASELLE CONFERENCE, OCT. '22- P.I	10/27/2022	40.77	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
Total 92162300104247920042:						453.00	.00					
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, C. MERRITT & A. PETERSON HOTEL CHARGES FOR CASELLE CONFERENCE, OCT. '22- ADMIN	10/27/2022	113.25	.00	01-6265 TRAINING & SCH00LING	0	12/22		
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, C. MERRITT & A. PETERSON HOTEL CHARGES FOR CASELLE CONFERENCE, OCT. '22- WATER	10/27/2022	149.49	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/22		

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
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, C. MERRITT & A. PETERSON HOTEL CHARGES FOR CASELLE CONFERENCE, OCT. '22	10/27/2022	149.49	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	921623001042		MARRIOTT, C. MERRITT & A. PETERSON HOTEL CHARGES FOR CASELLE CONFERENCE, OCT. '22- P.I	10/27/2022	40.77	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
Total 92162300104247920117:						453.00	.00					
1444	U.S. BANK (VISA)	921623001045		AMAZON, DOUBLE A AND TRIPLE A BATTERIES FOR THE TREATMENT PLANT-WATER	10/27/2022	26.10	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623001045		AMAZON, DOUBLE A AND TRIPLE A BATTERIES FOR THE TREATMENT PLANT- SEWER	10/27/2022	26.10	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623001045		AMAZON, DOUBLE A AND TRIPLE A BATTERIES FOR THE TREATMENT PLANT- P.I	10/27/2022	9.95	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162300104547125524:						62.15	.00					
1444	U.S. BANK (VISA)	921623021054	14630	AMAZON, NO PARKING SIGN W/POST, J.LORENTZ, OCT.'22	10/29/2022	25.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 92162302105499838061:						25.99	.00					
1444	U.S. BANK (VISA)	921623021057	14631	AMAZON.COM, LIGHTBULBS, J.LORENTZ, OCT.'22	10/29/2022	143.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 92162302105739689746:						143.99	.00					
1444	U.S. BANK (VISA)	921623041070		AMAZON, KEYBOARD AND MOUSE FOR TREATMENT PLANT- WATER	10/31/2022	14.70	.00	20-6165 0FFICE SUPPLIES	0	12/22		

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
1444	U.S. BANK (VISA)	921623041070		AMAZON, KEYBOARD AND MOUSE FOR TREATMENT PLANT- SEWER	10/31/2022	14.70	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623041070		AMAZON, KEYBOARD AND MOUSE FOR TREATMENT PLANT- P.I	10/31/2022	5.59	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162304107017128031:						34.99	.00					
1444	U.S. BANK (VISA)	921623051079	14653	LOWES, STORAGE TOTES FOR CHRISTMAS LIGHTS, A. BILLINGS	11/01/2022	149.84	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/22		
Total 92162305107978775480:						149.84	.00					
1444	U.S. BANK (VISA)	921623051079	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/01/2022	1,157.18	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162305107978775761:						1,157.18	.00					
1444	U.S. BANK (VISA)	921623051080	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/01/2022	992.46	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162305108018144430:						992.46	.00					
1444	U.S. BANK (VISA)	921623051080	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/01/2022	1,488.62	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162305108081814414:						1,488.62	.00					
1444	U.S. BANK (VISA)	921623051080	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/01/2022	1,488.62	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162305108081814422:						1,488.62	.00					
1444	U.S. BANK (VISA)	921623051080	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/01/2022	1,488.62	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		

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 92162305108081814430:						1,488.62	.00					
1444	U.S. BANK (VISA)	921623066108	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/02/2022	920.36	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162306610893302722 2:						920.36	.00					
1444	U.S. BANK (VISA)	921623081004	14677	THE HOLIDAY PARADE ASSOCIATION INC, THE KUNA RODEO QUEENS PARADE FEE, C. SMITH	11/04/2022	100.00	.00	01-6135 PUBLIC ENTERTAINMENT	1306	12/22		
Total 92162308100431960358:						100.00	.00					
1444	U.S. BANK (VISA)	921623091010	14663	AMAZON, BULK CANDY FOR OFFICE, C. SMITH, NOV. '22-ADMIN	11/05/2022	66.31	.00	01-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623091010	14663	AMAZON, BULK CANDY FOR OFFICE, C. SMITH, NOV. '22-WATER	11/05/2022	1.40	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623091010	14663	AMAZON, BULK CANDY FOR OFFICE, C. SMITH, NOV. '22-SEWER	11/05/2022	1.40	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623091010	14663	AMAZON, BULK CANDY FOR OFFICE, C. SMITH, NOV. '22-P.I	11/05/2022	.69	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162309101097630961:						69.80	.00					
1444	U.S. BANK (VISA)	921623120000	14682	NASHVILLE METAL ART, FLAGS FOR POLICE AND FIRE, N. STANLEY, NOV. '22- ADMIN	11/07/2022	1,519.92	.00	01-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623120000	14682	NASHVILLE METAL ART, FLAGS FOR POLICE AND FIRE, N. STANLEY, NOV. '22- WATER	11/07/2022	32.00	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623120000	14682	NASHVILLE METAL ART, FLAGS FOR POLICE AND FIRE, N. STANLEY, NOV. '22- SEWER	11/07/2022	32.00	.00	21-6165 OFFICE SUPPLIES	0	12/22		

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
1444	U.S. BANK (VISA)	921623120000	14682	NASHVILLE METAL ART, FLAGS FOR POLICE AND FIRE, N. STANLEY, NOV. '22- P.I	11/07/2022	16.00	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162312000004636870:						1,599.92	.00					
1444	U.S. BANK (VISA)	921623121031		AMAZON, WALL MOUNT FOR COMPUTER AT TREATMENT PLANT- WATER	11/08/2022	15.58	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623121031		AMAZON, WALL MOUNT FOR COMPUTER AT TREATMENT PLANT-SEWER	11/08/2022	15.58	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623121031		AMAZON, WALL MOUNT FOR COMPUTER AT TREATMENT PLANT- P.I	11/08/2022	5.93	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162312103158345567:						37.09	.00					
1444	U.S. BANK (VISA)	921623131039	14687	AMAZON, 4 EA SNOW SHOVELS, J.MORFIN, NOV.'22	11/09/2022	222.98	.00	01-6175 SMALL TOOLS	1004	12/22		
Total 92162313103953879801:						222.98	.00					
1444	U.S. BANK (VISA)	921623141043	14691	AMAZON, FOAM BOARD 10 PACK FOR MAPS, D. CROSSLEY, NOV. '22- WATER	11/10/2022	28.10	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623141043	14691	AMAZON, FOAM BOARD 10 PACK FOR MAPS, D. CROSSLEY, NOV. '22- SEWER	11/10/2022	28.10	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623141043	14691	AMAZON, FOAM BOARD 10 PACK FOR MAPS, D. CROSSLEY, NOV. '22- P.I	11/10/2022	10.70	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162314104377104569:						66.90	.00					
1444	U.S. BANK (VISA)	921623141044	14690	AMAZON, 5 SETS OF BLINDS FOR COUNCIL, N. STANLEY, NOV. '22- ADMIN	11/10/2022	521.44	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/22		

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
1444	U.S. BANK (VISA)	921623141044	14690	AMAZON, 5 SETS OF BLINDS FOR COUNCIL, N. STANLEY, NOV. '22- WATER	11/10/2022	23.18	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/22		
1444	U.S. BANK (VISA)	921623141044	14690	AMAZON, 5 SETS OF BLINDS FOR COUNCIL, N. STANLEY, NOV. '22- SEWER	11/10/2022	23.18	.00	21-6140 MAINT & REPAIR BUILDING	0	12/22		
1444	U.S. BANK (VISA)	921623141044	14690	AMAZON, 5 SETS OF BLINDS FOR COUNCIL, N. STANLEY, NOV. '22- P.I	11/10/2022	11.58	.00	25-6140 MAINT & REPAIR BUILDING	0	12/22		
Total 92162314104469743795:						579.38	.00					
1444	U.S. BANK (VISA)	921623191080	14701	DICKIES BBQ, TREATMENT PLANT APPRECIATION LUNCH, M. WEBB, NOV. 22- WATER	11/14/2022	186.62	.00	20-5950 TEAM BUILDING, ONBOARDING	0	12/22		
1444	U.S. BANK (VISA)	921623191080	14701	DICKIES BBQ, TREATMENT PLANT APPRECIATION LUNCH, M. WEBB, NOV. 22- SEWER	11/14/2022	186.62	.00	21-5950 TEAM BUILDING, ONBOARDING	0	12/22		
1444	U.S. BANK (VISA)	921623191080	14701	DICKIES BBQ, TREATMENT PLANT APPRECIATION LUNCH, M. WEBB, NOV. 22- P.I	11/14/2022	71.09	.00	25-5950 TEAM BUILDING, ONBOARDING	0	12/22		
Total 92162319108019853710:						444.33	.00					
1444	U.S. BANK (VISA)	921623191085		RETURN/CREDIT FOR INVOICE 92162319108614646782, J. MORFIN, NOV.'22	11/15/2022	-250.10	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162319108503758149:						-250.10	.00					
1444	U.S. BANK (VISA)	921623191086	14637	LOWES, LUMBER FOR DOCKS, J.MORFIN, OCT.'22	11/15/2022	260.97	.00	40-6020 CAPITAL IMPROVEMENTS	1126	12/22		
Total 92162319108614646782:						260.97	.00					
1444	U.S. BANK (VISA)	921623191086	14715	UPRINT, CHRISTMAS BUS TOUR TICKETS, NOV.'22 - PARKS	11/15/2022	49.06	.00	01-6135 PUBLIC ENTERTAINMENT	1004	12/22		

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 92162319108642998171:						49.06	.00					
1444	U.S. BANK (VISA)	921623211096	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- ADMIN	11/17/2022	26.18	.00	01-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623211096	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- WATER	11/17/2022	.55	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623211096	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- SEWER	11/17/2022	.55	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623211096	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- P.I	11/17/2022	.28	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162321109600028239:						27.56	.00					
1444	U.S. BANK (VISA)	921623211099	14724	HOME DEPOT, LIGHTS FOR CITY HALL BASEMENT, J.ADAMS, NOV.'22- ADMIN	11/16/2022	151.95	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/22		
1444	U.S. BANK (VISA)	921623211099	14724	HOME DEPOT, LIGHTS FOR CITY HALL BASEMENT, J.ADAMS, NOV.'22- WATER	11/16/2022	103.97	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/22		
1444	U.S. BANK (VISA)	921623211099		HOME DEPOT, LIGHTS FOR CITY HALL BASEMENT, J.ADAMS, NOV.'22- SEWER	11/16/2022	103.97	.00	21-6140 MAINT & REPAIR BUILDING	0	12/22		
1444	U.S. BANK (VISA)	921623211099		HOME DEPOT, LIGHTS FOR CITY HALL BASEMENT, J.ADAMS, NOV.'22- P.I	11/16/2022	39.99	.00	25-6140 MAINT & REPAIR BUILDING	0	12/22		
Total 92162321109925039200:						399.88	.00					
1444	U.S. BANK (VISA)	921623220000	14742	CPA ACADEMY WEBINAR, CONTINUE EDUCATION TRAINING FOR J. EMPEY, NOV. '22- ADMIN	11/18/2022	10.00	.00	01-6265 TRAINING & SCH00LING	0	12/22		

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
1444	U.S. BANK (VISA)	921623220000		CPA ACADEMY WEBINAR, CONTINUE EDUCATION TRAINING FOR J. EMPEY, NOV. '22- WATER	11/18/2022	13.20	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	921623220000		CPA ACADEMY WEBINAR, CONTINUE EDUCATION TRAINING FOR J. EMPEY, NOV. '22- SEWER	11/18/2022	13.20	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
1444	U.S. BANK (VISA)	921623220000		CPA ACADEMY WEBINAR, CONTINUE EDUCATION TRAINING FOR J. EMPEY, NOV. '22- P.I	11/18/2022	3.60	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/22		
Total 92162322000033467543:						40.00	.00					
1444	U.S. BANK (VISA)	921623231010	14739	AMAZON, LENSE WIPES FOR COMPUTERS, HANDHELDS, GLASSESS, D. CROSSLEY, NOV. '22- WATER	11/19/2022	10.88	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623231010	14739	AMAZON, LENSE WIPES FOR COMPUTERS, HANDHELDS, GLASSESS, D. CROSSLEY, NOV. '22- SEWER	11/19/2022	10.88	.00	21-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623231010	14739	AMAZON, LENSE WIPES FOR COMPUTERS, HANDHELDS, GLASSESS, D. CROSSLEY, NOV. '22- P.I	11/19/2022	4.14	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162323101075532736:						25.90	.00					
1444	U.S. BANK (VISA)	921623241024	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- ADMIN	11/20/2022	24.28	.00	01-6165 OFFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623241024	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- WATER	11/20/2022	.51	.00	20-6165 0FFICE SUPPLIES	0	12/22		
1444	U.S. BANK (VISA)	921623241024	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- SEWER	11/20/2022	.51	.00	21-6165 OFFICE SUPPLIES	0	12/22		

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
1444	U.S. BANK (VISA)	921623241024	14720	AMAZON.COM, PLANNERS AND CALENDARS, CLERKS OFFICE, NOV.'22- P.I	11/20/2022	.26	.00	25-6165 OFFICE SUPPLIES	0	12/22		
Total 92162324102492939065:						25.56	.00					
1444	U.S. BANK (VISA)	921623291056	14711	AMAZON.COM, ITEMS FOR THE CHRISTMAS FLOAT, A.BILLINGS, NOV.'22	11/25/2022	137.36	.00	01-6135 PUBLIC ENTERTAINMENT	0	12/22		
Total 92162329105633326642:						137.36	.00					
Total U.S. BANK (VISA):						19,573.36	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	487538803		COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155	11/18/2022	412.85	412.85	01-6212 RENT-EQUIPMENT	0	12/22	12/09/2022	
Total 487538803:						412.85	412.85					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	412.85					
UNITED OIL												
316	UNITED OIL	529813	14810	DRUM OF WASHER FLUID FOR FLEET, J. DURHAM, DEC. '22 - ADMIN	12/06/2022	60.50	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
316	UNITED OIL	529813	14810	DRUM OF WASHER FLUID FOR FLEET, J. DURHAM, DEC. '22 - WATER	12/06/2022	24.20	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
316	UNITED OIL	529813	14810	DRUM OF WASHER FLUID FOR FLEET, J. DURHAM, DEC. '22 - SEWER	12/06/2022	24.20	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/22		
316	UNITED OIL	529813	14810	DRUM OF WASHER FLUID FOR FLEET, J. DURHAM, DEC. '22 - P.I	12/06/2022	12.10	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/22		

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 529813:						121.00	.00					
Total UNITED OIL:						121.00	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	114-13433593		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTALS WEEKLY SERIVCE, 11/17-12/14/2022- GREENBELT	11/18/2022	279.50	279.50	01-6212 RENT-EQUIPMENT	1004	12/22	12/02/2022	
Total 114-13433593:						279.50	279.50					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01238348		ADA PORTABLE RESTROOM RENTAL, 11/07-12/04/22, THE FARM PARK	12/05/2022	207.00	207.00	01-6212 RENT-EQUIPMENT	1004	12/22	12/09/2022	
Total INV-01238348:						207.00	207.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01238412		ADA PORTABLE RESTROOM RENTAL, 11/07-12/04/22, WINCHESTER PARK/ SUTTERS MILL	12/05/2022	144.00	144.00	01-6212 RENT-EQUIPMENT	1004	12/22	12/09/2022	
Total INV-01238412:						144.00	144.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01240004		ADA PORTABLE RESTROOM RENTAL, 11/07-12/04/2022, SEGO PRAIRIE POND/ NICHOLSON PARK	12/05/2022	211.50	211.50	01-6212 RENT-EQUIPMENT	1004	12/22	12/09/2022	
Total INV-01240004:						211.50	211.50					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01240006		ADA PORTABLE RESTROOM RENTAL BI-WEEKLY SERVICE, 11/7-12/04/22, SADIE CREEK	12/05/2022	165.50	165.50	01-6212 RENT-EQUIPMENT	1004	12/22	12/09/2022	
Total INV-01240006:						165.50	165.50					

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
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01240008		STANDAR PORTABLE RESTROOM RENTAL, 11/07-12/04/2022, CITY FARM	12/05/2022	100.00	100.00	21-6090 FARM EXPENDITURES	0	12/22	12/09/2022	
Total INV-01240008:						100.00	100.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-1238414		ADA PORTABLE RESTROOM RENTAL, 11/7-12/04/22, ARBOR RIDGE PARK	12/05/2022	207.00	207.00	01-6212 RENT-EQUIPMENT	1004	12/22	12/09/2022	
Total INV-1238414:						207.00	207.00					
Total UNITED SITE SERVICES OF NEVADA INC:						1,314.50	1,314.50					
USA BLUE BOOK												
265	USA BLUE BOOK	180291	14727	2 EACH TECHNO BLOWER CHECK VALVE FOR THE LAGOON, T.SHAFFER, NOV.'22	11/16/2022	890.63	890.63	21-6150 M & R - SYSTEM	0	12/22	12/02/2022	
Total 180291:						890.63	890.63					
265	USA BLUE BOOK	181725	14738	10 EACH REPLACEMENT REAGENT REFILLS, D.CROSSLEY, NOV.'22	11/17/2022	297.17	297.17	20-6150 M & R - SYSTEM	0	12/22	12/02/2022	
Total 181725:						297.17	297.17					
Total USA BLUE BOOK:						1,187.80	1,187.80					
UTILITY REFUND #15												
2166	UTILITY REFUND #15	140460.02		JULIO CONTRERAS, 866 E JACKPOT ST, UTILITY REFUND	12/02/2022	20.07	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	140460.02		JULIO CONTRERAS, 866 E JACKPOT ST, UTILITY REFUND	12/02/2022	27.35	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	140460.02		JULIO CONTRERAS, 866 E JACKPOT ST, UTILITY REFUND	12/02/2022	18.13	.00	26-4975 SOLID WASTE USER FEES	0	12/22		

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 140460.02:						65.55	.00					
2166	UTILITY REFUND #15	170875.02		PATRICIA A RAFTER, 607 S STIBNITE AVE, UTILITY REFUND	12/02/2022	6.91	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	170875.02		PATRICIA A RAFTER, 607 S STIBNITE AVE, UTILITY REFUND	12/02/2022	9.38	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	170875.02		PATRICIA A RAFTER, 607 S STIBNITE AVE, UTILITY REFUND	12/02/2022	5.81	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 170875.02:						22.10	.00					
2166	UTILITY REFUND #15	173525.02		CHARLIE PRUDENT, 1925 W STONY DESERT ST, UTILITY REFUND	12/12/2022	38.38	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	173525.02		CHARLIE PRUDENT, 1925 W STONY DESERT ST, UTILITY REFUND	12/12/2022	54.27	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	173525.02		CHARLIE PRUDENT, 1925 W STONY DESERT ST, UTILITY REFUND	12/12/2022	36.88	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 173525.02:						129.53	.00					
2166	UTILITY REFUND #15	180050.01		MICHAEL D THILL, 1501 W SACRAMENTO ST, UTILITY REFUND	12/05/2022	6.85	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	180050.01		MICHAEL D THILL, 1501 W SACRAMENTO ST, UTILITY REFUND	12/05/2022	8.95	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	180050.01		MICHAEL D THILL, 1501 W SACRAMENTO ST, UTILITY REFUND	12/05/2022	6.28	.00	26-4975 SOLID WASTE USER FEES	0	12/22		

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 180050.01:						22.08	.00					
2166	UTILITY REFUND #15	242002.00		TRESIDIO HOMES, 123 S EASTER AVE, UTILITY REFUND	11/15/2022	62.59	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	242002.00		TRESIDIO HOMES, 123 S EASTER AVE, UTILITY REFUND	11/15/2022	44.04	.00	21-4600 SEWER USER FEES	0	12/22		
Total 242002.00:						106.63	.00					
2166	UTILITY REFUND #15	254075.02		JACK L KITCHENS, 831 W SANDBOX ST, UTILITY REFUND	12/02/2022	1.07	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	254075.02		JACK L KITCHENS, 831 W SANDBOX ST, UTILITY REFUND	12/02/2022	1.06	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	254075.02		JACK L KITCHENS, 831 W SANDBOX ST, UTILITY REFUND	12/02/2022	1.12	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 254075.02:						3.25	.00					
2166	UTILITY REFUND #15	260135.02		LAURA MICHELLE VICTOR, 1836 N THISTLE DR, UTILITY REFUND	12/06/2022	15.21	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	260135.02		LAURA MICHELLE VICTOR, 1836 N THISTLE DR, UTILITY REFUND	12/06/2022	19.46	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	260135.02		LAURA MICHELLE VICTOR, 1836 N THISTLE DR, UTILITY REFUND	12/06/2022	14.70	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 260135.02:						49.37	.00					
2166	UTILITY REFUND #15	277607.00		CBH, 684 W WOLF WILLOW ST, UTILITY REFUND	11/15/2022	78.62	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	277607.00		CBH, 684 W WOLF WILLOW ST, UTILITY REFUND	11/15/2022	2.70	.00	21-4600 SEWER USER FEES	0	12/22		

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 277607.00:						81.32	.00					
2166	UTILITY REFUND #15	277612.00		CBH, 2893 N KENNETH AVE, UTILITY REFUND	11/28/2022	49.65	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	277612.00		CBH, 2893 N KENNETH AVE, UTILITY REFUND	11/28/2022	43.22	.00	21-4600 SEWER USER FEES	0	12/22		
Total 277612.00:						92.87	.00					
2166	UTILITY REFUND #15	277714.00		CBH, 515 W SCREECH OWL DR, UTILITY REFUND	11/08/2022	113.91	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	277714.00		CBH, 515 W SCREECH OWL DR, UTILITY REFUND	11/08/2022	45.14	.00	21-4600 SEWER USER FEES	0	12/22		
Total 277714.00:						159.05	.00					
2166	UTILITY REFUND #15	292131.00		CBH, 8661 S FORAKER WAY, UTILITY REFUND	11/15/2022	91.38	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	292131.00		CBH, 8661 S FORAKER WAY, UTILITY REFUND	11/15/2022	17.14	.00	21-4600 SEWER USER FEES	0	12/22		
Total 292131.00:						108.52	.00					
2166	UTILITY REFUND #15	301055.03		BENJAMIN FAWCETT, 935 E SHADY RIDGE DR, UTILITY REFUND	12/06/2022	36.35	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	301055.03		BENJAMIN FAWCETT, 935 E SHADY RIDGE DR, UTILITY REFUND	12/06/2022	52.61	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	301055.03		BENJAMIN FAWCETT, 935 E SHADY RIDGE DR, UTILITY REFUND	12/06/2022	32.02	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 301055.03:						120.98	.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
2166	UTILITY REFUND #15	303664.00		HUBBLE HOMES, 3070 N RAPID CREEK PL, UTILITY REFUND	11/15/2022	92.99	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	303664.00		HUBBLE HOMES, 3070 N RAPID CREEK PL, UTILITY REFUND	11/15/2022	13.64	.00	21-4600 SEWER USER FEES	0	12/22		
Total 303664.00:						106.63	.00					
2166	UTILITY REFUND #15	330001.01		TOLL BROS INC, 1053 E BUCK DR, UTILITY REFUND	11/15/2022	83.51	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	330001.01		TOLL BROS INC, 1053 E BUCK DR, UTILITY REFUND	11/15/2022	14.16	.00	21-4600 SEWER USER FEES	0	12/22		
Total 330001.01:						97.67	.00					
2166	UTILITY REFUND #15	330512.00		TOLL BROS INC, 2280 N MALVERN PL, UTILITY REFUND	11/15/2022	77.85	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	330512.00		TOLL BROS INC, 2280 N MALVERN PL, UTILITY REFUND	11/15/2022	2.24	.00	21-4600 SEWER USER FEES	0	12/22		
Total 330512.00:						80.09	.00					
2166	UTILITY REFUND #15	330516.00		TOLL BROS INC, 984 E SWEET PEARL ST, UTILITY REFUND	11/28/2022	41.46	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	330516.00		TOLL BROS INC, 984 E SWEET PEARL ST, UTILITY REFUND	11/28/2022	37.91	.00	21-4600 SEWER USER FEES	0	12/22		
Total 330516.00:						79.37	.00					
2166	UTILITY REFUND #15	340048.02		NICHOLAS CHRISTOPHER ELEMES, 6652 S BIRCH CREEK AVE, UTILITY REFUND	12/08/2022	35.21	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	340048.02		NICHOLAS CHRISTOPHER ELEMES, 6652 S BIRCH CREEK AVE, UTILITY REFUND	12/08/2022	45.97	.00	21-4600 SEWER USER FEES	0	12/22		

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
2166	UTILITY REFUND #15	340048.02		NICHOLAS CHRISTOPHER ELEMES, 6652 S BIRCH CREEK AVE, UTILITY REFUND	12/08/2022	30.13	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 340048.02:						111.31	.00					
2166	UTILITY REFUND #15	340087.00		CBH, 6601 S CATFISH CREEK AVE, UTILITY REFUND	11/15/2022	89.57	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	340087.00		CBH, 6601 S CATFISH CREEK AVE, UTILITY REFUND	11/15/2022	18.95	.00	21-4600 SEWER USER FEES	0	12/22		
Total 340087.00:						108.52	.00					
2166	UTILITY REFUND #15	360020.00		SHALC GC INC, 11849 W BRAVERY LN, UTILITY REFUND	11/15/2022	24.91	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360020.00		SHALC GC INC, 11849 W BRAVERY LN, UTILITY REFUND	11/15/2022	51.68	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360020.00:						76.59	.00					
2166	UTILITY REFUND #15	360022.00		SHALC GC INC, 11881 W BRAVERY LN, UTILITY REFUND	11/21/2022	21.79	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360022.00		SHALC GC INC, 11881 W BRAVERY LN, UTILITY REFUND	11/21/2022	45.19	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360022.00:						66.98	.00					
2166	UTILITY REFUND #15	360039.00		SHALC GC INC, 12008 W BRAVERY LN, UTILITY REFUND	11/28/2022	28.36	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360039.00		SHALC GC INC, 12008 W BRAVERY LN, UTILITY REFUND	11/28/2022	58.84	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360039.00:						87.20	.00					
2166	UTILITY REFUND #15	360040.00		SHALC GC INC, 11992 W BRAVERY LN, UTILITY REFUND	11/15/2022	25.48	.00	20-4500 METERED WATER SALES	0	12/22		

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
2166	UTILITY REFUND #15	360040.00		SHALC GC INC, 11992 W BRAVERY LN, UTILITY REFUND	11/15/2022	52.86	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360040.00:						78.34	.00					
2166	UTILITY REFUND #15	360041.00		SHALC GC INC, 11976 W BRAVERY LN, UTILITY REFUND	11/28/2022	18.99	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360041.00		SHALC GC INC, 11976 W BRAVERY LN, UTILITY REFUND	11/28/2022	39.39	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360041.00:						58.38	.00					
2166	UTILITY REFUND #15	360042.00		SHALC GC INC, 11958 W BRAVERY LN, UTILITY REFUND	11/21/2022	25.54	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360042.00		SHALC GC INC, 11958 W BRAVERY LN, UTILITY REFUND	11/21/2022	52.98	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360042.00:						78.52	.00					
2166	UTILITY REFUND #15	360043.00		SHALC GC INC, 11938 W BRAVERY LN, UTILITY REFUND	11/15/2022	24.36	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360043.00		SHALC GC INC, 11938 W BRAVERY LN, UTILITY REFUND	11/15/2022	50.53	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360043.00:						74.89	.00					
2166	UTILITY REFUND #15	360048.00		SHALC GC INC, 12014 S CONNECTION LN, UTILITY REFUND	11/28/2022	22.56	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	360048.00		SHALC GC INC, 12014 S CONNECTION LN, UTILITY REFUND	11/28/2022	46.81	.00	21-4600 SEWER USER FEES	0	12/22		
Total 360048.00:						69.37	.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
2166	UTILITY REFUND #15	40200.01		LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND	12/08/2022	269.55	.00	20-4500 METERED WATER SALES	0	12/22		
2166	UTILITY REFUND #15	40200.01		LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND	12/08/2022	99.32	.00	21-4600 SEWER USER FEES	0	12/22		
2166	UTILITY REFUND #15	40200.01		LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND	12/08/2022	131.13	.00	26-4975 SOLID WASTE USER FEES	0	12/22		
Total 40200.01:						500.00	.00					
Total UTILITY REFUND #15:						2,635.11	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	85639		STATEMENT PRINTING, POSTAGE AND INSERTS, NOV. '22- ADMIN	11/30/2022	3,396.82	.00	01-6190 P0STAGE & BILLING	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		STATEMENT PRINTING, POSTAGE AND INSERTS, NOV. '22- WATER	11/30/2022	2,324.14	.00	20-6190 P0STAGE & BILLING	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		STATEMENT PRINTING, POSTAGE AND INSERTS, NOV. '22- SEWER	11/30/2022	2,324.14	.00	21-6190 P0STAGE & BILLING	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		STATEMENT PRINTING, POSTAGE AND INSERTS, NOV. '22- P.I	11/30/2022	893.89	.00	25-6190 P0STAGE & BILLING	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		LOCK BOX TRANSACTIONS FOR NOV. '22- ADMIN	11/30/2022	60.04	.00	01-6505 BANK FEES	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		LOCK BOX TRANSACTIONS FOR NOV. '22- WATER	11/30/2022	41.08	.00	20-6505 BANK FEES	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		LOCK BOX TRANSACTIONS FOR NOV. '22- SEWER	11/30/2022	41.08	.00	21-6505 BANK FEES	0	12/22		
857	VALLI INFORMATION SYSTEMS, INC	85639		LOCK BOX TRANSACTIONS FOR NOV. '22- P.I	11/30/2022	15.80	.00	25-6505 BANK FEES	0	12/22		

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 85639:						9,096.99	.00					
Total VALLI INFORMATION SYSTEMS, INC:						9,096.99	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9921692454		MODEM SERVICE 10/29-11/28/2022- PARKS	11/28/2022	83.77	83.77	01-6255 TELEPH0NE	1004	12/22	12/09/2022	
1575	VERIZON WIRELESS	9921692454		MODEM SERVICE 10/29-11/28/2022- WATER	11/28/2022	429.72	429.72	20-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	
1575	VERIZON WIRELESS	9921692454		MODEM SERVICE 10/29-11/28/2022- SEWER	11/28/2022	563.75	563.75	21-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	
1575	VERIZON WIRELESS	9921692454		MODEM SERVICE 10/29-11/28/2022- P.I	11/28/2022	221.14	221.14	25-6255 TELEPH0NE EXPENSE	0	12/22	12/09/2022	
Total 9921692454:						1,298.38	1,298.38					
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- ADMIN	12/01/2022	23.90	.00	01-6255 TELEPH0NE	0	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- P&Z	12/01/2022	63.73	.00	01-6255 TELEPH0NE	1003	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- PARKS	12/01/2022	24.70	.00	01-6255 TELEPH0NE	1004	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- BUILDING INSPECTION	12/01/2022	49.39	.00	01-6255 TELEPH0NE	1005	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- WATER	12/01/2022	85.24	.00	20-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- SEWER	12/01/2022	110.73	.00	21-6255 TELEPH0NE EXPENSE	0	12/22		

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
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- ECONOMIC DEVELOPMENT	12/01/2022	15.93	.00	01-6255 TELEPH0NE	4000	12/22		
1575	VERIZON WIRELESS	9921865331		TABLET SERVICE, 11/02-12/01/22- P.I	12/01/2022	24.69	.00	25-6255 TELEPH0NE EXPENSE	0	12/22		
Total 9921865331:						398.31	.00					
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- ADMIN	12/01/2022	57.19	.00	01-6255 TELEPH0NE	0	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- P&Z	12/01/2022	9.86	.00	01-6255 TELEPH0NE	1003	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- PARKS	12/01/2022	299.75	.00	01-6255 TELEPH0NE	1004	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- WATER	12/01/2022	269.14	.00	20-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- SEWER	12/01/2022	316.47	.00	21-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- P.I	12/01/2022	73.04	.00	25-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865332		CELL PHONE AND TABLET SERVICE, 11/02-12/01/22- ECONOMIC DEVELOPMENT	12/01/2022	39.45	.00	01-6255 TELEPH0NE	4000	12/22		
Total 9921865332:						1,064.90	.00					
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- ADMIN	12/01/2022	95.78	.00	01-6255 TELEPH0NE	0	12/22		
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- P&Z	12/01/2022	37.64	.00	01-6255 TELEPH0NE	1003	12/22		

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
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- PARKS	12/01/2022	317.86	.00	01-6255 TELEPH0NE	1004	12/22		
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- BUILDING	12/01/2022	41.82	.00	01-6255 TELEPH0NE	1005	12/22		
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- WATER	12/01/2022	208.41	.00	20-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- SEWER	12/01/2022	325.51	.00	21-6255 TELEPH0NE EXPENSE	0	12/22		
1575	VERIZON WIRELESS	9921865333		CELL PHONE SERVICE, 11/02-12/01/22- P.I	12/01/2022	60.40	.00	25-6255 TELEPH0NE EXPENSE	0	12/22		
Total 9921865333:						1,087.42	.00					
Total VERIZON WIRELESS:						3,849.01	1,298.38					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0612864		RECORDS DESTRUCTION 10/01-10/31/2022- ADMIN	11/01/2022	12.54	12.54	01-6052 CONTRACT SERVICES	0	12/22	12/02/2022	
1633	WESTERN RECORDS DESTRUCTION, INC.	0612864		RECORDS DESTRUCTION 10/01-10/31/2022- WATER	11/01/2022	8.58	8.58	20-6052 CONTRACT SERVICES	0	12/22	12/02/2022	
1633	WESTERN RECORDS DESTRUCTION, INC.	0612864		RECORDS DESTRUCTION 10/01-10/31/2022- SEWER	11/01/2022	8.58	8.58	21-6052 C0NTRACT SERVICES	0	12/22	12/02/2022	
1633	WESTERN RECORDS DESTRUCTION, INC.	0612864		RECORDS DESTRUCTION 10/01-10/31/2022- P.I	11/01/2022	3.30	3.30	25-6052 C0NTRACT SERVICES	0	12/22	12/02/2022	
Total 0612864:						33.00	33.00					
1633	WESTERN RECORDS DESTRUCTION, INC.	0617187		RECORDS DESTRUCTION, 11/01-11/30/2022- ADMIN	12/01/2022	12.54	.00	01-6052 CONTRACT SERVICES	0	12/22		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0617187		RECORDS DESTRUCTION, 11/01-11/30/2022- WATER	12/01/2022	8.58	.00	20-6052 CONTRACT SERVICES	0	12/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0617187		RECORDS DESTRUCTION, 11/01-11/30/2022- SEWER	12/01/2022	8.58	.00	21-6052 C0NTRACT SERVICES	0	12/22		
1633	WESTERN RECORDS DESTRUCTION, INC.	0617187		RECORDS DESTRUCTION, 11/01-11/30/2022- P.I	12/01/2022	3.30	.00	25-6052 C0NTRACT SERVICES	0	12/22		
Total 0617187:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						66.00	33.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002210178		BATTER FOR ORCHARD LIFT STATION GENERATOR, NOV. '22	11/14/2022	332.09	332.09	21-6150 M & R - SYSTEM	0	12/22	12/02/2022	
Total IN002210178:						332.09	332.09					
98	WESTERN STATES EQUIPMENT CO.	IN002223121		WELL #6 TRANSFER SWITCH REPLACEMENT	11/29/2022	7,178.00	7,178.00	20-6150 M & R - SYSTEM	0	12/22	12/09/2022	
Total IN002223121:						7,178.00	7,178.00					
98	WESTERN STATES EQUIPMENT CO.	IN002231106	14813	TROUBLE SHOOTING GENERATOR AT WELL #6, D.CROSSLEY, DEC.'22	12/06/2022	517.40	.00	20-6150 M & R - SYSTEM	0	12/22		
Total IN002231106:						517.40	.00					
Total WESTERN STATES EQUIPMENT CO.:						8,027.49	7,510.09					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- ADMIN	11/30/2022	27.63	27.63	01-6300 FUEL	0	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- P&Z	11/30/2022	9.87	9.87	01-6300 FUEL	1003	12/22	12/09/2022	

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
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- PARKS	11/30/2022	150.42	150.42	01-6300 FUEL	1004	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- BUILDING INSPECTOR	11/30/2022	282.13	282.13	01-6300 FUEL	1005	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- WATER	11/30/2022	510.92	510.92	20-6300 FUEL	0	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- SEWER	11/30/2022	966.74	966.74	21-6300 FUEL	0	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		FUEL, NOV. '22- P.I	11/30/2022	131.18	131.18	25-6300 FUEL	0	12/22	12/09/2022	
2160	WEX FLEET UNIVERSAL	85421053		NON FUEL, FINANCE CHARGE, NOV. '22	11/30/2022	282.50	282.50	01-6505 BANK FEES	0	12/22	12/09/2022	
Total 85421053:						2,361.39	2,361.39					
Total WEX FLEET UNIVERSAL:						2,361.39	2,361.39					
WIRELESS INVESTORS LLC												
2181	WIRELESS INVESTORS LLC	5409	14794	3 CRADLE POINT UNITS FOR WELL & LIFT STATION CAMERAS AND ACCESS CONTROL, B. WITHROW, DEC. '22	12/06/2022	907.18	.00	20-6150 M & R - SYSTEM	0	12/22		
2181	WIRELESS INVESTORS LLC	5409	14794	3 CRADLE POINT UNITS FOR WELL & LIFT STATION CAMERAS AND ACCESS CONTROL, B. WITHROW, DEC. '22	12/06/2022	907.18	.00	21-6150 M & R - SYSTEM	0	12/22		
Total 5409:						1,814.36	.00					
Total WIRELESS INVESTORS LLC:						1,814.36	.00					
Grand Totals:						534,630.43	428,033.12					

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R94-2022
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE SCOPE OF WORK WITH T.O. ENGINEERS AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign, attached hereto as "**EXHIBIT A**" the T.O. Engineers Scope of Work for N Ave B.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of December, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of December, 2022.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

332 N. Broadmore Way
Nampa, ID 83687
Ph: (208) 442-6300 • Fax: (208) 466-0944

T·O ENGINEERS

Task Order #_1__

(Please expedite return of signed form.)

DATE: 12/6/2022

Contract/Project No: 220786 **Project Name:** N. Avenue B Revitalization

Name of Client: City of Kuna

Address: 751 W. 4th Street

City/State: Kuna, Idaho **Zip Code:** 83634 **Telephone:** 208-922-5546

Description of Services to be Provided by Consultant: Attachment "A"

T-O Billing Reference Description:

Total Fees: $12,780.00 ☐ T & M (Estimate Only) ☒ T & M (Not to Exceed) ☐ Lump Sum

Additional Service Requested By: Chris Engels, City Clerk

Additional Service Request Rec'd By: Nate Runyan, Project Manager via ☒ Verbal ☐ Written

Special Conditions:

The Terms and Conditions of the original contract, Agreement for Professional Services Under $350,000 dated October 12, 2022, are incorporated and made a part of this Agreement.

Offered by T-O Engineers (Consultant):

Signature 12/12/22 Date

Nate Runyan, Project Manager
Printed Name/Title

Accepted by Client:

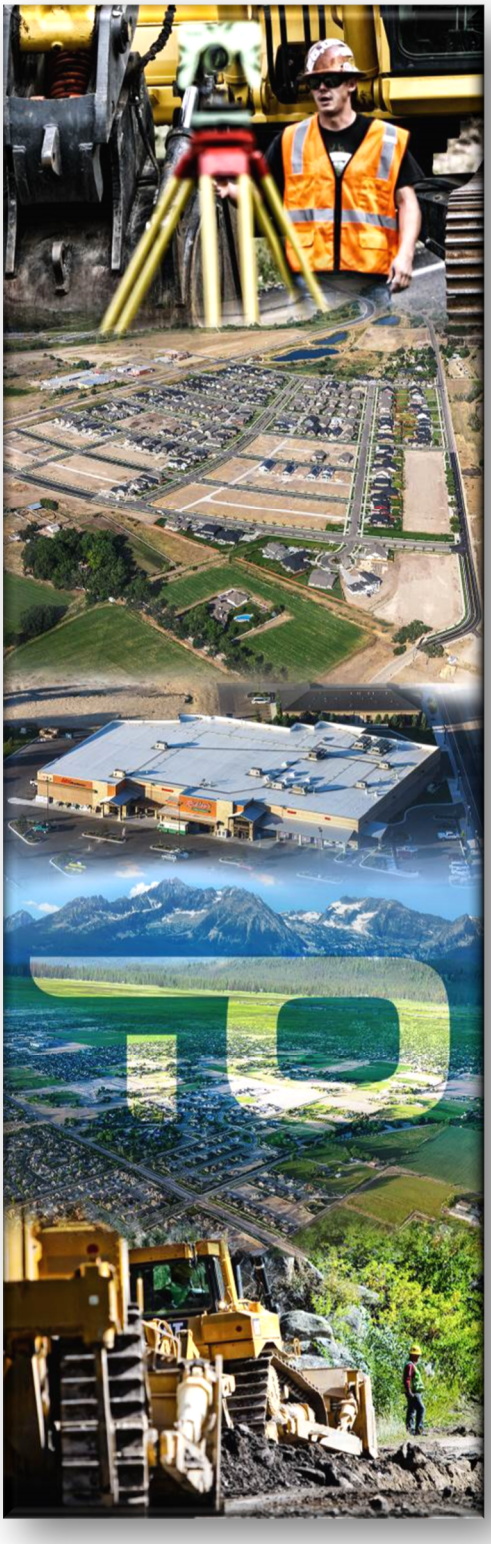
Signature Date

Printed Name/Title

City of Kuna
Name of Client

☒ Work will not proceed until authorization is signed by client

☐ Work will proceed based on Client's verbal and or email authorization



City of Kuna, Ada County, Idaho

Professional Services Scope of Work for

N. Avenue B Revitalization
2nd Street to Ave A

Presented To:
City of Kuna
Chris Engels, City Clerk

Presented By:
Nate W. Runyan, P.E.

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
332 N Broadmore Way
Nampa, Idaho 83687
208-442-6300
www.to-engineers.com

December 6, 2022

Ms. Chris Engels
City Clerk
City of Kuna
751 W. 4th Street
Kuna, ID 83634

Re: N. Avenue B Revitalization Project

Dear Ms. Engels,

T-O ENGINEERS (CONSULTANT) is pleased to have the opportunity to present to the City of Kuna (CITY) this scope of work for professional engineering services on a Time & Materials (TM) Not-To-Exceed fee basis.

Project Understanding

The CITY intends to construct improvements on the west side of N. Avenue B in front of the Kuna Senior Citizens Center, starting at 2nd Street and ending at Avenue A. The improvements will be located in Ada County Highway District (ACHD) right-of-way and will need to comply with ACHD Policy Manual. The City of Kuna Downtown Revitalization Plan will be the basis of design for the project. The project will include new on-street parking, sidewalk and pedestrian ramps. The improvements will require removal of existing landscaping and trees. The project is anticipated to be constructed in the summer of 2023. The project limits and conceptual layout is show in Exhibit "A".

Scope of Work:

The scope of work includes:

- Project Coordination
- Preliminary Design
- Design
- Construction Engineering (additional services)

This scope of work assumes the following general assumptions based on discussions with the CITY and other available information.

1. PROJECT COORDINATION

1.1. Kick Off Meeting – CONSULTANT will prepare an agenda and conduct a meeting with CITY to discuss the project approach, schedule, available information, etc.

1.2. Progress Meetings – CONSULTANT will schedule progress meetings at monthly intervals. Meeting discussion topics may include summary update, project progress, agency coordination status, and budget update. It is anticipated that one (1) in person progress meeting and one (1) virtual meeting.

1.3. Budget and Tracking – CONSULTANT to provide monthly invoicing, detailing expenditures per task to date, percent of budget spent and percent complete. Monthly progress report(s) will be submitted with monthly invoice(s). It is anticipated that this project will run three (3) months.

2. PRELIMINARY DESIGN

2.1. Utility Research and Meetings – CONSULTANT will prepare agenda and conduct meetings with appropriate utility owner(s) to gather record drawings, field knowledge and historical data available. CONSULTANT will record minutes and incorporate research into design. CONSULTANT will coordinate with Digline and utility owner(s) to receive maps of utilities in the area for developing the base map.

2.2. Topographic Survey & Base Map – CONSULTANT to perform a topographic survey that will consist of an onsite planimetric and existing features survey suitable for final design of the project and development of the base map, including the following:

- Establish/set survey project control for the project.
- Project corridor at 50-foot intervals, including road centerline, lip of gutter, top back of curb, sidewalk and the Kuna Senior Citizens Center property as appropriate for the establishing existing features.
- Visible utilities within the project corridor as well as all visible services and any other utilities that may affect the location and construction of the project.

Prepare an existing features Base Map using the data obtained. Provide different data layers for topography, planimetric features, existing visible utilities, and underground utilities as marked by a utility locating service or as shown on maps provided by the utility companies.

2.3. Geotechnical Exploration – Geotechnical investigation is not part of this scope. The design will rely on information provided from the CITY and ACHD Policy manual.

3. DESIGN SERVICES

3.1. Design – CONSULTANT will provide design based on the concept layout, Exhibit A. Construction Plans for the sidewalk, pedestrian ramps, curb & gutter, asphalt parking section, parking striping and streetlights will be developed (one demolition plan, one plan/profile plan and three detail plan sheets).

Assumptions:

- Details for construction will be provided by the CITY from prior approved Downtown Revitalization construction plans.
- New asphalt is limited to 2 feet of existing lip of gutter.
- CITY will coordination project with Kuna Senior Citizen Center.
- Stormwater runoff flows south passes through the project limits and no piping or storage infrastructure will be designed.

3.2. Specifications – The current editions of the City of Kuna Construction Specifications, Ada County Highway District Specifications and the Idaho Standards for Public Works Construction will be base documents for preparing the technical specifications. CONSULTANT will prepare technical specifications for the following:

3.2.1 Items to be constructed.

3.2.2 Traffic Control – CONSULTANT will develop a specification for traffic control requirements for the project. The contractor will be responsible for developing the plan and securing permit approvals from the CITY and ACHD.

3.2.3 Erosion and Sediment Control – CONSULTANT will develop a specification for the Erosion and Sediment Control Plan for the project. The contractor will be responsible for developing the traffic control plan and securing permits and approvals from the CITY and ACHD.

3.3. Internal QC Review – CONSULTANT will perform QC review prior to Final Design Review and prior to Final Construction Plans.

3.4. Engineers Construction Cost Estimate – Compile a list of bid items, estimate unit costs, and calculate total estimated cost of construction. Bid form will be supplied to the CITY for soliciting bidders. This is meant as a budgeting tool; actual Contractor's bids may vary from estimated cost.

3.5. Final Plans and Specifications – CONSULTANT will submit a 90 percent set of plans and specifications to CITY for review and comment. The CITY comments will be incorporated into the Final Construction Plans. CONSULTANT will submit the Final Construction Plans

and specifications to ACHD for approval. The contract includes two rounds of comments, one from the CITY and one from ACHD.

Deliverables

- 90% Construction Plans and Specifications.
- Final Construction Plans and Specifications.
- Construction Cost Estimate.

4. CONSTRUCTION ASSISTANCE

CONSULTANT will provide Construction Assistance services as requested by the CITY. The budget will be established in a separate scope after completion of design services. The fee for services will be based on level of effort requested for the following items.

4.1 Pre-Construction Meeting – CONSULTANT will conduct the pre-construction meeting and assist with questions.

4.2 Construction Assistance – CONSULTANT will assist the CITY as requested during construction. Assistance may include assisting with RFI's, submittal review, and periodic site visits. Regular construction observation.

4.3 Record Drawings – CITY will provide CONSULTANT with record information to be incorporated into the record drawings including as-built survey information. CONSULTANT shall incorporate record information and provide record drawings as follows: one (1) CD with plans in PDF and AutoCAD format.

Project Schedule:

Milestone	***Expected Completion***
Kick-Off Meeting	January 31, 2023
90% Plan & Spec Submittal	March 1, 2023
City Review	March 15, 2023
Final Construction Plans, Specs & Cost Estimate	March 31, 2023
ACHD Approval	May 1, 2023
Construction Complete (Grant Requirement)	September 30, 2023

Assumptions:

- *Notice to Proceed issued January 3, 2023*
- *ACHD Development Application approval by March 1, 2023*
- CITY Review comments are completed by March 15, 2023

Cost of Services*:*

Services will be billed on a T &M Not-To-Exceed (NTE) fee basis. The total contract amount for this scope of work is $12,780.00. The man-hour estimate for these professional services is provided as Exhibit B.

Design Services:			**T&M NTE Fees**
Task 1:	Project Coordination		$1,140.00
Task 2:	Preliminary Design		$3,480.00
Task 3:	Design		$8,160.00
Task 4:	Construction Assistance		Not Included
		TOTAL	$12,780.00

EXCLUSIONS/CLARIFICATIONS

- Permitting fees to be paid by CITY.
- Bid advertisement fees to be paid by CITY.
- Any professional/legal representation excluded.
- “Front-end” contract documents for bidding are to be provided by CITY (e.g., agreement and general conditions). The CONSULTANT will provide the technical specifications and construction plans to the CITY for inclusion in the bid package.
- The pavement section for the parking area is provided by CITY.
- All easements and agreements for construction are secured from private property owners by CITY.
- CITY staff will provide design guidance.
- CITY staff will provide record drawings of the existing facilities and neighboring projects that may be useful during design.
- CITY staff will provide GIS data to T-O Engineers. Right-of-way and property research is not included.
- Stormwater drainage currently passes through the site via curb and gutter. Stormwater drainage design improvements are not included.
- Groundwater is not anticipated to have an impact on construction. Contractor shall be responsible for groundwater management.
- Location of existing utilities will be determined based upon mapping provided by utility companies. Potholing of existing utilities is not included.
- Landscape design is not included.
- Documents will be prepared to meet ACHD Policy Manual and CITY construction standards.
- Third party inspection costs to be covered by CITY or contractor
- Environmental clearances or permitting are excluded. This scope does not include site visits, surveys, public outreach, wetland delineation, USACE coordination, or jurisdictional determination. No Threatened or State-listed or Endangered Species are expected to occur within the project area.
- Any off-site improvements deemed necessary beyond those outlined in this scope (e.g., drainage, sewer, water, irrigation) are excluded.
- Re-Grading of the site will be limited to those areas impacted by new construction. Surfaces beyond this limit will be assumed to be returned to pre-construction conditions.
- CITY will provide record drawings for infrastructure located with the Project limits. Locating underground utilities will be provided for by the CITY.
- Construction survey work to be provided by the Contractor. CONSULTANT will establish survey control.

EXHIBIT "A"

W MAIN ST.
Water Maintenance Shop
AVE A
N AVE B
PROJECT LIMITS
2ND ST.

EXHIBIT "B"

Labor Estimate
N. Ave B Revitalization

TASK AND DESCRIPTION		Project Manager Engineer	Project Engineer	Design Engineer	Structural Engineer	Survey Project Manager	Surveyor	Clerical	Expenses	Subtask	Subtotal
	Approx. Employee Hourly Pay Rate	$180	$150	$120	$160	$200	$150	$80		Cost	Cost
		Time Estimate - Hours									
1. Project Coordination											**$1,140**
1.1 Kick-off Meeting		1		2						$420	
1.2 Progress Meetings		2								$360	
1.3 Budget and Tracking		2								$360	
2. Preliminary Design											**$3,480**
2.1 Utility Research and Meetings				4						$480	
2.2 Topographic Survey & Base Map						3	16			$3,000	
3. Design Services											**$8,160**
3.1 Design				24						$2,880	
3.2 Specifications				16						$1,920	
3.3 Internal QC Review		1								$180	
3.4 Engineers Construction Cost Estimate		1		6						$900	
3.5 Revise and Resubmit Plans		1		8						$1,140	
3.6 Final Plans and Specifications		1		8						$1,140	
Total		**9**		**68**		**3**	**16**			**$12,780**	

BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-06-S (Preliminary Plat).**
	)	
SH69 NORTH, LLC	)	
	)	**STAFF MEMO FOR**
	)	**BELTAROCK SUBDIVISION**
For a Request at 1899 N Meridian Road.	)	**APPLICATION.**

TABLE OF CONTENTS

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

2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map – 1/2 mile radius			X
2.6	Legal Description(s) Overall – R-20 and C-2 zones			X
2.7	Warranty Deed			X
2.8	Commitment to Post Site			X
2.9	Affidavit of Legal Interest			X
2.10	Neighborhood Meeting Certification			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat			X
2.13	Landscape Plan COLOR RENDERING			X
2.14	Landscape Plan			X
2.15	Common Lots Maintenance Agreement (CC&R's)			X
2.16	TIS Executive Summary			X
2.17	Agency Transmittal Letter			X
2.18	City Engineer			X
2.19	ACHD (Ada County Highway District)			X
2.20	Boise Project Board of Control			X
2.21	CDHD (Central District Health Department)			X
2.22	COMPASS			X
2.23	KPD (Kuna Police Dept.)			X
2.24	KRFD (Kuna Rural Fire District)			X
2.25	Nampa Meridian Irr. Dist.			X
2.26	Kuna Melba News			X
2.27	300 Ft. Legal Mailer			X
2.28	Website Notice			X
2.29	Proof of Property Posting			X
2.30	Commission FCO's			X
2.31	Commission Meeting Minutes			X
2.32	CC Kuna Melba News			X
2.33	CC 300 Ft. Legal Mailer			X
2.34	CC Website Notice			X
2.35	CC Proof of Property Posting			X

II
PROCESS AND NOTICING

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

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: March 24, 2022 (13 Attendees)

2.1.1.2 Agency Comments Request: July 7, 2022

2.1.1.3 300 FT Legal Mailer Notice: December 9, 2022

2.1.1.4 Kuna Melba News Newspaper: November 23, 2022

2.1.1.5 Site Posted: November 22, 2022

III
APPLICANTS REQUEST

3.1 SH69 North33, LLC, requests Preliminary Plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; (53 Residential Lots, 10 Commercial Lots and 11 Common lots). The Subject site is located at 1899 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The site was annexed into Kuna Limits August 20, 2019. Historically the subject site has been used for residential and agricultural purposes.

4.2 Surrounding Land Uses

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

4.3 Parcel Number, Owner, Parcel Size and Current Zoning

4.3.1 S1313449905

4.3.1.1 SH69 North, LLC
4.3.1.2 Approximately 24.67 acres
4.3.1.3 R-20 (High Density Residential - exiting)
C- 2 (Area Commercial - exiting)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site currently has vegetation consistent with that of an agricultural field and crop fields. The site has an estimated average slope of 1.0% to 1.4%. 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 and the subject site is well outside the boundary of the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has recommendations for surface and groundwater protection practices and requirements for development of all sites.

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 proposed project site as Mixed-Uses.

4.8 Recreation and Pathways Map

4.8.1 The Pathways Master Plan Map indicates a future trail or pathway along the Kuna Canal which runs through the south boundary of the site. Internal pathways and other connections within, provide pedestrian and biking connectivity and lead to adjacent regional greenspaces and pathways.

4.9 Agency Responses

Agency	Exhibit No.
City Engineer's Memo	2.18
ACHD – Ada County Highway District	2.19
Boise Project Board of Control	2.20
Central Dist. Health Dept.	2.21

COMPASS	2.22
Kuna Police Dept.	2.23
Kuna Rural Fire District	2.24
Nampa Meridian Irrigation District	2.25
Kuna School District No. 3	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 According to the ACHD report (*Exhibit 2.19*) Deer Flat Road is listed in the Capital Improvement Plan (CIP)/Integrated five-year work plan (IFYWP) to be widened to 5-lanes from Linder Road to Meridian Road between 2031 and 2035.

The intersection of Deer Flat Road and Meridian Road is scheduled in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south leg, 7-lances on the east leg and 6-lanes on the west leg, and reconstructed between 2031 and 2035

The Bikeways Master Plan (BMP) identifies Deer Flat as a level 3 facility. The BMP also identified level facilities on Ardell Road, the northern collector roadway.

The intersection of Deer Flat and Meridian Road is programmed and funded as part of the CIP, therefore no mitigation is required.

ACHD recommends the Applicant follow one of two scenarios for the Ardell / Meridian Road intersection, starting at the bottom of page 4 of their report. This will require waiting for ITD to make a decision about a new traffic pattern.

ACHD recommends the applicant be conditioned to terminate Sun Hallow Avenue with an ACHD approved Cul-de-sac south of Imlay Street, with a minimum 50 foot radius.

ACHD staff has concerns about the length of the straight alignment for Butterfly Street. If there is sufficient space on Butterfly, the applicant should be required to construct landscape island a traffic calming measure.

ACHD recommends the applicant be required to install ACHD approved traffic calming measures on Sun Hallow Avenue.

Staff notes sidewalks along classified roads (collector and Arterials) are required to be a minimum of eight (8) feet wide. Staff recommends sidewalks on classified roads be detached and to be located within the ROW.

Staff highlights that *KCC 6-3-3-C* requires developers to provide and connect to stub streets. According to the ACHD report, benefits of interconnectivity through use of stub streets includes, but is not limited to, reduction in miles traveled, increases pedestrian and bicycle connectivity, increases access for EMS, reduces need for additional access points to arterial systems, promotes efficient delivery of daily services/deliveries, promotes intra-neighborhood traffic circulation to schools, parks, etc., and promotes orderly development.

VI
STAFF ANALYSIS

6.1 A Pre-Application Meeting was held between the Applicant and the City January 27, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on March 24 2022, there were 13 attendees. Neighborhood Meeting Minutes have been provided as a part of this application. SH69 North, LLC, the Applicant, requests approval to subdivide approx. 24.56 acres into 74 total lots (53 single family, 11 common, and 10 Commercial Lots.

The Gross Density of the project is proposed to be 10.6 Dwelling Units per Acre (DUA), with a Net Density is proposed to be 18.60 DUA.

The Applicant proposes 0.45 acres, or 9.0% of the residential project as open space. Staff views the proposal to be compliant with 5-17-12-D.

According to Exhibit 2.18, Public Works staff states this project is located within the Danskin Lift Station basin which currently doe not have capacity to provide sewer service for Beltzarock Subdivision. Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity (equivalent dwelling units [EDU's]) that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase. The location of the private lift station will be finalized during the civil construction drawing review process. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

The Applicant proposes attached townhomes within the project, and according to KCC 5-3-3, the director may, in the name of creativity in design, *allow for the reduction of the street frontages and minimum lot size recommendations, after reviewing the overall layout of streets and lots*. Staff has discussed the recommended widths for lots in an R-20 with the Planning director and it was determined the intent of KCC 5-3-3-3 has been satisfied. Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots.

The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250-ft.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC; Idaho Statute § 67-65; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District and any other applicable agencies to ensure conformance to each agency's requirements where the stricter rule shall be followed. If the City Council Approves Case No. 22-06-S the Applicant shall be subject to the Conditions of Approval listed in section "X" (10) of this Memo, and any additional conditions recommended by the City Council.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5.

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan FLUM.

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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-06-S, including the Comprehensive Plan, Kuna City Code, Staff's Memo, including the exhibits, and testimony during the Public Hearing, the Council hereby (***Approves/Conditionally Approves/Denies)*** a request from SH 69 North, LLC, for preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots.

If the 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. 22-06-S this proposal ***does*** generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6. According to Exhibit 2.18, Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.*

7.2 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *Applicant held a Neighborhood Meeting March 24, 2022; 13 residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on December 9, 2022, and a legal notice was published in the Kuna Melba Newspaper on November 23, 2022. The Applicant posted a sign on the property on November 22, 2022.*

7.3 Based on the evidence on file for Case No. 22-06-S this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The existing zone district is R-20, and the Comp Plan Map designates the property as Mixed-Uses.*

7.4 The contents of the proposed Preliminary Plat application ***does*** contain the necessary requirements as listed in KCC 5-13-9, KCC 5-7, KCC 6-2-3, KCC 5-13, KCC 5-6, and KCC 5-4.:

Staff Finding: *Review by Staff of the proposed Preliminary Plat confirms all applicable technical requirements listed in KCC were provided.*

7.5 The availability of existing and proposed public services and streets ***can*** accommodate the proposed development.

Staff Finding: *According to Exhibit 2.18 Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.*

7.6 The proposed development ***is*** in compliance with the City of Kuna, Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Staff Finding: *Correspondence from Kuna Public Works recommends the Applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7.7 The public ***does*** have the financial capability to provide supporting services to the proposed development.

Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

7.8 The proposed project ***does*** consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

7.9 The site landscaping ***does*** minimize the impact on adjacent properties through the use of screening.

Staff Finding: *A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.*

7.10 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 Council may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Preliminary Plat request for the site ***are/are 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.
- Goal 1.C: Attract and Encourage new and existing businesses.
  - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

8.2 Goal Area 2: Kuna will be a healthy, safe community.

- Goal 2.A: Maintain and expand parks and public gathering spaces.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
    - Policy 2.A.2.d: Work with private developers and land Owners to direct expansion of the trails and pathways system throughout Kuna.
- Goal 2.B.: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1: Maintain and expand the parks system.
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain/expand sidewalks/pedestrian facilities within the community.
    - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

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

- Objective 4.C.1: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
  - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
  - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
- Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
  - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

8.6 Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.

- Objective 4.D.2: Ensure the continued expansion/development of a classified roads system throughout the community.
  - Policy 4.D.2a: Extend and expand Mid-Mile Roads as growth occurs.
  - Policy 4.D.2b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

IX
COMMISSION'S RECOMMENDATION

Based upon the record contained in Case Nos. 22-06-S including the Comprehensive Plan, Kuna City Code, Staff's Report, including the exhibits, and the testimony during the Public Hearing, the Commission recommended ***Approval.***

X
COUNCILS' PROPOSED ORDER OF DECISION

Note: These motions are for the ***Approval, Conditional Approval or Denial*** *of the Preliminary Plat. However, if the Council wishes to approve or deny specific parts of these requests as detailed in the* Memo*, those changes must be specified.*

Based upon the record contained in Case No. 22-06-S, including the Comprehensive Plan, Kuna City Code, Staff's Memo, including the exhibits, and testimony during the Public Hearing, the Council hereby

(***Approves/Conditionally Approves/Denies)*** a request from SH 69 North, LLC, for Preliminary Plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; (53 Residential Lots, 10 Commercial Lots and 11 Common lots), subject to the following conditions:

10.1 The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

10.1.1 The City Engineer shall approve all sewer connections.

10.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.

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

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

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

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

10.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

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

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

10.4 Connection to City Services (Sewer and Domestic Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

10.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

10.6 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

10.7 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and may be eligible to receive, pursuant to KCC §

6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

10.8 Landscape buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

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

10.10 It is the responsibility of the Developer or their engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

10.11 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

10.13 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 in public Rights-of-Way shall be with approval from ACHD.

10.14 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

10.15 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

10.16 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

10.17 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

10.18 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

10.19 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

10.20 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered home products with private driveway and private road as proposed.

10.21 Developer shall ensure any anticipated residential buildings fit any given buildable lot.

10.22 In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD/ITD in order to place an irrigation source and sod within the Rights-Of-Way between the edge of sidewalk and the bottom of the swale for weed control.

10.23 Developer/Owner/Applicant/Contractors are 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.

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

10.25 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

10.26 The Landscape Plan (dated 9.9.21) and Preliminary Plat (dated 3.10.22) will be considered binding site plans as amended and/or approved.

10.27 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

10.28 Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

10.29 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

10.30 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 20th, day of December 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): 22-06-S & 22-26-DR

Project Name: Beltzarock Subdivision

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

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
X	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

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

Applicant (Developer) Information

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

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

Engineer/Representative Information

Name: Civil Innovations, PLLC

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

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

Subject Property Information

Site Address: 1925 N. Meridian Road

Nearest Major Cross Streets: Deer Flat Road

Parcel No.(s): S1313449905

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

Property Size: 24.56 Acres

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

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

Project Description

Project Name: Beltzarock Subdivision

General Description of Project: 53 single family residential lots and 10 commercial lots on approximately 24.56 acres at the NW corner of Meridian and Deer Flat Roads.

62 Total Residential Lots (53 build-able, 9 Common), & 12 Commercial Lots (10 Build-able, 2 Common)

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: Existing home and outbuildings

Will any existing buildings remain? YES (NO)

No. of Residential Units: 53 No. of Building Lots: 53

No. of Common Lots: 7 No. of Other Lots: 1

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

Minimum square footage of structure(s): 1,200 SF

Gross Density (Dwelling Units ÷ Total Acreage): 10.6

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 18.6

Percentage of Open Space provided: 9.0 Acreage of Open Space: 0.45

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

Non-Residential Project Summary (If Applicable)

Number of building lots: 10 Other lots: 3

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: 3-10-22

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

Preliminary Plat Application

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

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

****Office Use Only****

Case No(s).: 22-06-S & 22-26-DR

Project Name: Beltzarock Subdivision

Date of Pre-Application Meeting: Jan. 27, 2022 - Re-Pre App Valid for three (3) months, unless otherwise determined by staff

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

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

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat 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.
- 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 Preliminary Plat 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.
- 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.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots
    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,

A TRAFFIC IMPACT STUDY IS REQUIRED.

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: 3-10-22

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

KUNA
Planning & Zoning

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 22-26-DR & 22-06-S

Project Name: Beltzarock Subdivision

Date of Pre-Application Meeting: Jan. 27, 2022 - Re-Pre App Valid for three (3) months, unless otherwise determined by Staff

Date Received: 03.16.2022

Date Accepted as Complete: 05.18.2022

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Institutional
- Multifamily Residential
- Proposed Conversions
- Exterior Remodel//Restoration
- Industrial
- Office
- Common Areas/Landscaping
- Proposed Changes in Land and/or building use
- Enlargement or Expansion of existing buildings or sites

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

- Complete Planning & Zoning Application Coversheet
- Complete Design Review 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 and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Elevations for each structure & color rendering with material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Site, Lighting, Landscape & Drainage Plans
- Construction Drawings/Civil Plans

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms, if applicable
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of *all* Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.

- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

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

Applicant Information

Name: Same as Owner

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: Civil Innovations, PLLC

Address: 1043 E. Park Blvd. Ste., 100, Boise, ID 83712

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

Property Information

Address: 1925 N. Meridian Rd.

Parcel No(s).: S1313449905

Closest Major Cross Streets: Meridian & Deer Flat

Please check the box that reflects the intent of the application:

☐ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ■ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Common area landscaping for residential and commercial subdivision.

2. Dimension of property: 24.56 Acres

3. Current land use(s): Vacant/Ag.

4. What are the land uses of the adjoining properties?

   North: Ag. South: Ag.

   East: Residential West: Commercial

5. Is the project intended to be phased? If so, what is the phasing time period?

   Commercial and residential areas will be platted in separate phases. Most likely at the same time.

6. Number and use(s) of all structures: 53 single family and 10 commercial lots.

7. Building Height: As allowed by code.

8. Number of Stories: As allowed by code.

   (The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:

   Unknown at this time.

Exterior Building Materials and Colors

	Material	Color
Roof:		
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:		
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:		
Soffits and Fascia:		
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

_____

Proposed screening method? _____

_____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

_____

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? Boise-Kuna

What is the proposed method of on-site drainage retention/detention? Ponds and seepage beds.

Fencing

Is there any existing fencing that will remain? ☑ ☐

If Yes, what is the fencing material, size and location? Existing 6' vinyl fencing along the west boundary will remain.

What is the fencing material for all new fencing? _____

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review application Approval/Conditional Approval/Denial.

Building Coverage

% of site devoted to building coverage?	Square Footage:
% of site devoted to landscaping? (Include landscaped rights of way)	Square Footage:
% of site that is hard surface? (paving, driveways, walkways)	Describe:
% of site devoted to other uses:	

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

See landscape plans.

Are there any existing trees of 4" or greater in caliper on the property? YES NO
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: 09/26/22

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

_____

_____

_____

_____

_____

_____

Beltzarock Subdivision – Preliminary Plat Application Narrative

SH69 North, LLC submits its subdivision application in conformity with the previously submitted and approved annexation and rezone request. The parcel was annexed in conformity with the Kuna Comprehensive plan for a mixed-use zone. Approximately 5 acres of the 24-acre site were zoned R-20. The remaining 19 acres were zoned C2.

SH69 North intends to develop a 53-unit townhome project on the R-20 site. While this use is approximately 50% of the allowed density in an R-20 zone, after consulting with the neighbors and the planning staff we have determined that such density is a good compromise as a buffer between the adjacent residential uses and the commercial uses planned on the C-2 site.

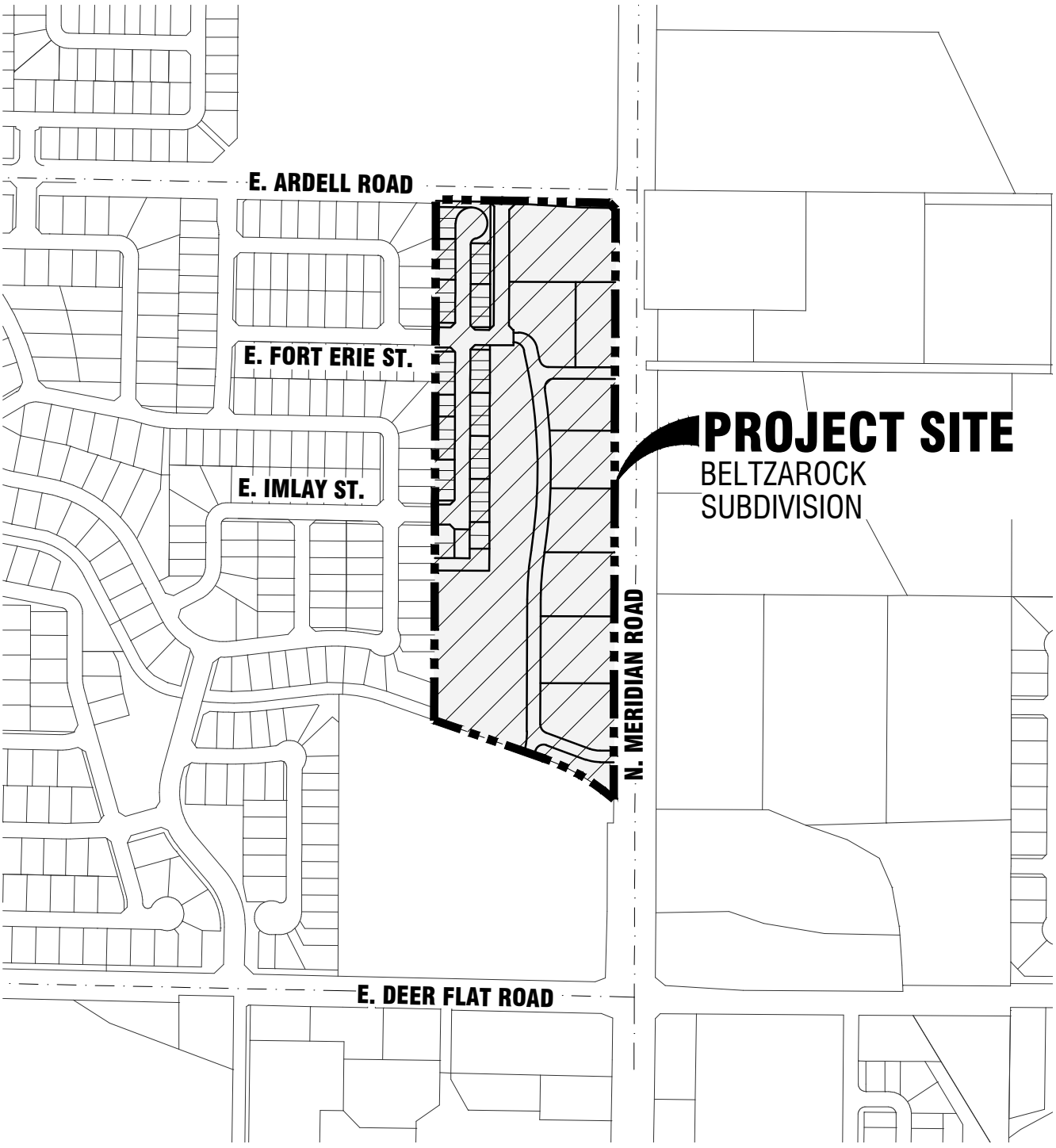
SH69 North intends to develop the 19-acre commercial site with 10 commercial pads fronting Meridian Rd. These pads will be home to uses ranging from medical and dental services and financial service firms to multi-tenant retail buildings having food, retail, and service tenants. While we cannot announce tenants until this subdivision has been heard by council and approved, interest has been strong, and a quick lease up is expected. The remainder of the site will be used for transportation and a self-storage center.

The combined site will make use of and expand the existing greenbelt along the Kuna Canal which will make the existing and future residential units more walkable and enable safe transit into the commercial areas. The subdivision will be landscaped consistent with its name that means “Black Rock” in Basque. Landscape islands will use black rocks and boulders that are attractive and locally sourced.

Adequate services are nearby or adjacent to the site such that sewer and water can be supplied to the development. Due to the elevation in adjacent property, SH69 will provide a lift station for sewer.

BELTZAROCK SUBDIVISION

KUNA, IDAHO - 2022



500 250 0 500

HORIZONTAL SCALE IN FEET

PROJECT NO.	21-0309-BR
DWG FILE	VICINITY MAP
DESIGNED BY	BT
DRAWN BY	BT
CHECKED BY	BT
ISSUE DATE	03/10/2022
SCALE	AS SHOWN
SHEET	1 OF 1

BELTZAROCK SUBDIVISION
KUNA, IDAHO

VICINITY MAP

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

Vicinity Map
Beltzarock Sub.
N
Destiny
Shady Ridge
Hose Gulch
Elk Creek
Firestone
Celtic
Jack Creek
Hose Gulch
Brush Creek
Hose Gulch
Elk Creek
Ardell
Sweet Pearl
Sweet Pearl
Hose Gulch
Thorndale
Malvern
Fort Erie
Thorndale
Destiny
Rodeo
Whig
Hose Gulch
Imlay
Thorndale
Windmill
Snowfield
Meridian
Bay Owl
Timber Trail
Timber Trail
Trophy
Trophy
Trophy
Silkstone
Lazy Db
Buck
Sailer
Snowfield
Manly
Ryde
Whitetail
Deer Flat
Abstein
Antelope Flat
Steens
Linmar
Linmar
Beltzarock Sub.
KUNA_ROADS
KUNA_WATERBODIES
HIGHWAY_69
0 0.020.04 0.09 0.14 0.18
Miles
Maxar, Microsoft

DESCRIPTION FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

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

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

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

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

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

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

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

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

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

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

thence South 88°51'58" East, 570.07 feet;

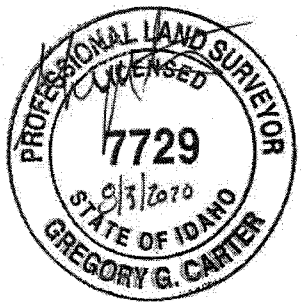
thence South 44°20'11" East, 28.54 feet to a point on the East right-of-way line of N. Meridian Road (SH 69);

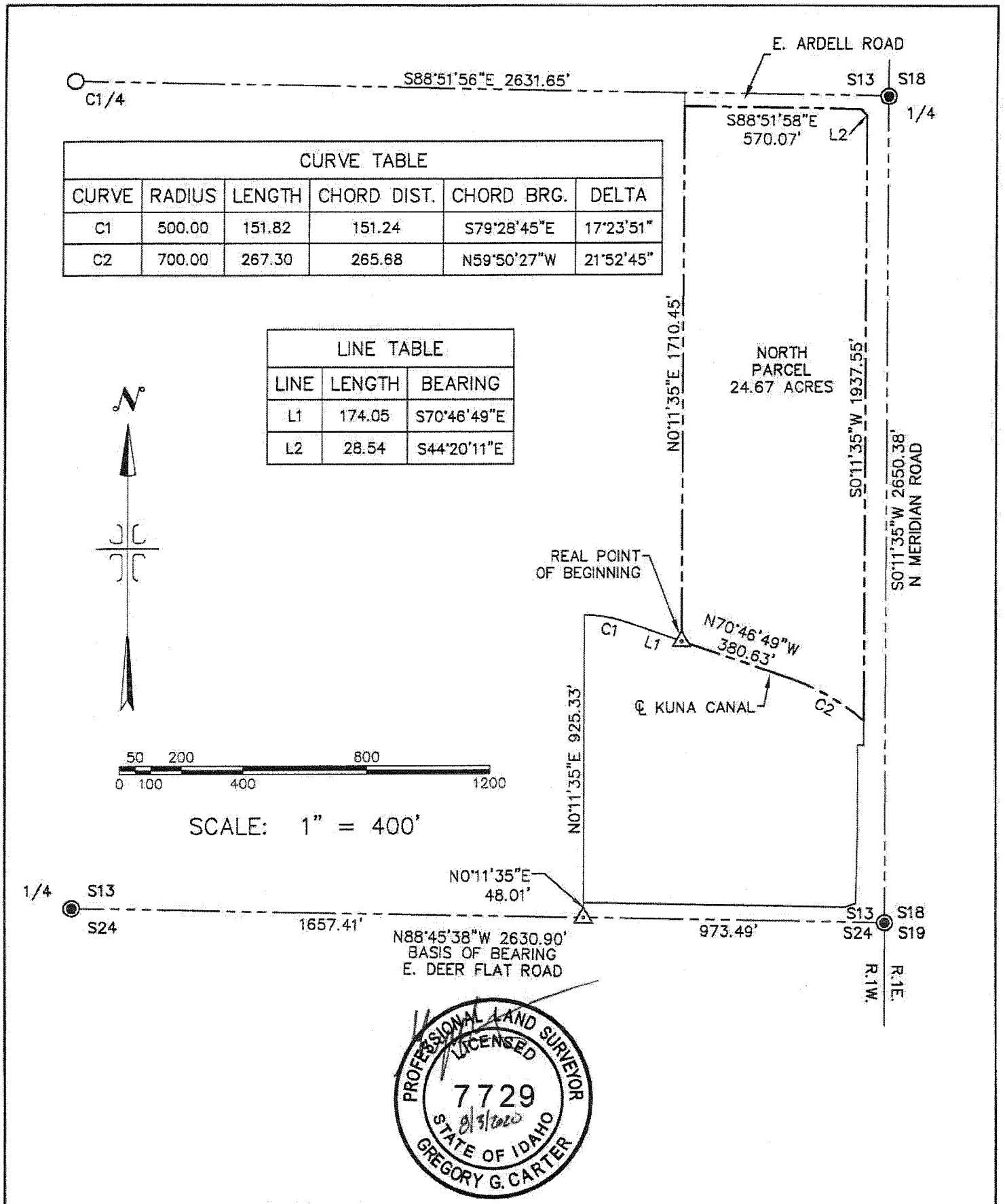
thence along said East right-of-way line South 00°11'35" West, 1937.55 feet to a point on the centerline of the Kuna Canal;

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

thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 24.67 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"
C2	700.00	267.30	265.68	N59°50'27"W	21°52'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49"E
L2	28.54	S44°20'11"E

PROFESSIONAL LAND SURVEYOR LICENSED 7729 8/3/2020 STATE OF IDAHO GREGORY G. CARTER

J:\Kuna Marketplace Tasks 18-129\dwg\North Parcel desc exhibit.dwg 8/3/2020 2:38:53 PM

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

EXHIBIT DRAWING FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/3/2020

DESCRIPTION FOR
R-20 ZONE
BELTZAROCK MARKET PLACE

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

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

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

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

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

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

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

thence South 70°46'49" East, 174.05 feet;

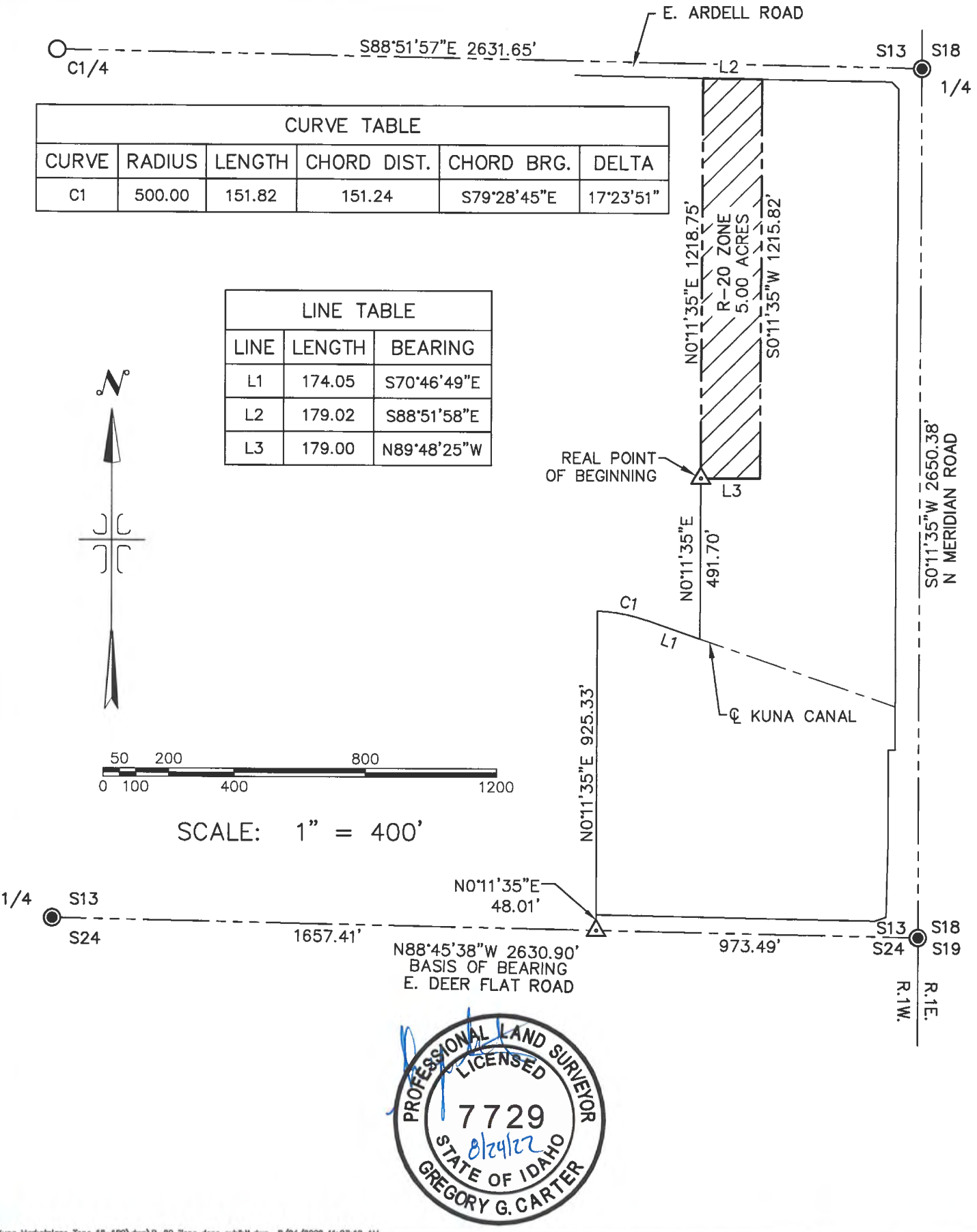
thence leaving said centerline North 00°11'35" East, 491.70 feet to the **REAL POINT OF BEGINNING;**

thence continuing North 00°11'35" East, 1218.75 feet to a point on the South right-of-way line of E Ardell Road;

thence along said South right-of-way line South 88°51'58" East, 179.02 feet;

thence leaving said South right-of-way line South 00°11'35" West, 1215.82 feet;

thence North 89°48'25" West, 179.00 feet to the **REAL POINT OF BEGINNING**. Containing 5.00 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	500.00	151.82	151.24	S79°28'45"E	17°23'51"

LINE TABLE		
LINE	LENGTH	BEARING
L1	174.05	S70°46'49"E
L2	179.02	S88°51'58"E
L3	179.00	N89°48'25"W

PROFESSIONAL LAND SURVEYOR LICENSED 7729 8/24/22 STATE OF IDAHO GREGORY G. CARTER

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

EXHIBIT DRAWING FOR
R-20 ZONE
BELTZAROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/24/2022

DESCRIPTION FOR
NORTH C-2 ZONE
BELTZAROCK MARKET PLACE

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

Commencing at the SE corner of said Section 13 from which the S1/4 corner of said Section 13 bears North 88°45'38" West, 2,630.90 feet;

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

thence leaving said South boundary line North 00°11'35" East, 973.34 feet to a point on the centerline of the Kuna Canal;

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

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

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

thence leaving said centerline North 00°11'35" East, 491.70 feet;

thence South 89°48'25" East, 179.00 feet;

thence North 00°11'35" East, 1215.82 feet to a point on the to a point on the South right-of-way line of E Ardell Road;

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

thence South 88°51'58" East, 391.04 feet;

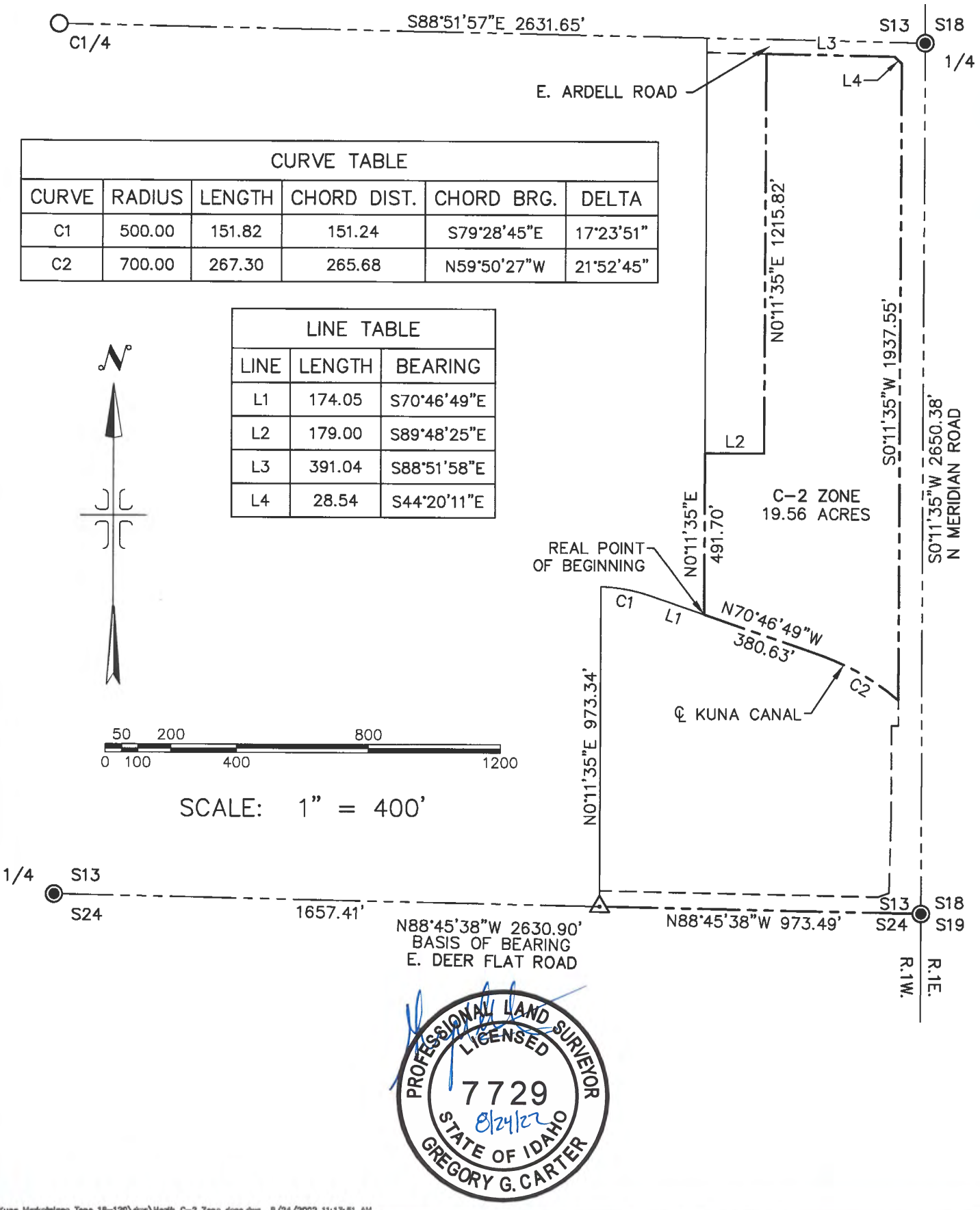
thence South 44°20'11" East, 28.54 feet to a point on the easterly right-of-way line of N. Meridian Road (SH 69);

thence along the easterly right-of-way South 00°11'35" West, 1,937.55 feet; to a point on the centerline of the Kuna Canal;

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

thence 267.30 feet along the arc of a curve to the left, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**.
Containing 19.56 acres, more or less.



CURVE TABLE					
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L3	391.04	S88°51'58"E
L4	28.54	S44°20'11"E

SCALE: 1" = 400'

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

EXHIBIT DRAWING FOR
C-2 ZONE
BELTZAROCK MARKET PLACE

LOCATED IN THE E 1/2 OF THE SE 1/4 OF SECTION 13
T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

JOB NO. 18-129
SHEET NO. 1
DWG. DATE 8/24/2022

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
FIDELITY NATIONAL TITLE - BOISE

2020-124762
09/23/2020 10:06 AM
$15.00

THIS INSTRUMENT FILED FOR RECORD BY FIDELITY NATIONAL TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS AFFECT UPON THE TITLE.

QUITCLAIM DEED

FOR VALUE RECEIVED

SH69 Holdings, LLC, an Idaho Limited Liability Company

do(es) hereby convey, release and forever quitclaim unto: **SH69 North, LLC, an Idaho limited liability company**

whose current address is **199 N. Capital Blvd, Suite 200, Boise, ID 83702**, the following described premises, to-wit:

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

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

Date: September 21, 2020

SH69 Holdings, LLC

BY: _____
David Gronbeck
Managing Principal

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 21 day of Sept, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared David Gronbeck, known or identified to me to be the person whose name is subscribed to the within instrument, as the Managing Principal of SH69 Holdings, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Managing Principal.

Signature: Danna Douglas
Name: _____
Residing at: _____
My Commission Expires: _____

DANNA DOUGLAS
COMMISSION #20200193
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/04/2026

Exhibit A

DESCRIPTION FOR
NORTH PARCEL
BLACKROCK MARKET PLACE

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

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

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

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

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

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

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

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

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thence along said East right-of-way line South 00°11'35" West, 1937.55 feet to a point on the centerline of the Kuna Canal;

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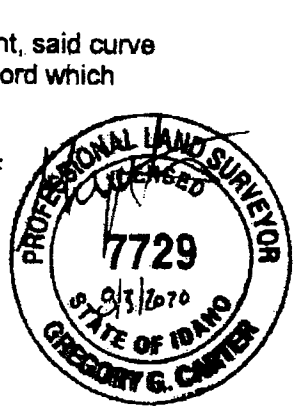
thence 267.30 feet along the arc of a non-tangent curve to the right, said curve having a radius of 700.00 feet, a central angle of 21°52'45" and a long chord which bears North 59°50'27" West, 265.68 feet;

thence North 70°46'49" West, 380.63 feet to the **REAL POINT OF BEGINNING**. Containing 24.67 acres, more or less.



KUNA
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: David Gronbeck

Signature: _____ Date: 3-10-22

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, David Gronbeck / SH69 North, LLC (Full Name),

1400 E. Kokanee Ln. (Address) Kuna (City) ID (State) 86364 (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

(Full Name)

(Address) Kuna (City) ID (State) 86364 (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 2 (Date) day of August (Month), 20 22 (Year)

Signature

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

Kara Medrano (Print Name)

Residing at: 2972 W Margie Ct (Address)
Kuna (City) ID (State) 83634 (ZIP)

My Commission expires: 9-3-2027 (Date)

Signature

KARA MEDRANO
NOTARY PUBLIC
Comm No. 55018
STATE OF IDAHO
(Affix Seal Here)

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: Preliminary plat consisting of 53 single family residential lots and 21 commercial lots on approximately 24.56 acres at the NW corner of Meridian and Deer Flat Roads.

Date of Meeting: 2/24/22 Time: 6:00 PM

Meeting Location: Kuna Fire Department, 150 W. Boise Street

Site Information

Location: Section 13 Township 2N Range 1W Total Acres 24.56

Subdivision Name: Beltzarock Lot _____ Block _____

Address: 1925 N. Meridian Rd.

Parcel No(s).: S1313449905

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

Contact Person

Name: David Gronbeck

Business Name (if applicable): SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

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

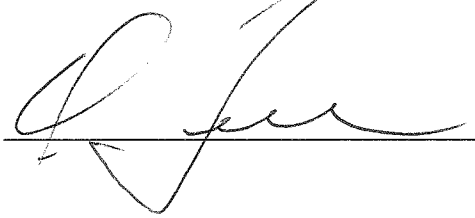
Applicant

Name: SH69 North, LLC

Address: 1400 E. Kokanee Ln., Kuna, ID 83634

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

I, David Gronbeck *, 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: 3-10-22

SIGN-IN SHEET

2-24-22
6:00-7:00PM
KUNA FIRE

Project: BeltzaRock Subdivison

	NAME	ADDRESS	PHONE
1	Susan Peterson	1320 Sweet Pearl	
2	Karen + Jack Culver	2080 N Thorndale Ave	1-971-400-8193
✓3	Mike & Gloria Wolf	1886 N. Siltstone Way	805-368-1521
4	Aaron Lowe	2164 N Thorndale	208 871-0134
5	Jdub Wallatine	2036 N Thorndale Ave	417-766-8282
6	Kathy Heberger	1301 E Timber Trail	909)957-4257
✓7	Jim Peterson	2021 Destiny	661-972-6367
✓8	Tammy Peterson	"	661-972-0961
9	[illegible]	1249 E Sweet Pearl Kuna	208-431-4134
10	Laurie Heyliz	987 E Buck Dr Kuna	
11	Susan Johnson	916 813-9649	
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			

BaltzaRock Neighborhood Meeting
February 24, 2022
6:00PM – Kuna Fire Station

- Several neighbors appeared for the meeting. Not all were willing to sign the sign-in sheet.
- The meeting commenced promptly at 6 PM.
- Developers David Gronbeck and TJ Angstman were present and began the presentation by acknowledging that nothing much had changed since the last meeting. One notable change was discussed, the exclusion of the 16-acre corner from the project.

Attendee Comments or Concerns:

1. Several neighbors were concerned about the plan to limit left hand turns on Ardell, Meridian Rd, and Deer Flat.
2. Many neighbors expressed interest in having a nice steak house nearby.
3. Traffic was referenced several times. Questions about cut through traffic were raised.
4. Some neighbors discussed plans for nearby parcels, and concerns over noise and traffic related to higher density being developed in Kuna were raised. Several neighbors commented positively that having stores where you can ride a bicycle from an adjacent residential development will increase convenience and values.
5. Mostly neighbors were satisfied with the density and design of the townhouse project, knowing that it was zoned for 20 units per acre and designed at almost 50% of that zoning. Some had question about amenities such as playground equipment. It was discussed that children in one development may make friends with children in the other developments and visit the amenities of the other project.
6. Some neighbors were pleased that there would be a convenient self-storage option.

Ben Thomas

From: Sub Name Mail <subnamemail@adacounty.id.gov> on behalf of Sub Name Mail
Sent: Thursday, May 27, 2021 6:55 AM
To: Ben Thomas
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: RE: Beltzarock Subdivision Name Reservation

May 27, 2021

Greg Carter, Idaho Survey Group
Ben Thomas, Civil-Innovations

RE: Subdivision Name Reservation: **BELTZAROCK SUBDIVISION**

At your request, I will reserve the name **Beltzarock Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Ben Thomas <ben@civil-innovations.com>
Sent: Wednesday, May 26, 2021 9:19 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: RE: [EXTERNAL] Subdivision Name Request

Glen,

Please find requested information below.

Owner/Developer:
SH69 Holdings , LLC
199 N. Capitol Blvd. Ste. 200
Boise, ID 83702
T.J. Angstman
208-384-8588
tj@angstman.com

BELTZAROCK SUBDIVISION - PRELIMINARY PLAT

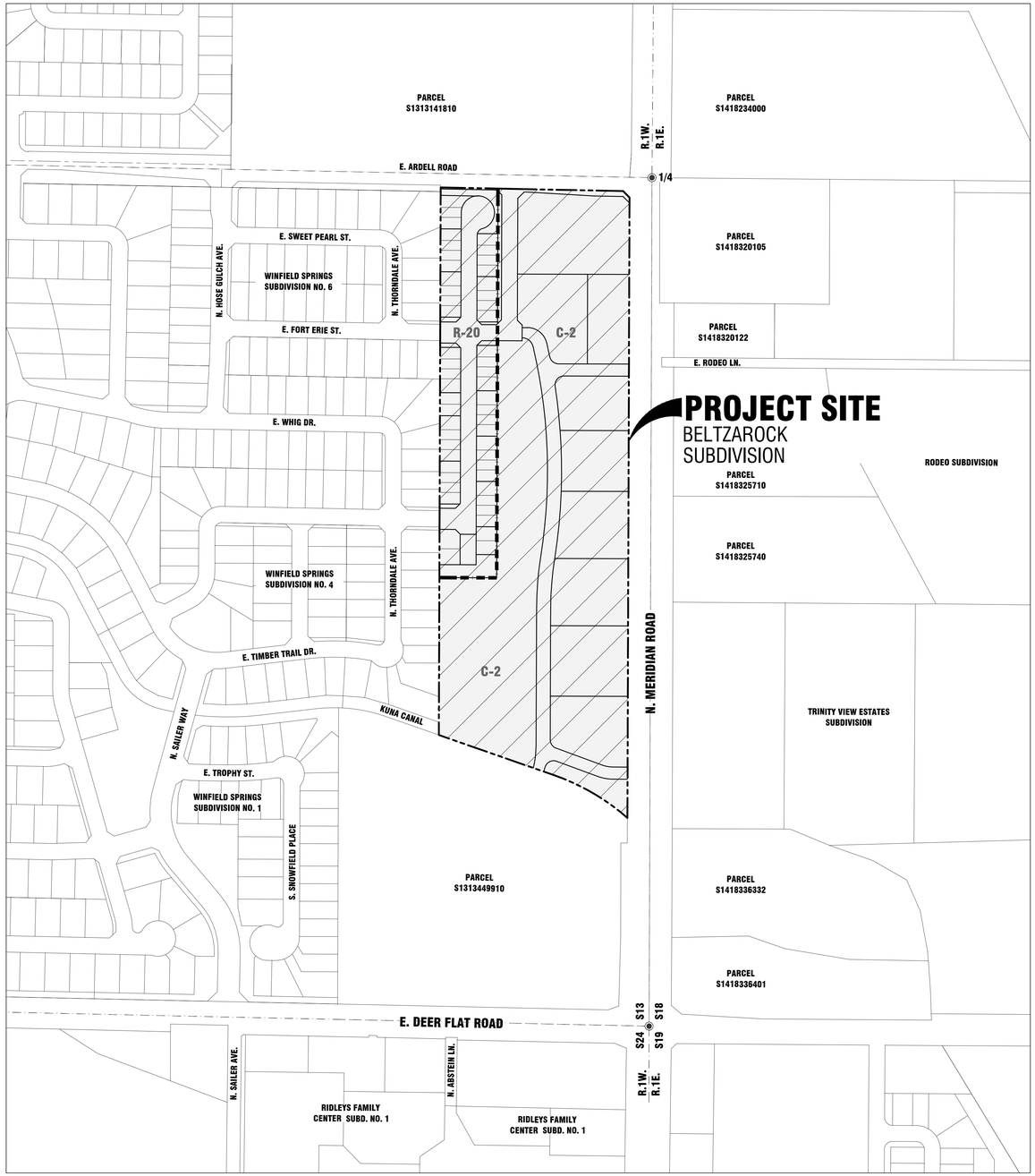
KUNA, IDAHO - 2022

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PROPERTY LOT LINE
- ZERO PROPERTY LOT LINE
- ZONE BOUNDARY
- R-20/C-2 — ZONE DESIGNATION
- PROPOSED VERTICAL CURB
- PROPOSED ROLLED CURB
- PROPOSED VERTICAL TO ROLLED CURB TRANSITION SECTION
- PROPOSED STREET LIGHT
- DIRECTION OF SURFACE FLOW
- PROPOSED SEEPAGE BED WITH MONITORING WELLS
- PROPOSED DROP INLET
- SD — PROPOSED STORM DRAIN LINE AND MANHOLE
- GIRR — PROPOSED GRAVITY IRRIGATION LINE AND BOX
- PIRR — PROPOSED PRESSURE IRRIGATION LINE AND VALVE
- W — PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE AND MANHOLE

EXISTING LEGEND

- EXISTING PROPERTY LOT LINE
- EG — EXISTING EDGE OF GRAVEL
- TOB — EXISTING TOP OF BANK
- TOE — EXISTING TOE OF BANK
- EXISTING DITCH FLOW LINE
- OHP — EXISTING OVERHEAD POWER W/ POLE
- GAS — EXISTING UNDERGROUND GAS
- UGT — EXISTING UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING VERTICAL CURB
- EXISTING ROLLED CURB
- 2750 — EXISTING 5' CONTOUR
- 2749 — EXISTING 1' CONTOUR
- EXISTING DROP INLET
- SD — EXISTING STORM DRAIN LINE AND MANHOLE
- GIRR — EXISTING GRAVITY IRRIGATION LINE
- PIRR — EXISTING PRESSURE IRRIGATION LINE AND VALVE
- W — EXISTING WATER LINE AND VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING SEWER LINE AND MANHOLE
- EXISTING STREET LIGHT
- EXISTING ROAD SIGN
- EXISTING SPRINKLER BOX
- EXISTING POWER JUNCTION BOX
- EXISTING TELEPHONE RISER
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING GAS MARKER
- EXISTING GAS VALVE



1 VICINITY MAP
SCALE: 1" = 200'

NORTH

300 200 100 0 200 400
HORIZONTAL SCALE IN FEET

2 SHEET INDEX

1 OF 6	C.100	TITLE SHEET
2 OF 6	C.200	PRELIMINARY PLAT
3 OF 6	C.201	PRELIMINARY PLAT
4 OF 6	C.300	PRELIMINARY SITE PLAN
5 OF 6	C.301	PRELIMINARY SITE PLAN
6 OF 6	C.400	PRELIMINARY STREET SECTIONS

3 SITE DATA

TOTAL ACRES	24.56 AC

R-20 AREA	5.00 AC
BUILDABLE LOTS	53
COMMON LOTS	7
PRIVATE ROAD LOT	1
TOTAL LOTS	61
LOT AREA	2.84 AC
COMMON AREA	0.45 AC
RIGHT-OF-WAY AREA	1.60 AC
PRIVATE ROAD LOT AREA	0.11 AC
GROSS DENSITY	10.60

C-2 AREA	19.56 AC
BUILDABLE LOTS	10
COMMON LOTS	2
PRIVATE ROAD LOTS	1
TOTAL LOTS	13
LOT AREA	16.53 AC
COMMON AREA	0.48 AC
RIGHT-OF-WAY AREA	0.70 AC
PRIVATE ROAD LOT AREA	1.85 AC
GROSS DENSITY	0.51

4 CONSTRUCTION CONTACT INFORMATION

ENGINEER
CIVIL INNOVATIONS, PLLC
CONTACT: BEN THOMAS
1043 E. PARK BLVD. STE 101
BOISE, IDAHO 83712
PHONE: (208) 884-8181

DEVELOPER
SH69 NORTH, LLC
CONTACT: DAVID GRONBECK
1400 E. KOKANEE LN.
KUNA, ID 83634
PHONE: (208) 861-6665

SURVEYOR
IDAHO SURVEY GROUP
CONTACT: GREG CARTER, PLS
9955 W. EMERALD ST.
BOISE, ID 83704
PHONE: (208) 846-8570

5 BENCH MARK AND DATUM DATA

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

6 PRELIMINARY PLAT NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA.
4. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE 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.
5. 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."
6. LOTS 1, 13 AND 22, BLOCK 1, LOTS 1 AND 16, BLOCK 2, LOTS 1, 4, AND 23, BLOCK 3, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BELTZAROCK VILLAGE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
7. LOT 23, BLOCK 1 AND LOT 35, BLOCK 3 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE BELTZAROCK BUSINESS ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA IRRIGATION.
8. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 14.00 FOOT WIDE EASEMENT, UNLESS OTHERWISE DIMENSIONED, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
9. UNLESS OTHERWISE DIMENSIONED, ALL RESIDENTIAL INTERIOR LOT LINES CONTAIN A 5.00 FOOT EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE EXCEPT WHERE ZERO LOT LINES ARE SHOWN.
10. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA IRRIGATION AND LOT DRAINAGE.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF KUNA.
12. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
13. A PORTION OF LOTS 24, 25, 35, 36, 42 AND 43, BLOCK 3 AS SHOWN HEREON ARE SUBJECT TO AN EXISTING BOISE PROJECT BOARD OF CONTROL EASEMENT FOR OPERATION AND MAINTENANCE OF THE KUNA CANAL.
14. 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 A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BE THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
15. NO LOTS WITHIN THIS SUBDIVISION SHALL BE ALLOWED TO TAKE DIRECT ACCESS FROM N. MERIDIAN ROAD OR E. ARDELL ROAD.

GENERAL INFORMATION
IRRIGATION DISTRICT: BOISE KUNA IRRIGATION DISTRICT, NEW YORK IRRIGATION DISTRICT
SCHOOL DISTRICT: KUNA
FIRE DISTRICT: KUNA
SEWER PROVIDER: CITY OF KUNA
WATER PROVIDER: CITY OF KUNA

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

PROFESSIONAL ENGINEER REGISTERED 19062 STATE OF IDAHO BENJAMIN P. THOMAS
03/10/22

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTZAROCK SUBDIVISION
KUNA, IDAHO

TITLE SHEET

PROJECT NO.	21-0309-BR
DWG FILE	C.100
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.100
SHEET 1 OF 6

BELTZAROCK SUBDIVISION - PRELIMINARY PLAT

KUNA, IDAHO - 2022

NORTH

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

R.1E. R.1W. 1/4 S18 S13

N. MERIDIAN RD.
S0°11'35"W 2650.38'

S44°20'11"E 28.54'

S0°11'35"W 1937.55'

E. ARDELL RD.
S88°51'56"E 2631.65'
S88°51'58"E 570.07'

E. CURRENCY DR. (PRIVATE)

N. JACKSON WAY (PRIVATE)
660.80'

MATCH LINE - SEE SHEET C.201

20' WIDE CITY OF KUNA SEWER, WATER, PRESSURIZED IRRIGATION AND GRAVITY IRRIGATION EASEMENT

30' WIDE CITY OF KUNA SEWER, WATER, PRESSURIZED IRRIGATION AND GRAVITY IRRIGATION EASEMENT

IRRIGATION EASEMENT INST. NO. 96076228 INST. NO. 96076230 PER ROS NO. 10672

POWER LINE EASEMENT INST. NO. 895212 PER ROS NO. 10672

BLOCK 3 **27** 86,480 SF

BLOCK 3 **28** 36,400 SF

BLOCK 3 **28** 50,900 SF

BLOCK 3 **29** 37,781 SF

BLOCK 3 **30** 40,014 SF

BLOCK 3 **31** 45,772 SF

BLOCK 3 **32** 50,198 SF

BLOCK 3 **25** 80,602 SF

N. SUN ROCK AVE. (PUBLIC)
S0°11'35"W 449.51'

23 4,830 SF

N. SUN HALLOW PL. (PUBLIC)
S0°11'35"W 374.65'

13 6,605 SF

N89°48'25"W 27.00'

N. SUN HALLOW AVE. (PUBLIC)
S0°11'35"W 615.08'

BLOCK 1 **18** 2,812 SF
19 2,812 SF
20 2,000 SF
21 2,301 SF
22 2,322 SF
23 855 SF

BLOCK 3 **18** 2,812 SF
17 2,000 SF
16 1,999 SF
15 2,322 SF
14 2,812 SF
13 2,000 SF
12 1,999 SF
11 2,322 SF
10 2,812 SF
9 2,000 SF
8 1,999 SF
7 2,322 SF
6 2,806 SF
5 2,806 SF
4 9,305 SF

BLOCK 3 **24** 271,909 SF

1 4,753 SF
2 3,790 SF
BLOCK 3 **3** 3,197 SF

E. FORT ERIE ST. (PUBLIC)

BLOCK 1 **5** 2,812 SF
4 1,999 SF
3 1,999 SF
2 2,322 SF
1 855 SF

BLOCK 2 **8** 2,812 SF
9 2,000 SF
10 2,000 SF
11 2,322 SF
12 2,322 SF
13 2,000 SF
14 1,999 SF
15 2,321 SF
16 756 SF
1 756 SF
2 2,321 SF
3 1,999 SF
4 2,000 SF
5 2,812 SF
6 2,322 SF
7 2,322 SF

E. IMLAY ST. (PUBLIC)
S89°48'25"E 89.50'

N0°11'35"E 1710.45'

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

N. THORNDALE AVE.

N. THORNDALE AVE.

E. SWEET PEARL ST.

E. FORT ERIE ST.

E. WHIG DR.

E. IMLAY ST.

MATCH LINE - SEE SHEET C.201

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY PLAT.dwg

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

PROFESSIONAL ENGINEER REGISTERED 10062 03/10/22 STATE OF IDAHO BENJAMIN P. THOMAS

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

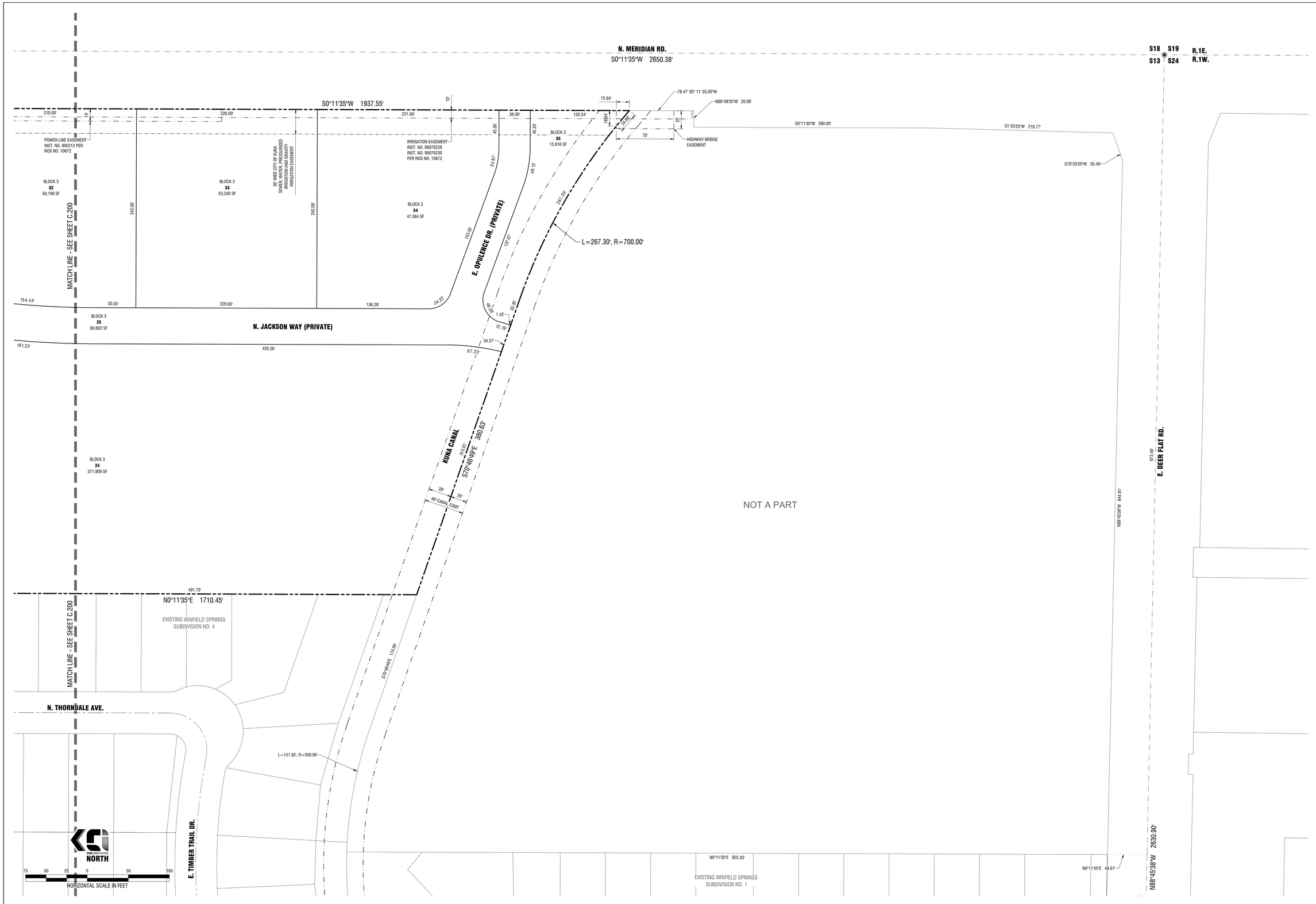
BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY PLAT

PROJECT NO.	21-0309-BR
DWG FILE	C.200
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.200

SHEET 2 OF 6



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NO.	DESCRIPTION	BY	DATE
REVISIONS			

BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY PLAT

PROJECT NO.	21-0309-BR
DWG FILE	C.201
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.201
SHEET 3 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY PLAT.dwg

BELTAZROCK SUBDIVISION - PRELIMINARY PLAT

KUNA, IDAHO - 2022

R.1E. R.1W. 1/4 S18 S13

N. MERIDIAN RD.
S0°11'35"W 2650.38'

S44°20'11"E 28.54'

S0°11'35"W 1937.55'

MATCH LINE - SEE SHEET C.301

E. CURRENCY DR. (PRIVATE)

DRIVE "A" (PRIVATE)

N. JACKSON WAY (PRIVATE)

E. ARDELL RD.

S88°51'56"E 2631.65'

S88°51'58"E 570.07'

N. SUN ROCK AVE. (PUBLIC)

N. SUN HALLOW PL. (PUBLIC)

N. SUN HALLOW AVE. (PUBLIC)

E. FORT ERIE ST. (PUBLIC)

E. IMLAY ST.

N0°11'35"E 1710.45'

COMMERCIAL PAD #1
27
86,480 SF

COMMERCIAL PAD #2
BLOCK 3
28
36,400 SF

COMMERCIAL PAD #3
BLOCK 3
26
50,900 SF

COMMERCIAL PAD #4
BLOCK 3
29
37,781 SF

COMMERCIAL PAD #5
BLOCK 3
30
40,014 SF

COMMERCIAL PAD #6
BLOCK 3
31
45,772 SF

COMMERCIAL PAD #7
BLOCK 3
32
50,198 SF

STORAGE UNITS

STORAGE OFFICE

STORAGE UNITS

SEWER LIFT STATION

STORAGE UNITS

BLOCK 3
25
80,602 SF

BLOCK 3
24
271,909 SF

MATCH LINE - SEE SHEET C.301

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 6

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

EXISTING WINFIELD SPRINGS SUBDIVISION NO. 4

NORTH

75 50 25 0 50 100

HORIZONTAL SCALE IN FEET

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PROFESSIONAL ENGINEER REGISTERED 10062 STATE OF IDAHO BENJAMIN P. THOMAS 03/10/22

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTAZROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY SITE PLAN

PROJECT NO.	21-0309-BR
DWG FILE	C.300
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.300
SHEET 4 OF 6

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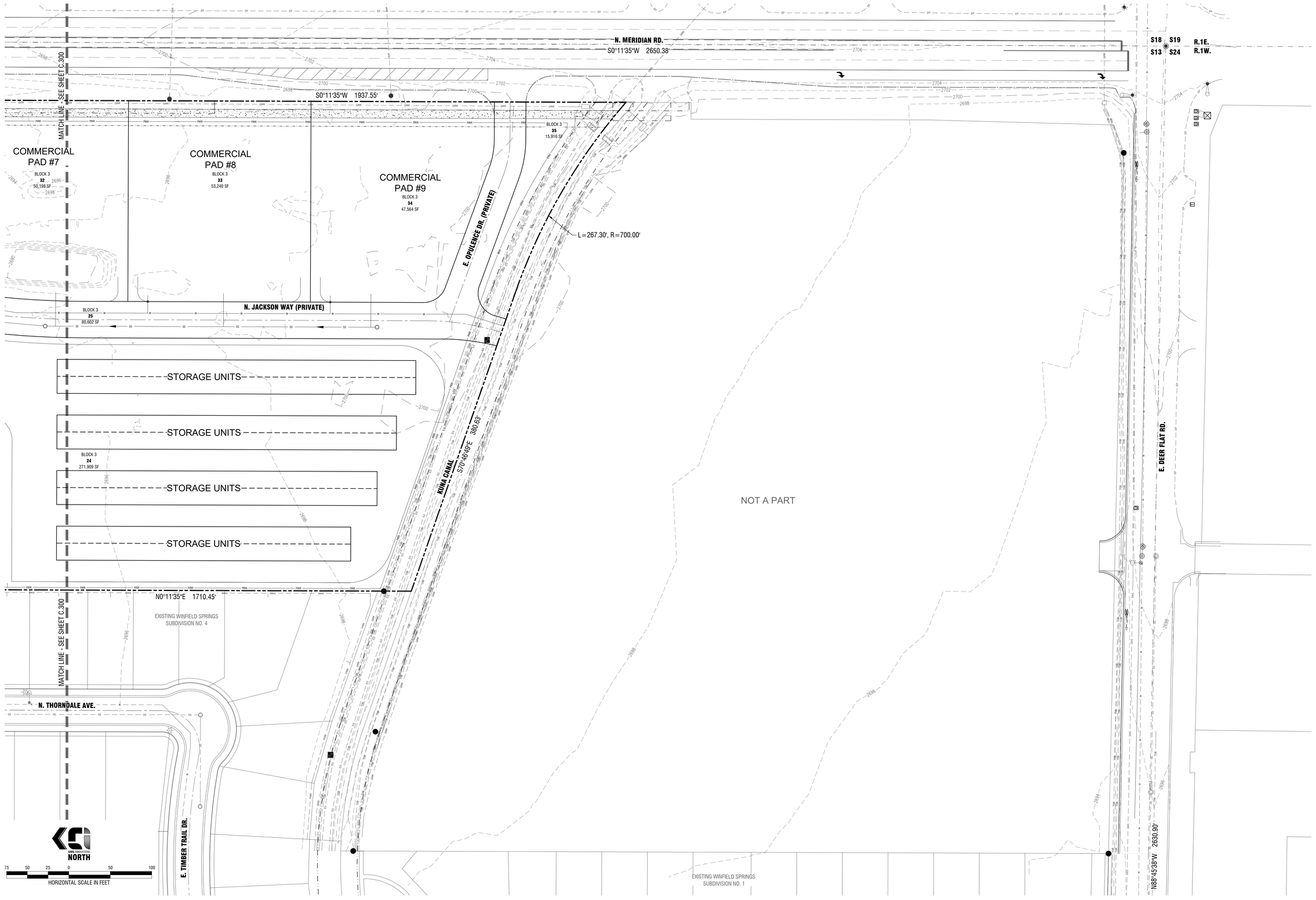

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PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO BENJAMIN P. THOMAS 10062 03/10/22

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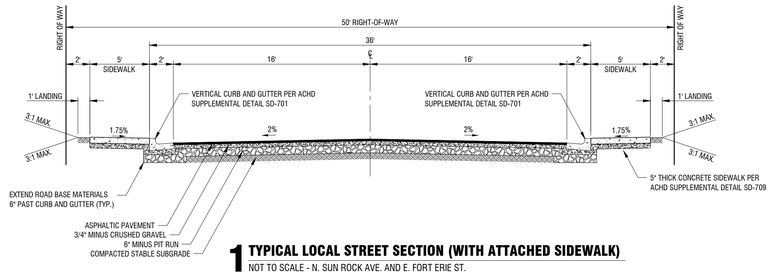
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTZAROCK SUBDIVISION
KUNA, IDAHO

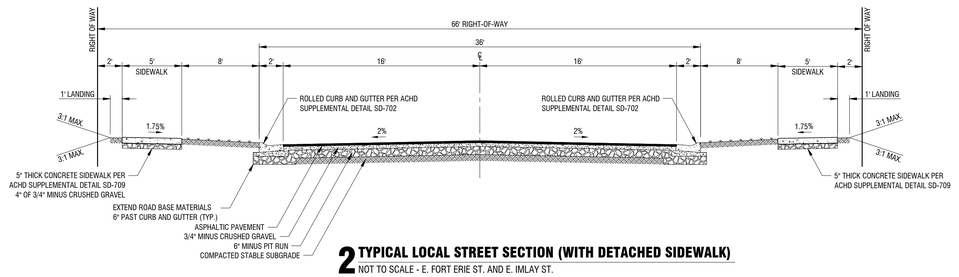
PRELIMINARY SITE PLAN

PROJECT NO.	21-0309-BR
DWG FILE	C.301
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

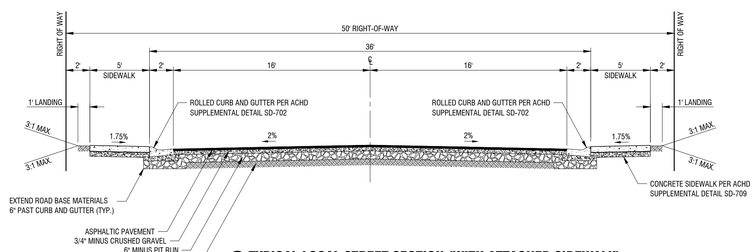
C.301
SHEET 5 OF 6



1 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)
NOT TO SCALE - N. SUN ROCK AVE. AND E. FORT ERIE ST.



2 TYPICAL LOCAL STREET SECTION (WITH DETACHED SIDEWALK)
NOT TO SCALE - E. FORT ERIE ST. AND E. IMLAY ST.



3 TYPICAL LOCAL STREET SECTION (WITH ATTACHED SIDEWALK)
NOT TO SCALE - N. SUN HALLOW PL. AND N. SUN HALLOW AVE.

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

PROFESSIONAL ENGINEER
REGISTERED
10062
03/10/22
STATE OF IDAHO
BENJAMIN P. THOMAS

THESE DRAWINGS, OR ANY PORTION OR EXTENSION THEREOF, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY STREET SECTIONS

PROJECT NO.	21-0309-BR
DWG FILE	C.400
DESIGNED BY	BT
DRAWN BY	JTA
CHECKED BY	BT
ISSUE DATE	03/10/22
HORIZ. SCALE	AS SHOWN
VERT. SCALE	AS SHOWN

C.400
SHEET 6 OF 6

D:\Civil Innovations Projects\2021\21-0309-BR BLACKROCK\200 - Construction Drawings\204 - Preliminary Plat\21-0309-BR PRELIMINARY STREET SECTIONS.dwg

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER DETAIL

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
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**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
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MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
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*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

NOTE: CONTRACTOR SHALL PROVIDE CITY WITH CERTIFICATION THAT ALL PLANT MATERIAL BROUGHT ON SITE ARE FREE AND CLEAR OF DISEASE, NON-TOXIC, POISONOUS, OR A NUISANCE.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
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	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
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	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
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	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
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ANNUAL FLOWERS FOR COLOR BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

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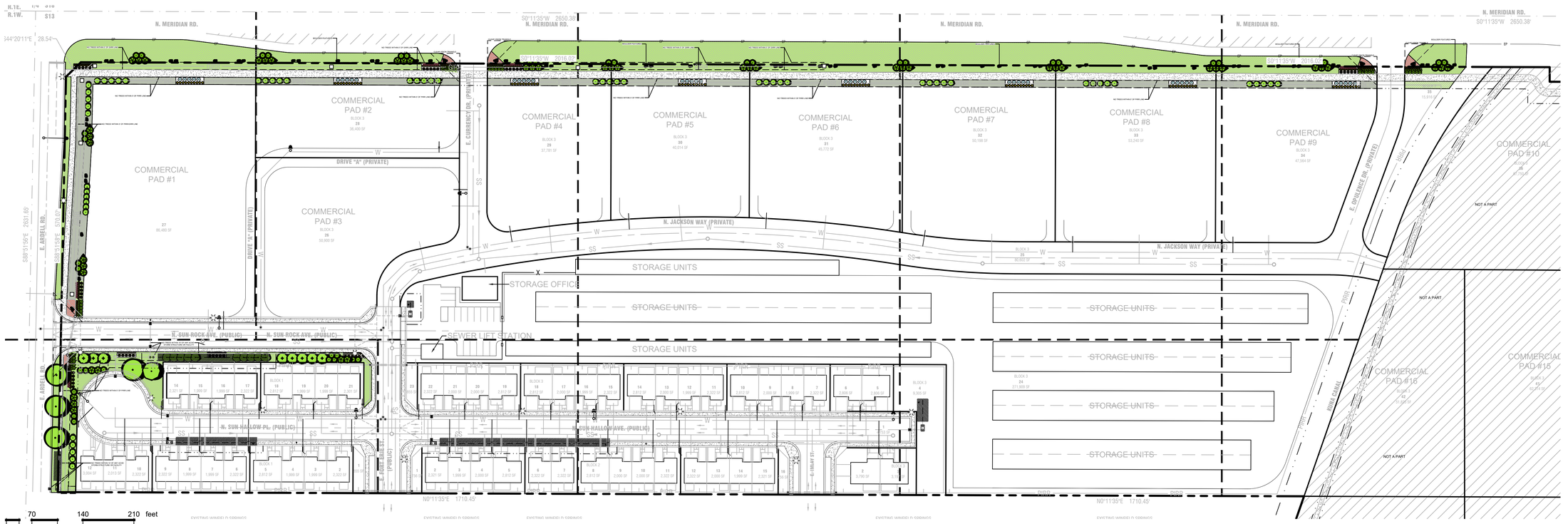

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STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

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LARGE BASALT ROCK

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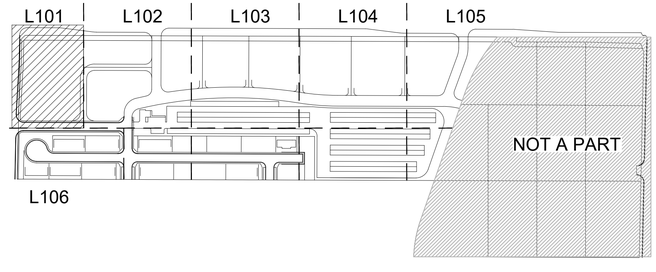
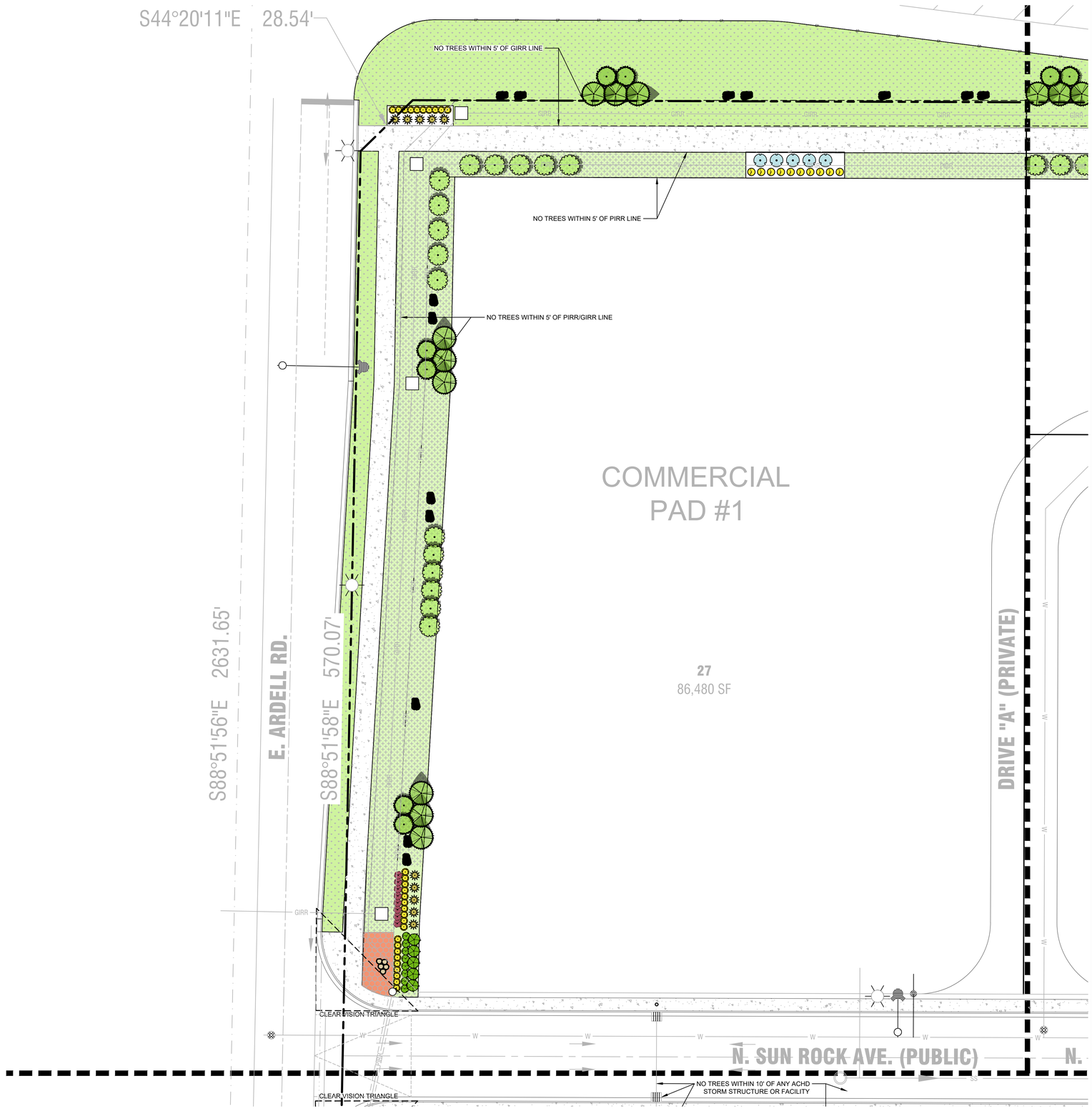


NORTH
0 20 40 60 feet
SCALE: 1" = 20'



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PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

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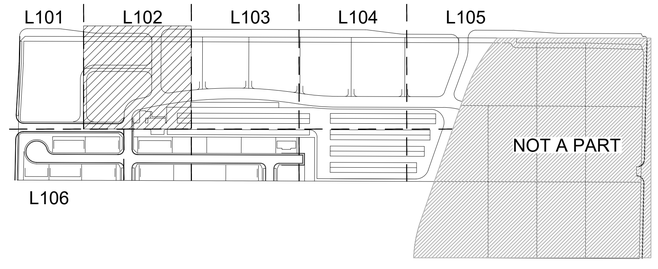

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

BOULDER FEATURES
NO TREES WITHIN 5' OF GIRR LINE
CLEAR VISION TRIANGLE
NO TREES WITHIN 5' OF PIRR LINE
S0°11'35"W 2016.02'
COMMERCIAL PAD #2
BLOCK 3
28
36,400 SF
COMMERCIAL PAD #4
BLOCK 3
29
37,781 SF
COMMERCIAL PAD #3
BLOCK 3
26
50,900 SF
E. CURRENCY DR. (PRIVATE)
DRIVE "A" (PRIVATE)
N. SUN ROCK AVE. (PUBLIC)
STORAGE OFFICE
SEWER LIFT STATION

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION — LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock Group\Dropbox (Stack Rock Group)\Stack Rock Group Team Folder\2021 Projects\21-2049 Beltzarock Subdivision\03-CAD\3.01-City Submittals\21-2049 L100 AR Landscape Plan (Color).dwg, 9/9/2021 1:07:47 PM, Stack Rock Group

PLANT SCHEDULE

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ROCK FEATURE AT ENTRY

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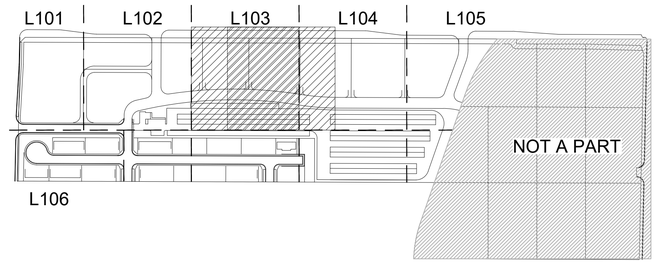

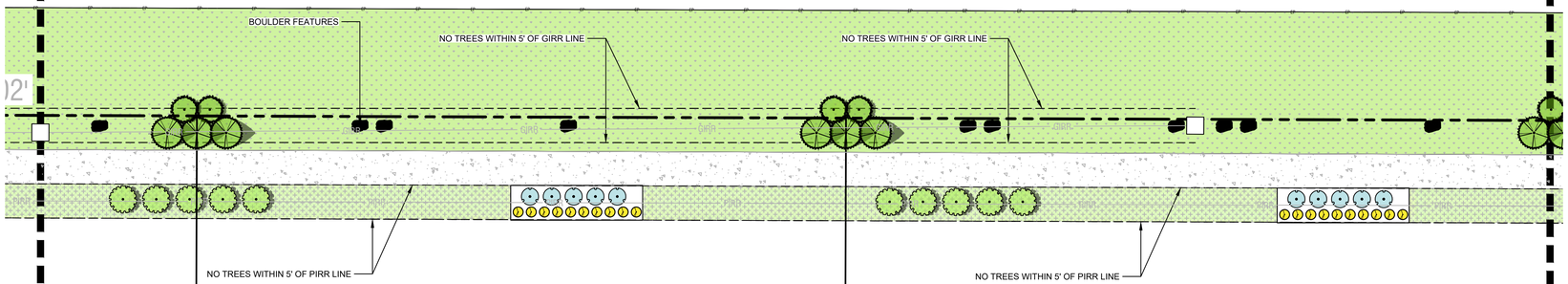

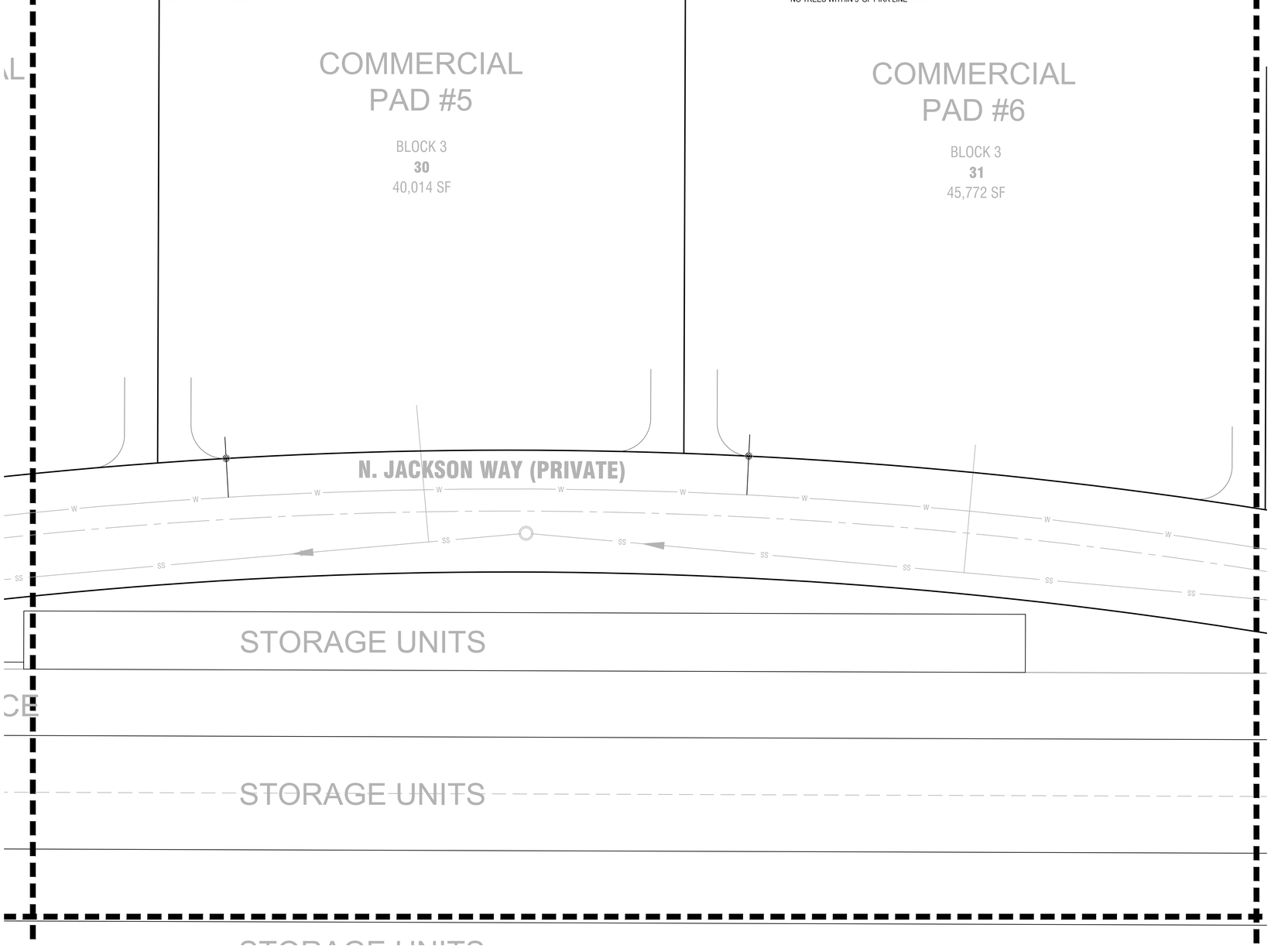

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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STACK ROCK GROUP
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Boise, ID 83702
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Seals

PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	••	••

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	38	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			80	5`h x 3`w
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	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

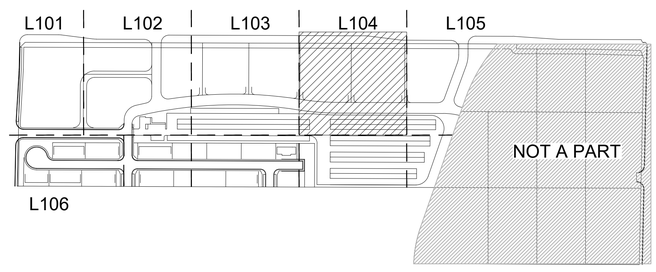
STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

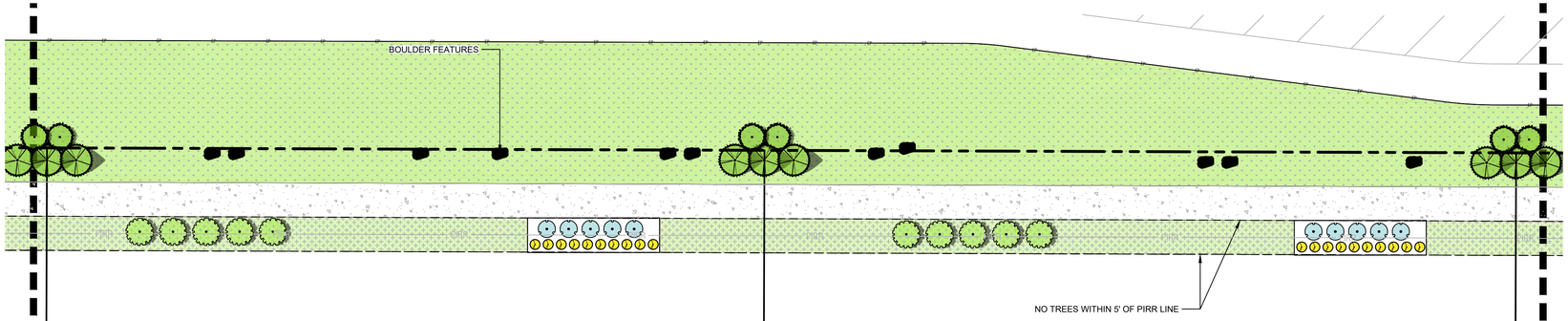
	STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
•	ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
•	SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.





COMMERCIAL
PAD #7
BLOCK 3
32
50,198 SF

COMMERCIAL
PAD #8
BLOCK 3
33
53,240 SF

BLOCK 3
25
80,602 SF

N. JACKSON WAY (PRIVATE

STORAGE UNITS

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

STACK ROCK GROUP
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PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

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MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
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**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
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*SHADE TREES:	2" CALIPER MIN.
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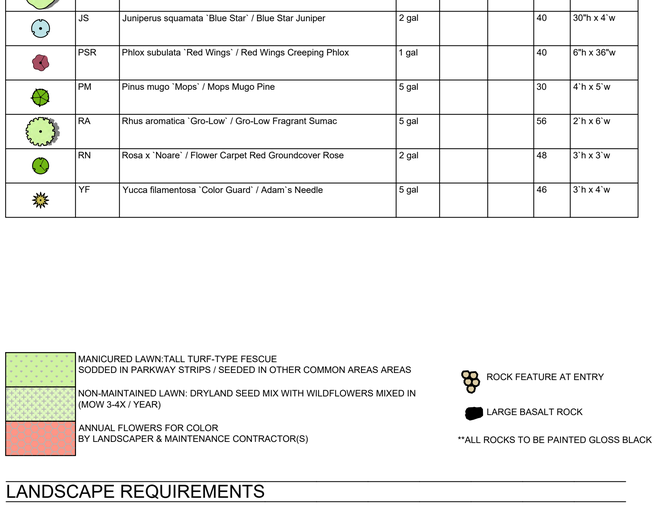

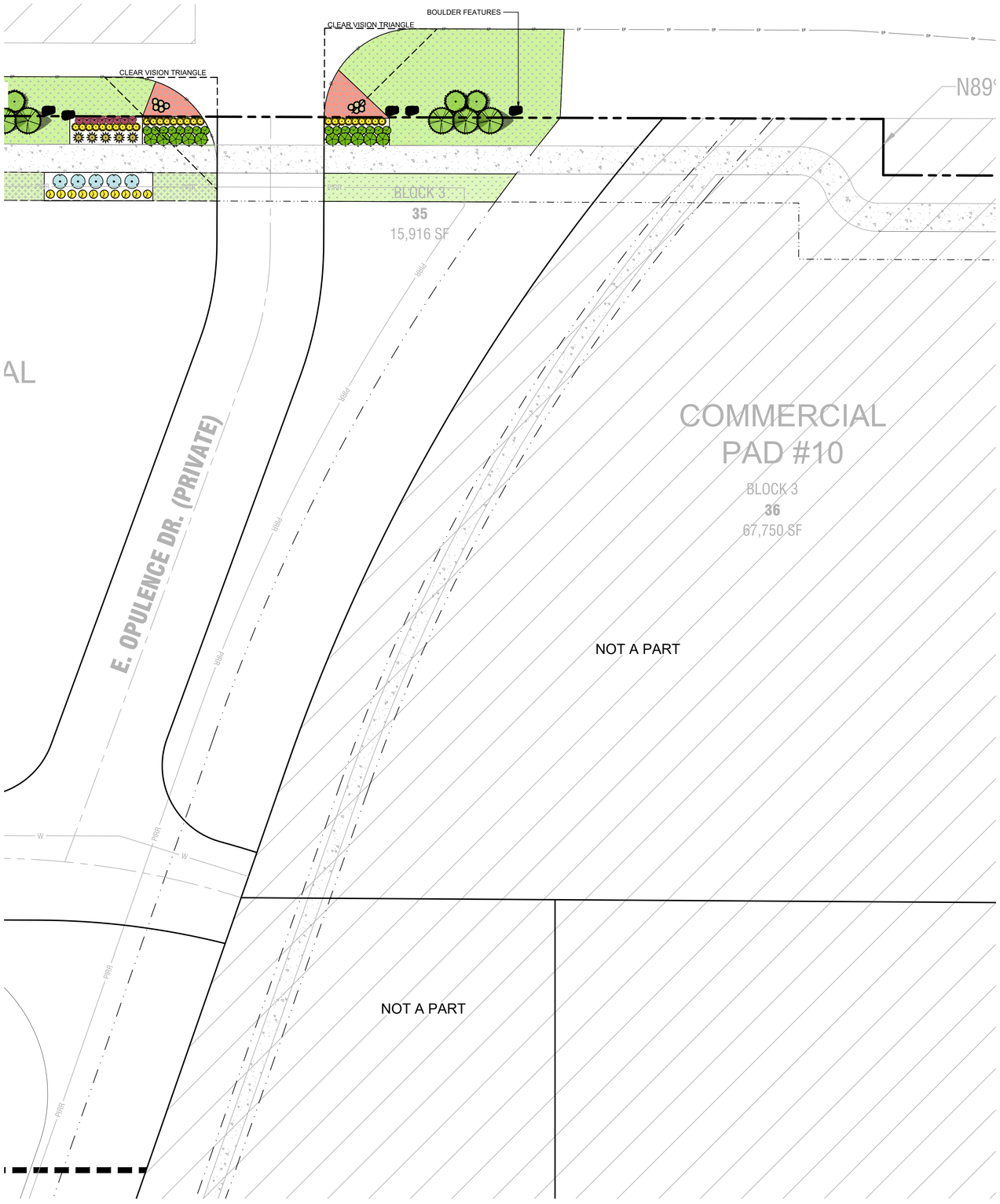

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
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ANNUAL FLOWERS FOR COLOR BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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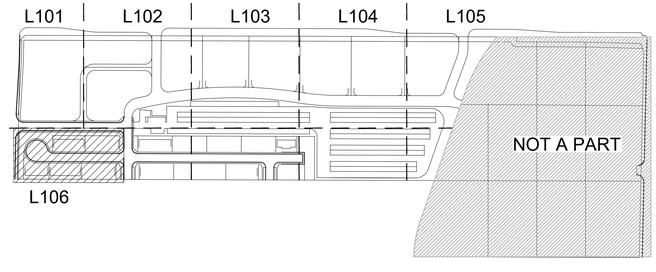

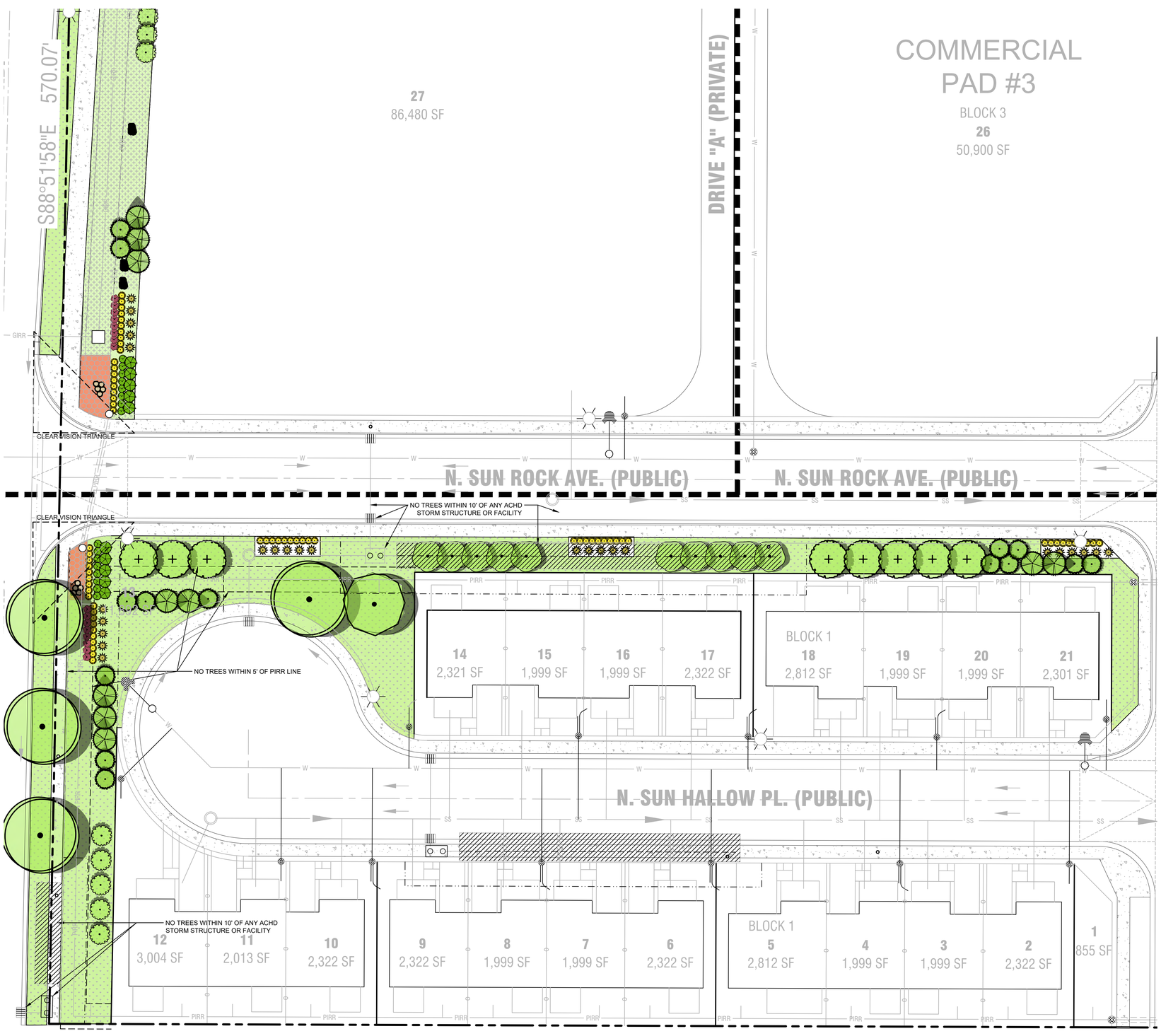

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

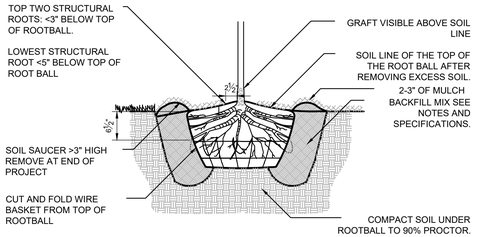
L106

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2021 (or most recent published); and City of KUNA, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

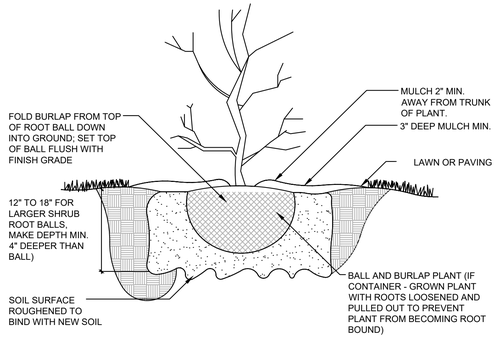
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

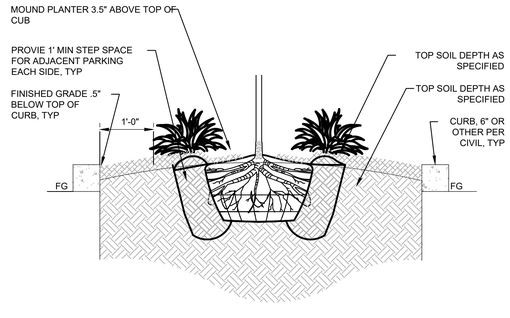
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL
MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

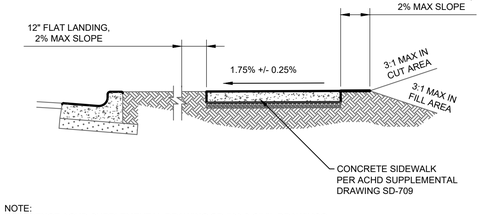


2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

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PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Will\Dropbox (Stack Rock Group)\Projects\2021\21-2049 Beltzarock Subdivision\03-CAD\3.01-City Submittals\21-2049 L100 AR Landscape Plan (Color).dwg

ACHD NOTES:

1. CONTRACTOR SHALL CONTACT/COORDINATE WITH DIGLINE & ACHD PRIOR TO INSTALLING TREES TO ENSURE THERE ARE NO CONFLICTS WITH FIBER OPTIC CABLES, OR OTHER UTILITIES.
2. IN FIBER OPTIC CABLES MUST BE RELOCATED, THIS WILL BE AT THE OWNER'S EXPENSE PER ACHD.
3. "TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES", or 10' WITHIN A FIRE HYDRANT
4. "SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM
5. NO TREES OR SHRUBS OVER 36" HIGH SHALL BE PLANTED WITHIN THE 40'X40' CLEAR VISION TRIANGLES AT INTERSECTIONS
6. SOD SHALL BE WASHED SOD, PER DETAIL

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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NOTE: CONTRACTOR SHALL PROVIDE CITY WITH CERTIFICATION THAT ALL PLANT MATERIAL BROUGHT ON SITE ARE FREE AND CLEAR OF DISEASE, NON-TOXIC, POISONOUS, OR A NUISANCE.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

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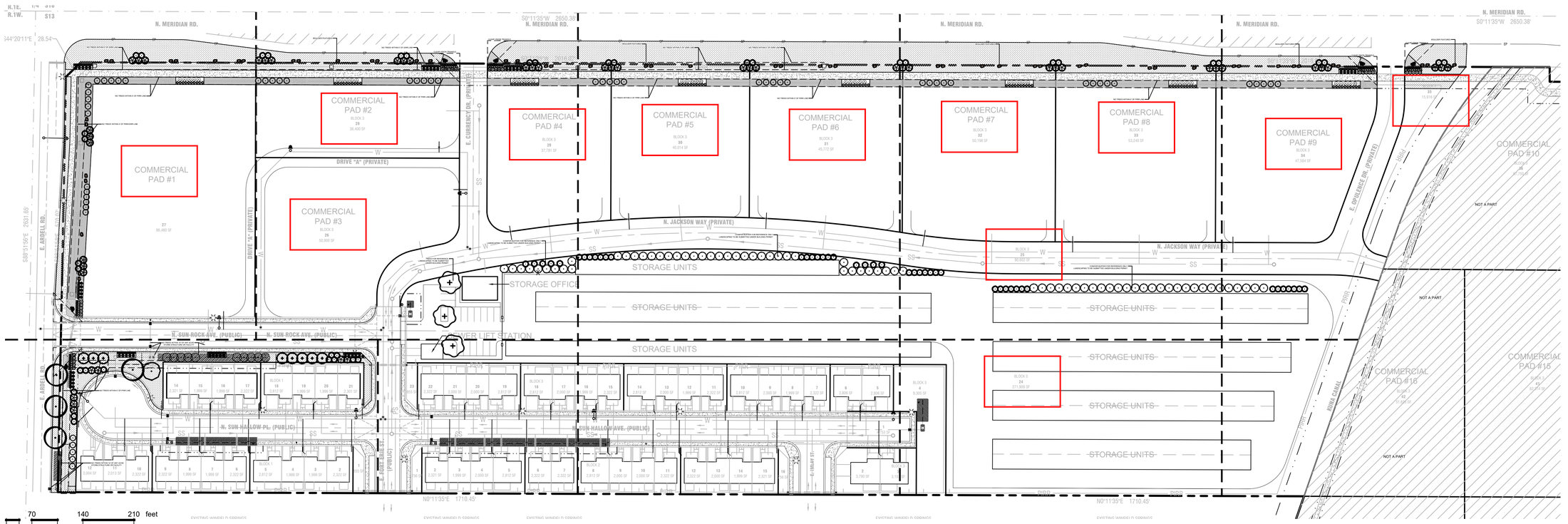

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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 11.09.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

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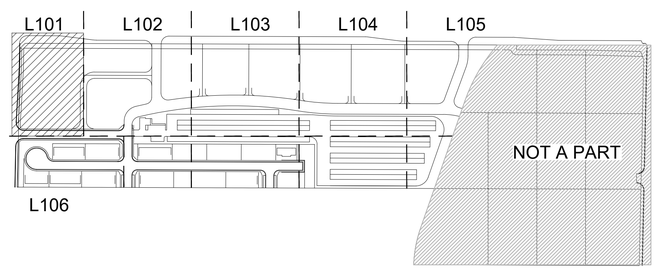
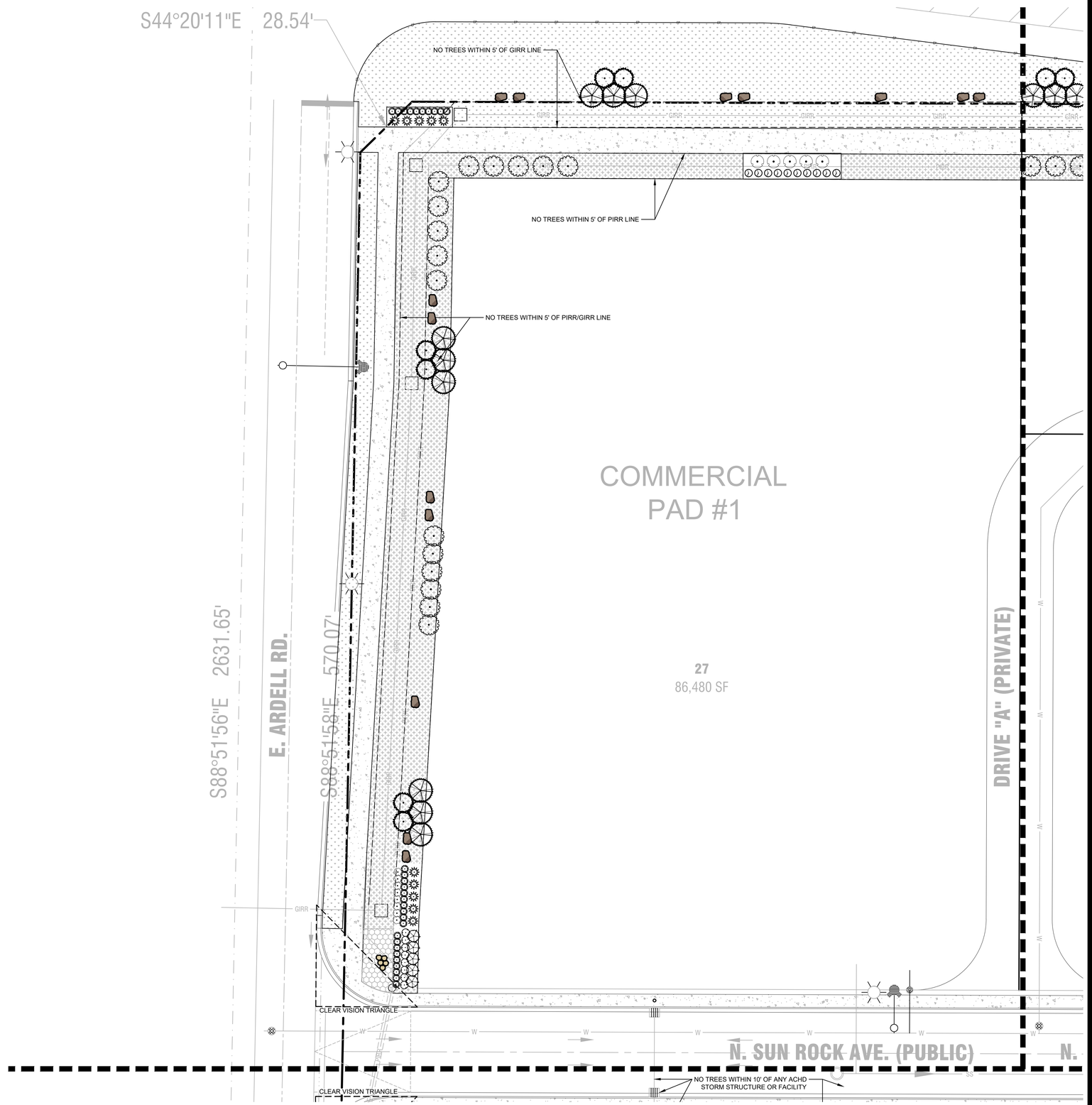


NORTH
0 20 40 60 feet
SCALE: 1" = 20'



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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
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CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

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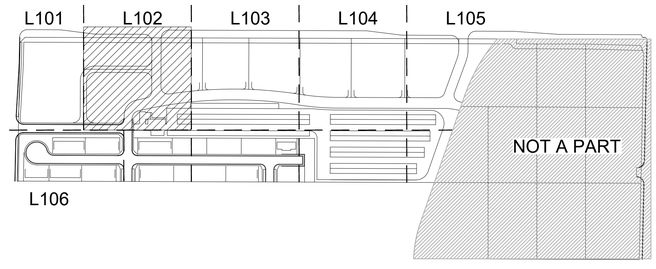

NORTH
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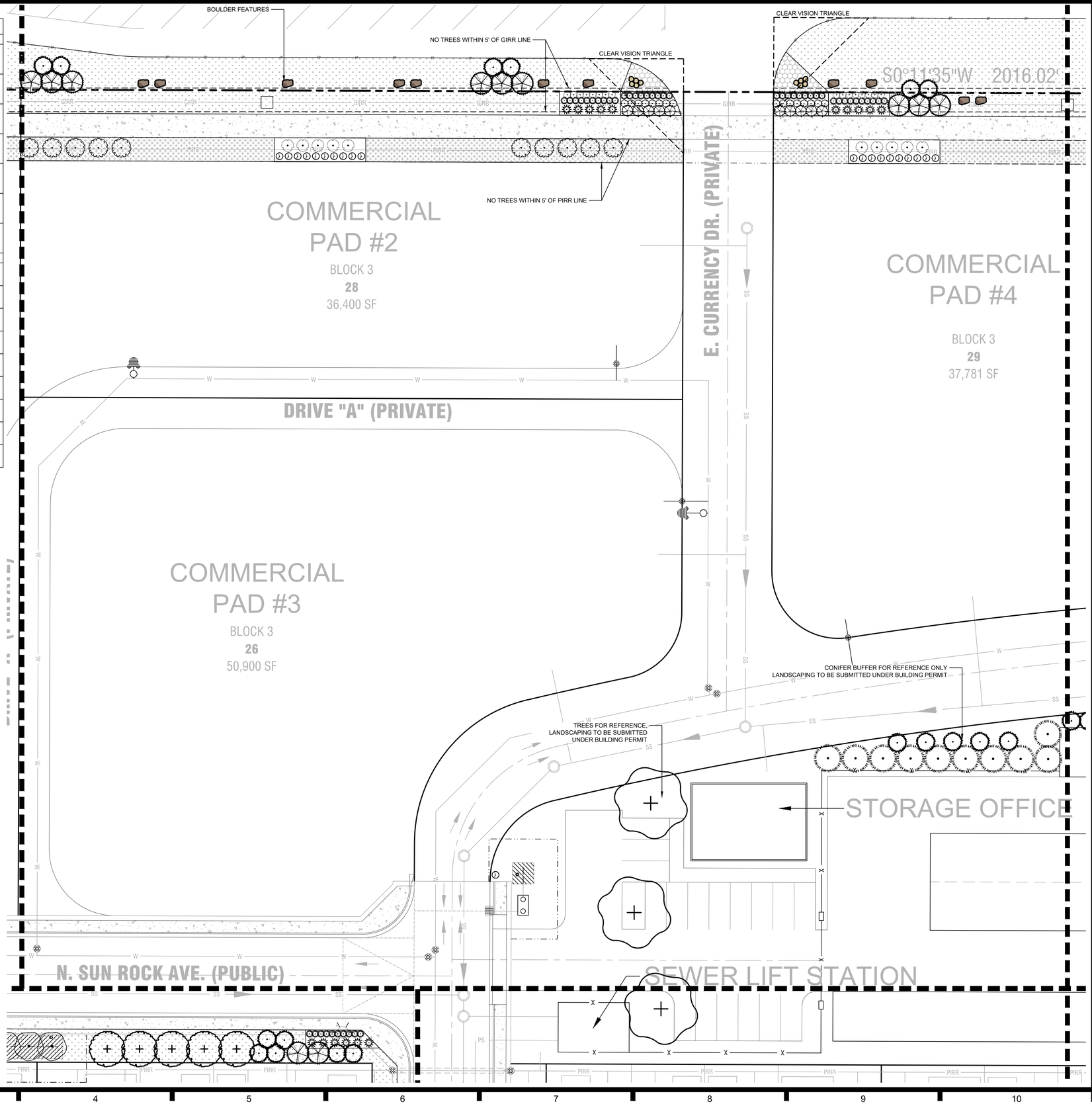

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MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

Plotted by: jbrooks Date: 09/09/2021 10:07:49 AM File Name: C:\Users\jbrooks\Documents\Revit Central Files\21-2049 L100 AR Landscape Plan_jbrooks_2019.rvt

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
	TA	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		4	50`h x 30`w Class II
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
	RA	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			56	2`h x 6`w
	RN	Rosa x `Noare` / Flower Carpet Red Groundcover Rose	2 gal			48	3`h x 3`w
	YF	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			46	3`h x 4`w

MANICURED LAWN:TALL TURF-TYPE FESCUE
SODDED IN PARKWAY STRIPS / SEEDED IN OTHER COMMON AREAS AREAS

NON-MAINTAINED LAWN: DRYLAND SEED MIX WITH WILDFLOWERS MIXED IN (MOW 3-4X / YEAR)

ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

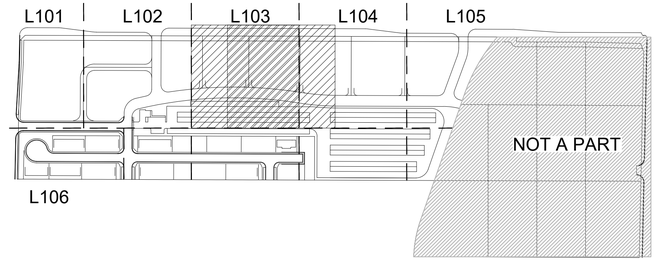
STREET BUFFER:
*RESIDENTIAL SUBDIVISION: 2 SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100LF
*COMMERCIAL BUFFER STRIPS: 1 SHADE TREE + 5 SHRUBS PER 35LF
**SUB 2 CONIFERS FOR 1 SHADE TREE
**DEVELOPER INCLUDING LARGE BOULDERS FOR AESTHETIC TO OFFSET TREE COUNTS & KEEP VIEWS TO COMMERCIAL LOTS OPEN

STREET NAME	LENGTH (LF)	SHADE/CONIFER/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
MERIDIAN ROAD	1882	54 / - - / 269	- - / 55 / 269+ (53 BOULDERS)
ARDELL COMMERCIAL	315	9 / - - / 45	- - / 10 / 45+ (8 BOULDERS)
ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
SUN ROCK	441	9 / 13 / 53	9 / 13 / 53 +

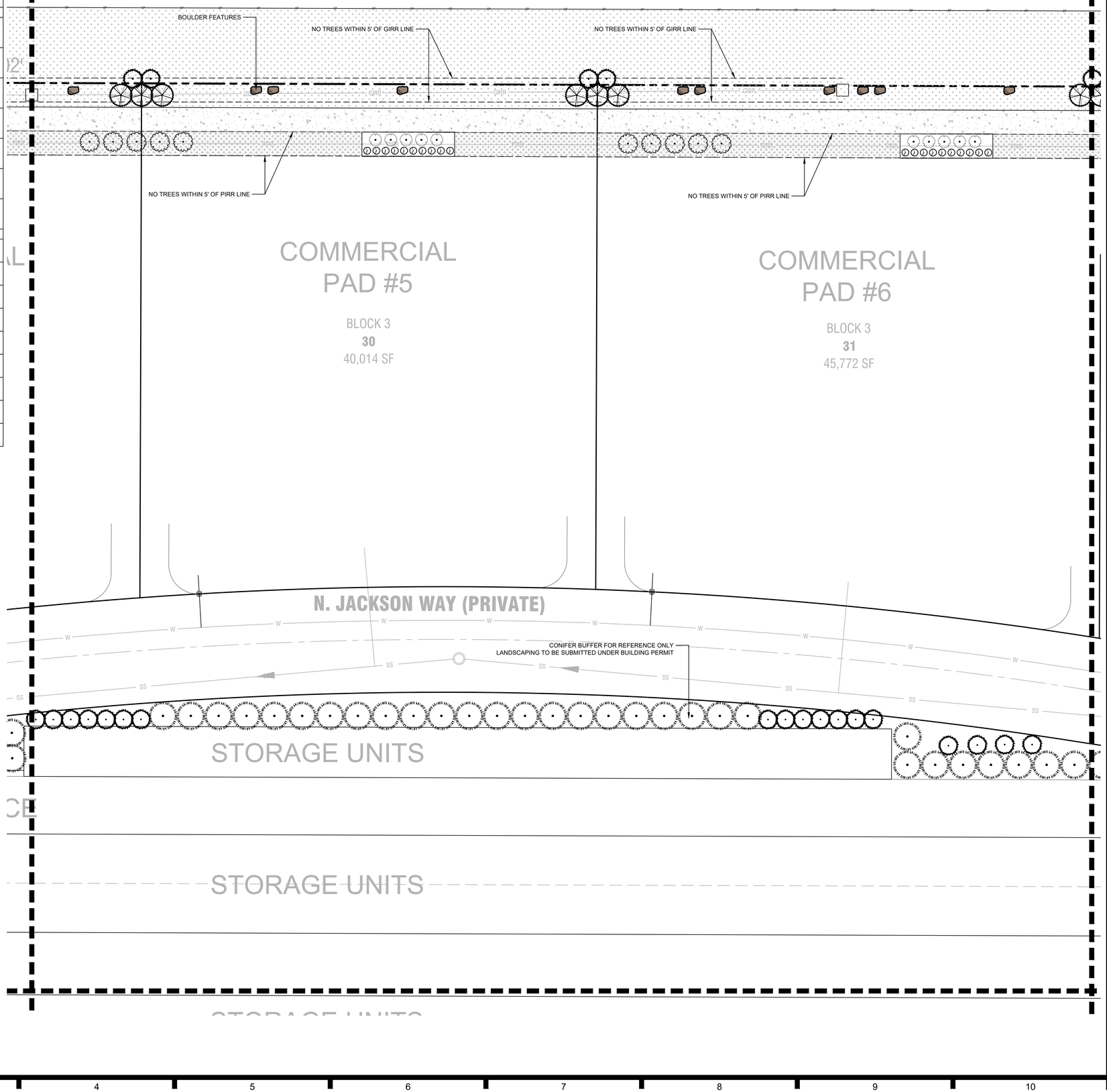
**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH
0 20 40 60 feet
SCALE: 1" = 20'



STACK ROCK GROUP
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Seals

PRELIMINARY

STATE OF IDAHO
WILLET C HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\jbeck\Documents\Revit Local Files\21-2049 L100 AR Landscape Plan_jbeck@stackrockgroup.com.rvt

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	CB	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		8	35`h x 15`w Class II
	FP	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		1	40`h x 20`w Class II
	GT	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		3	50`h x 30`w Class II
	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
	PO	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-7` H	46	30`h x 10`w
	PNO	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	69	20`h x 15`w
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SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	BG	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			144	3`h x 3`w
	CX	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			81	5`h x 3`w
	CC	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			10	15`h x 12`w
	JS	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			40	30"h x 4`w
	PSR	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			40	6"h x 36"w
	PM	Pinus mugo `Mops` / Mops Mugo Pine	5 gal			30	4`h x 5`w
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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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•	ARDELL RESIDENTIAL	198	4 / 6 / 24	4 / 6 / 24+
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**LARGE BOULDER FEATURES TO OFFSET TREE COUNTS
**SHADE TREES SUBSTITUTED 2:1 FOR CONIFERS AT COMMERCIAL FRONTAGES TO OPEN VIEWS TO COMMERCIAL LOTS

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
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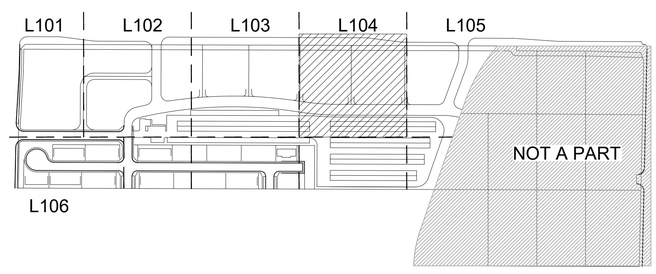
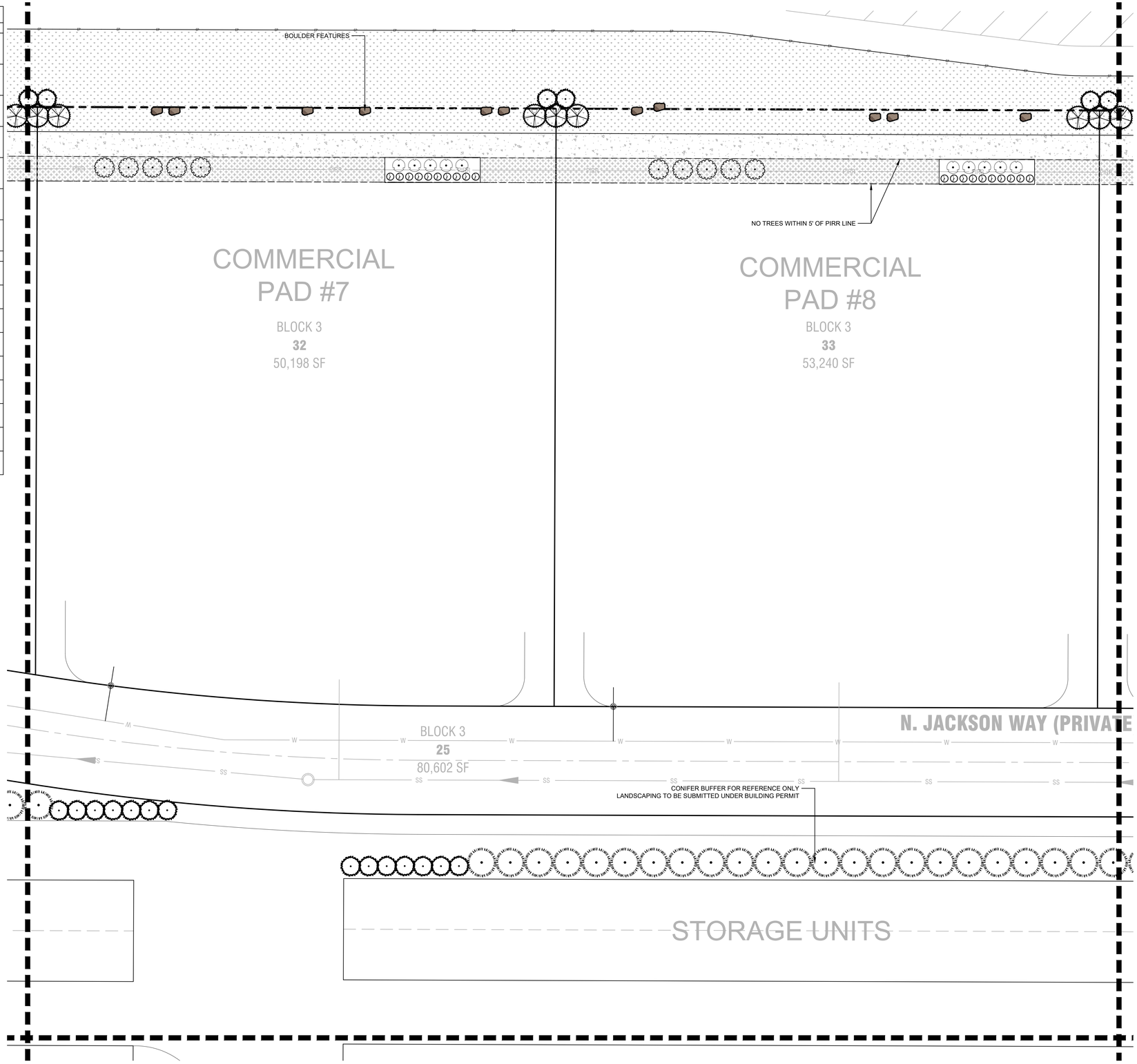


NORTH
0 20 40 60 feet
SCALE: 1" = 20'



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PRELIMINARY

STATE OF IDAHO
WILLET C HOWARD
LA-16733
11.09.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

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PLANT SCHEDULE

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	PAC	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	82	25`h x 8`w
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ANNUAL FLOWERS FOR COLOR
BY LANDSCAPER & MAINTENANCE CONTRACTOR(S)

ROCK FEATURE AT ENTRY

LARGE BASALT ROCK

**ALL ROCKS TO BE PAINTED GLOSS BLACK

LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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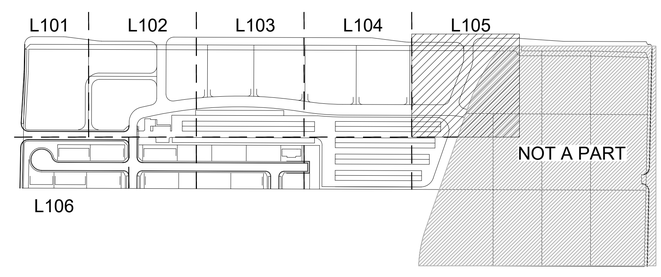

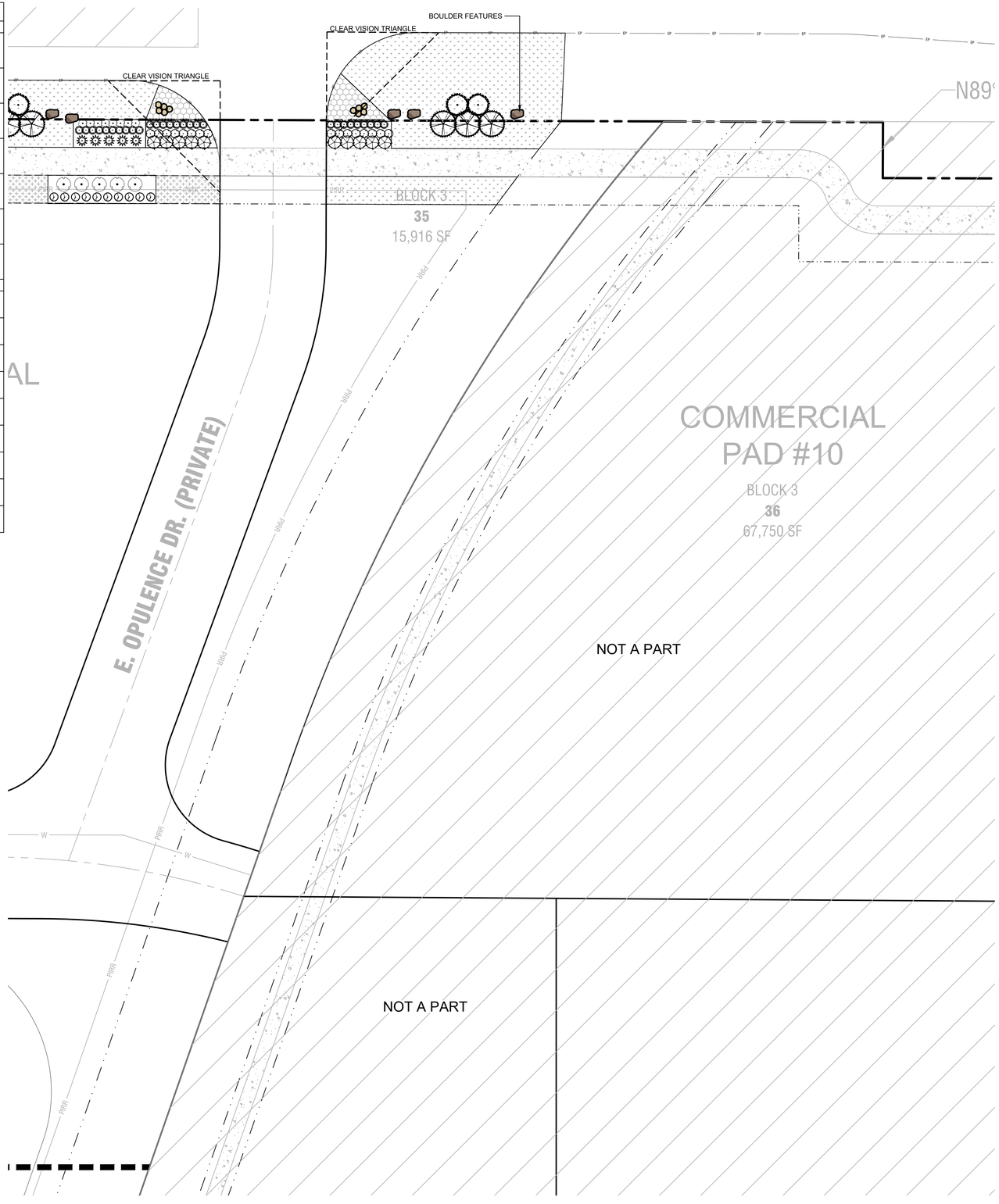

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 11.09.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION

LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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ROCK FEATURE AT ENTRY

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LANDSCAPE REQUIREMENTS

CODE REQUIREMENTS PER CITY CODE

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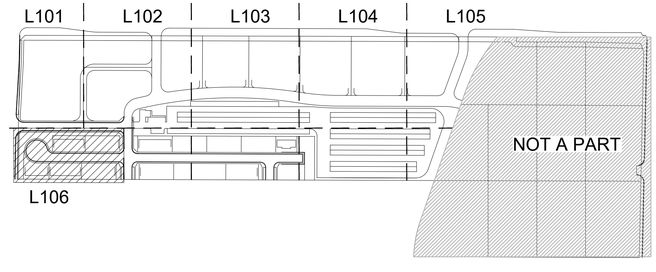

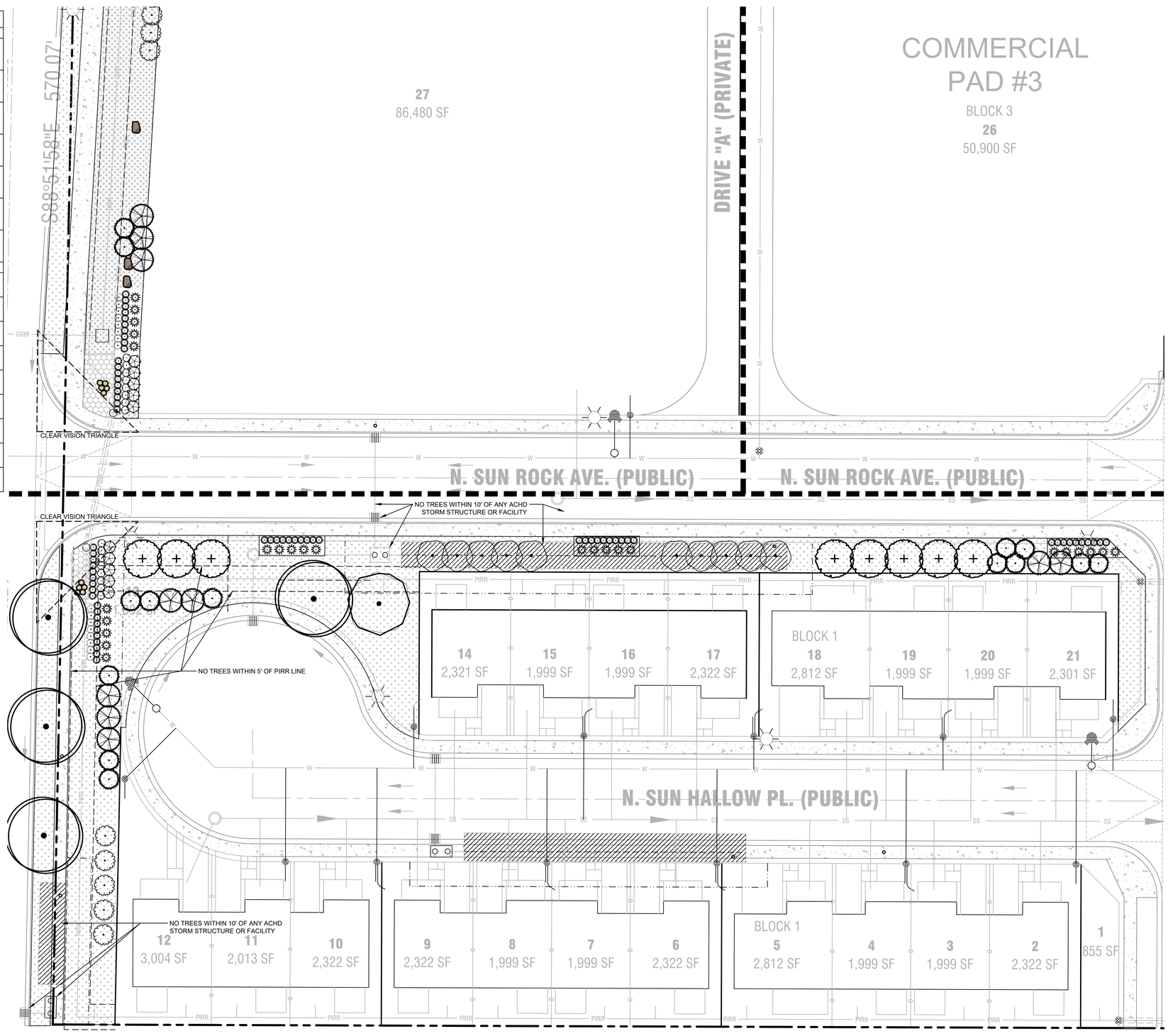

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 6

SHEET NUMBER

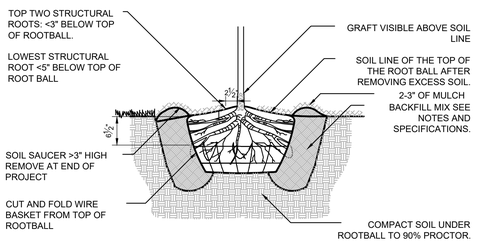
L106

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2021 (or most recent published); and City of KUNA, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

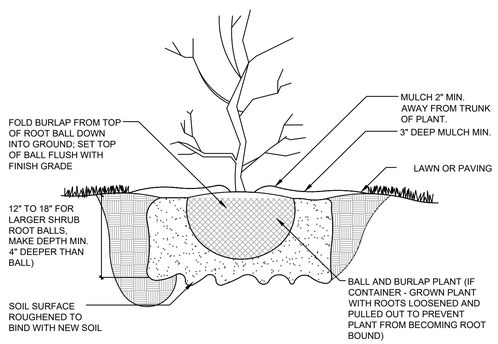
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

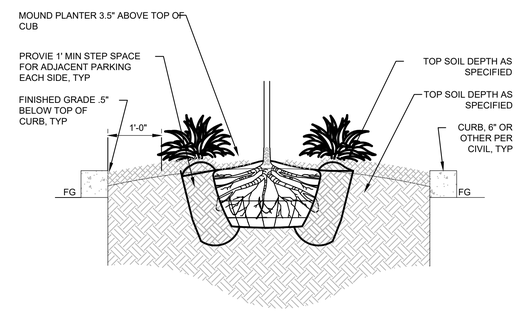
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ½" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

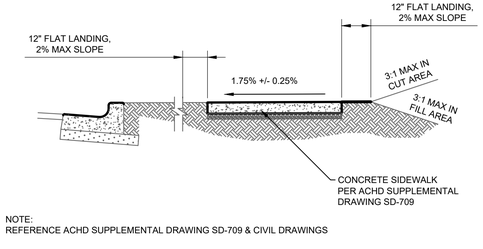


2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS

4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

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Seals
PRELIMINARY
STATE OF IDAHO WILLET C HOWARD LA-16733 11.09.21 LICENSED LANDSCAPE ARCHITECT
NOT FOR CONSTRUCTION

BELTZAROCK SUBDIVISION
LOCATION

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	21-2049
DATE:	09.09.2021
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE
LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L150

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STACK ROCK GROUP - CITY REVIEW SET

5.3. Authority of Board to Acquire Goods and Services. The Board for the benefit of the Association and the Owners shall have authority to acquire and shall pay for, out of a common expense fund to be established by the Board and funded through Assessments, all goods and services requisite for the proper functioning of the Association and the Property, including but not limited to the following:

(a) Operation, maintenance and management of the Common Area.

(b) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding to cover the Common Area as the same are more fully described in the by-laws or this Declaration.

(c) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(d) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(e) The Board shall not make any non-budgeted expenditure in excess of $1,000.00 without the approval thereof by majority vote of the Members, except for an emergency threatening the security of any Improvement on the Property.

5.4 Easement. The Board and its agents and employees shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Common Area and the Property as provided herein or for otherwise discharging the responsibilities and duties of the Board as provided in this Declaration.

Thank you,

David

DAVID GRONBECK, CCIM
Managing Principal
KG Global Development Company, LLC

KITTELSON & ASSOCIATES

TRANSPORTATION IMPACT STUDY

Blackrock Marketplace and Village

February 2022

PREPARED FOR
SH69 North, LLC
199 N. Capitol Boulevard, Suite 200
Boise, ID 83702

PREPARED BY
KITTELSON & ASSOCIATES, INC.
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
208.338.2683

Transportation Impact Study

Blackrock Marketplace and Village

Kuna, Idaho

Prepared For:
SH69 North, LLC
199 N. Capitol Boulevard, Suite 200
Boise, ID 83702

Prepared By:
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Project No. 25746

February 2022

TABLE OF CONTENTS

Table of Contents

List of Figures v

List of Tables vi

Appendices vii

Executive Summary

Findings 9

Recommendations 17

Introduction

Project Description 23

Scope of the Report 26

Study Area 26

Intersection Performance Measures 27

Traffic Analysis Methodology 28

Performance Measures 28

Existing Conditions

Site Conditions and Adjacent Land Uses 31

Existing Traffic Conditions 32

Existing Conditions – Intersection Mitigations 36

Crash History 37

Traffic Impact Study

Year 2030 Background Traffic Conditions 40

Year 2030 Background Conditions Mitigations 45

Trip Generation 48

TRIP DISTRIBUTION AND TRIP ASSIGNMENT 48

Year 2030 Total Traffic Conditions 50

Year 2030 Total Traffic Mitigation 55

2030 Queuing Analysis 64

Turn lane warrant analysis 66

Improvement threshold Analysis 66

Review of the proposed Access for the development 68

Intersection Sight Distance 74

Findings & Recommendations

Findings 79

Recommendations 84

References

LIST OF FIGURES

Figure 1. Site Vicinity 24

Figure 2. Preliminary Site Plan 25

Figure 3. Existing Lane Configurations and Traffic Control Devices 33

Figure 4. Existing Traffic Volumes – AM and PM Peak Hours 34

Figure 5. Year 2030 Background Traffic Volumes – AM and PM Peak Hours 43

Figure 6. Site Generated Traffic – AM and PM Peak Hours 51

Figure 7. Year 2030 Total Traffic Volumes – AM and PM Peak Hours 52

Figure 8. Site Access D / Ridley's Access / Deer Flat Road – Access Options Traffic Volumes 61

LIST OF TABLES

Table 1 Study Intersections and Corresponding Operational Standards..... 29
Table 2. Existing Transportation Facilities 31
Table 3. Existing Traffic Conditions, Weekday AM and PM Peak Hours..... 35
Table 4. Year 2021 Existing Roadway Segment Operations – Weekday AM and PM Peak Hour..... 36
Table 5. Deer Flat Road / Meridian Road – Existing Conditions Mitigation 37
Table 6. Study Intersection Crash Type and Severity Summary, 2016-2020..... 38
Table 7. Year 2030 Background Traffic Conditions, Weekday AM and PM Peak Hours..... 42
Table 8. Year 2030 Background Segment Operations – Weekday AM and PM Peak Hour..... 44
Table 9. Ardell Road / Meridian Road – 2030 Background Mitigation..... 46
Table 10. Deer Flat Road / Meridian Road – 2030 Background Mitigation..... 47
Table 11. Site Access D / Ridley's Access / Deer Flat Road – 2030 Background Mitigation RIROLI..... 48
Table 12. Blackrock Marketplace and Village Development Trip Generation..... 49
Table 13. Year 2030 Total Traffic Conditions, Weekday AM and PM Peak Hours..... 53
Table 14. Year 2030 Total Segment Operations – Weekday AM and PM Peak Hour..... 54
Table 16. Year 2030 Total Ardell Road / Meridian Road – 2030 Total Mitigation..... 56
Table 17. Deer Flat Road / Meridian Road – 2030 Total Mitigation..... 57
Table 17. Deer Flat Road / Site Access D – 2030 Total Mitigation..... 62
Table 18. 95th Percentile Queuing Analysis 65
Table 19. Turn Lane Analysis Results at the Site Accesses 66
Table 20. 2030 Background Mitigation Threshold Evaluation – Roadways..... 67
Table 21. 2030 Total Traffic Mitigation Threshold Evaluation – Off Site..... 67
Table 22. 2030 Daily Traffic Estimates on Site Access Roadways & Driveways..... 68

APPENDICES

Appendix A Proposed Scope of Work Memorandum

Appendix B Signal Timing Sheets

Appendix C Existing Traffic Count Data

Appendix D Existing Traffic Operation Worksheets

Appendix E Mitigated Existing Traffic Operation Worksheets

Appendix F Crash Data

Appendix G Year 2030 Background Traffic Operation Worksheets

Appendix H Year 2030 Mitigated Background Traffic Operation Worksheets

Appendix I Year 2030 Total Traffic Operation Worksheets

Appendix J Year 2030 Mitigated Total Traffic Operation Worksheets

Appendix K Signal Warrant Analysis Worksheets

Appendix L Intersection Turn Lane Warrant Worksheets

Appendix M Improvement Threshold Calculations

Section 1
Executive Summary

EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the proposed Blackrock Marketplace and Village, located on the west side of Meridian Road (SH 69) north of Deer Flat Road, in Kuna, Idaho. The proposed development site is bounded on the west by existing development (the Winfield Springs Subdivision), on the north by Ardell Road, on the south by Deer Flat Road, and on the east by Meridian Road. Figure 1 shows the site vicinity.

The purpose of this study is to evaluate the impact of the proposed development on the transportation system. Kittelson prepared this TIS based on conversations with SH69 North, LLC (property developer), Ada County Highway District (ACHD), Idaho Transportation Department (ITD) and Ada County Highway District (ACHD), Community Planning Association of Southwest Idaho (COMPASS), City of Kuna, and our familiarity with the area and with ACHD, City and ITD policies. *Appendix A includes the scope of work and coordination emails with ACHD, ITD and COMPASS and the COMPASS area of influence model run.*

The information presented in this report was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

FINDINGS

Existing Conditions

The existing conditions analysis findings are summarized below:

- The study evaluated four existing intersections during the AM and PM peak hours of a typical weekday.
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
    - **Deer Flat Road / Meridian Road**: The eastbound left-turn movement was found to be over capacity during both the AM and PM peak hours:
        - Mitigation to acceptable operating standards requires adding a second eastbound left-turn lane creating dual eastbound left-turn lanes.
        - Field observations during the weekday AM peak hour revealed that there is a significant peak in eastbound traffic between approximately 7:20 and 7:40 AM that causes significant eastbound queuing on Deer Flat Road that appears to be partially due to traffic from the nearby high school to the west on Deer Flat Road.
        - This intersection is identified in the ACHD CIP for expansion and reconstruction in the 2031-2035 timeframe.

- The two existing unsignalized intersections that will be across from two of the proposed site driveways have movements that operate at LOS D which ACHD policy requires evaluation of signal warrants. These include:
    - **Site Access B (Future)/ Rodeo Lane / Meridian Road:** The westbound movement operates at LOS D with a V/C ratio of 0.03 during the weekday PM peak hour. The westbound volume was only 1 vehicle in the peak hour and therefore would not meet signal warrants. This intersection is also not planned for a signal by ITD in the draft concepts for the ITD SH-69 corridor plan.
    - **Site Access D (Future) / Ridleys Access / Deer Flat Road:** The northbound movement operates at LOS D with a V/C ratio of 0.68 during the weekday PM peak hour. Based on discussions with ACHD this intersection is planned to be converted to right-in, right-out (RIRO) and will not be considered for signalization. Therefore, traffic signal warrants were not evaluated. It should be noted that existing queues from Meridian Road current extend to this intersection for brief periods under existing conditions are not accounted for in the LOS procedures. Therefore, actual operations will be worse than reported during those periods.
- Intersection crash rates at the Ardell Road / Meridian Road intersection and Deer Flat Road / Meridian Road intersection did not indicate an abnormally high number of crashes. More detailed review of the crash characteristics identified the following:
    - **Deer Flat Road / Meridian Road:** A review of the crash data revealed a high percentage of the crashes were between eastbound left-turning traffic and westbound through traffic. This could indicate left-turn drivers may not be yielding to through traffic to the extent they should during the permissive left-turn signal phases.
- All ACHD study roadway segments are projected to operate at acceptable levels of service.

2030 Evaluation Findings

The evaluation included 2030 background and 2030 total traffic conditions. The 2030 findings are summarized below:

2030 Background Conditions

- Year 2030 background traffic volumes were forecasted using a 3.0 percent annual compounded growth rate to the existing traffic volumes for all roadways in the study area, except Ardell Road which a 2.0 percent annual compounded growth rate was applied to existing traffic volumes to account for regional growth in the site vicinity. Additionally, forecasted trips from the Lee Hubble Development were added on Ardell Road based on the TIS for that development.

- The 2030 analysis evaluated two roadway network scenarios for Ardell Road:
  - **Scenario 1**: Ardell Road remains as in the existing conditions and does not extend across the canal to the west.
  - **Scenario 2:** Ardell Road is connected over the canal to the west by 2030 and provides access to Linder Road.
- The 2030 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours, with the exception of the following intersections:
  - **Ardell Road / Meridian Road:** Under Scenario 2 in the PM peak hour, the eastbound approach is over-capacity.
    - ITD has an ongoing corridor study looking at long-term improvements that proposes a Reduced Conflict U-Turn (RCUT) intersection at the Ardell Road / Meridian Road intersection. An RCUT or right-in/right-out/left-in (RIROLI) mitigate this intersection under 2030 background conditions.
    - Improvement of this intersection is projected to be needed in approximately 2025, when approximately 122 additional eastbound PM peak hour trips are added to Ardell Road.
  - **Deer Flat Road / Meridian Road**: In the AM peak hour, the overall intersection V/C exceeds 1.00. The eastbound left turn also exceeds 1.00 in the AM and PM peak hour and the northbound and westbound through movements exceed the ITD V/C ratio threshold of ≤0.90 during the AM peak hour.
    - Similar to existing conditions, mitigation requires adding a second eastbound left-turn lane. But without signal timing changes the eastbound left-turn and westbound through movements have V/C ratios that exceed the ITD threshold of ≤0.90. To mitigate to the ITD V/C threshold requires the following additional improvement:
      - A third eastbound left-turn lane.
  - **Site Access D / Ridley's Access / Deer Flat Road**: The northbound movement exceeds capacity in the PM peak hour.
    - Mitigation requires restricting the intersection to RIROLI.
      - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection above existing traffic volume levels.
      - Discussion with ACHD have indicated that in the long term restriction of this intersection to RIRO is planned.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of the following:
    - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
        - Mitigation requires adding a second eastbound through lane on Deer Flat Road.
        - This widening is projected to be needed in approximately 2024/2025 with approximately 70 additional eastbound trips on Deer Flat Road.
        - The ACHD CIP identifies widening of this section of Deer Flat Road in the 2031-2035 timeframe.

Trip Generation and Distribution

- The development is estimated to generate a total of approximately 18,158 daily trips, 778 weekday AM peak hour net new trips (440 inbound / 338 outbound) and 999 weekday PM peak hour net new trips (500 inbound / 499 outbound).
- The distribution pattern for site-generated trips was developed by reviewing the site plan and roadway system and evaluating a select zone analysis created by the COMPASS regional travel demand model.

2030 Total Traffic Conditions

- Year 2030 total traffic conditions found the same intersections not meeting ACHD and ITD requirements as under existing and 2030 background conditions which include the following:
    - **Ardell Road / Meridian Road**: Similar to 2030 background traffic conditions, the eastbound approach exceeds capacity during the weekday PM peak hour. With the site traffic, the intersection also exceeds capacity during the weekday AM peak hour under both Ardell Road scenarios.
        - Mitigation requires one of the following options:
            - **Option 1:** Signalized RCUT intersection
            - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
            - **Option 3:** Signalized full access with an eastbound left turn lane.
        - Options 1 and 2 operate at acceptable levels of service and under capacity, but the V/C ratios for the eastbound right-turn and the southbound through movements exceed the ITD policy of ≤0.90 during the weekday PM peak hour.

- Option 3 (full access signalized intersection) is the only option that meets ITD District 3 operational policy for LOS D and movement V/C ratios < 0.90.
- The eastbound movement at the intersection is also projected to exceed capacity during the shoulder peak hour.
- With development of the site mitigation, mitigation is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
- Approximately 122 additional eastbound PM peak hour trips, above existing conditions, can be added to the intersection prior to reaching capacity.
- Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

o **Deer Flat Road / Meridian Road:** Similar to 2030 background traffic conditions, the eastbound left turn and southbound right turn movements exceed capacity during the weekday AM and PM peak hours.

- Mitigation requires adding a second eastbound left-turn lane (same as existing and background conditions) to meet ACHD policy of LOS E and V/C ratios for movements of ≤ 1.00.
- Further mitigation would be needed to meet ITD policy of LOS D and V/C ratios for movements of ≤ 0.90. Mitigation to ITD policy would require the following:
  - A third eastbound left-turn lane.
  - A third northbound and southbound through lane.
- The median U-turn (MUT) intersection configuration identified in the draft SH-69 corridor plan was found to result operations that are under capacity, but some movements are projected to exceed the ITD V/C policy of ≤0.90.
- The eastbound left-turning movement is also projected to exceed capacity in the shoulder peak hours.
- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

o **Site Access D / Ridley's Access / Deer Flat Road:** The northbound and southbound approaches at the intersection are projected exceed capacity during both the weekday AM and PM peak hours. Additionally, projected eastbound queues from the signal at Meridian Road were estimated to impact the ability to have a westbound

left-turn lane into the Ridley's Access. The intersection could be mitigated with the following options:

- **Option 1 - Site Access D RIROLI (Ridley's RIRO):** This option operates acceptably but requires southbound left-turning traffic from the site to turn right and make a U-turn at a location to the west, such as Sailer Way, to go east on Deer Flat Road.
- **Option 2 - Site Access D RIRO (Ridley's RIRO):** This option operates acceptably but requires the same re-routing as Option 1, but also requires eastbound left-turns at Site Access D to make turns or left-turns at the Deer Flat Road / Meridian Road intersection to access the site. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection. This option may require minor widening and signal modifications at the Deer Flat Road / Meridian Road intersection to accommodate eastbound U-turns.
- With development of the site, mitigation is projected to be needed in approximately 2022/2023 at when approximately 7 percent (14,500 SF) of the development is completed.
- Approximately 75 additional trips can be added to the intersection prior to reaching capacity with the north leg added to the intersection.
- Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:
      - **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
      - **Kuna Canal Shared-Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the east.
    - Mitigation requires adding a second eastbound through lane on Deer Flat Road.

- The ACHD CIP has widening of this section of Deer Flat Road identified for the 2031-2035 timeframe.
- This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.
- With development of the site mitigation is projected to be needed in approximately 2024/2025 when approximately 28 percent (55,200 SF) of the development is completed.
- Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

Site Access Evaluation

- The turn lane analysis using ACHD and ITD procedures resulted in turn lane warrants at the following external site access streets:
  - Site Access B / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access C / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access D / Ridley's Access / Deer Flat Road:
    - Westbound right-turn lane (RIRO or RIROLI)
    - Eastbound left-turn lane (if RIROLI)
- Impacts to the adjacent local streets where the two street stubs are proposed to be extended into the northern portion of the development are projected to be low and not result in significant cut-through traffic for the following reasons:
  - The two connections to the west at Fort Erie Street and Imlay Street are at the northern portion of the site and therefore are not convenient for a majority of site traffic that is associated with the commercial uses on the south portion of the site.
  - The northern portion of the site has less commercial development than the southern portion of the development.
  - Use of the neighborhood streets would result in significantly longer travel distances to get to both Ardell Road and Deer Flat Road than using the internal site roadways.

- Most of the traffic (approximately 80 percent) is projected to have origins and destinations to the north, south, and east and only approximately 20 percent of the site trips will have destinations to the west on Deer Flat Road and Ardell Road.

- The intersection sight distance review identified that intersection sight distance can be achieved at the site access intersections.
- Daily traffic volumes at the site access locations are projected to remain under 5,000 with the exception of the following:
  - **Site Access A:** Site access A is projected to have a daily volume of 5,010.
  - **Site Access D – RIRO or RIROLI:** Site access D is projected to have a daily volume of 6,680 as a RIROLI and 6,130 as a RIRO.
  - Due to the volumes on these driveways being relatively close to the ACHD 5,000 daily trip threshold, additional driveways were not determined to be needed.
- A review of the site access locations and spacings identified the following:
  - **Site Access A:** The location will meet ACHD access spacing for Ardell Road.
  - **Site Access B:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. This driveway will be approximately opposite Rodeo Lane. The spacing to the north and south exceed the ITD minimum spacing between driveways but is only 550 feet south of Ardell Road which is below the 660 feet required by ITD upstream of the public road intersection.
    - Moving the access south approximately 30 feet may be necessary to accommodate the minimum standard ITD right-turn lane design for 55 mph. Moving the driveway to be offset with Rodeo Lane should not be a significant issue due to the low traffic volumes on Rodeo Lane.

    There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access C:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. The spacing to the north and south exceed the ITD minimum spacing between driveways and spacing to Ardell Road and Deer Flat Road on the west side of Meridian Road. There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access D:** If designed as a RIRO driveway, this access will be aligned with the existing Ridley's driveway and not impact the access spacing of Deer Flat Road. If designed as a RIROLI driveway, this access may need to be shifted west to provide for the taper/gap for the dual left-turn lanes at the Deer Flat Road / Meridian Road.

If such offset is required, it will not create conflicts due to the restricted left-turn movements at both driveways. Additionally, the ACHD access spacing minimums will be met to Meridian Road (assuming the right-in, right out classification is applied for the distance from Meridian Road) to the east and Sailer Way to the west.

RECOMMENDATIONS

Based on the analyses and findings summarized in this report, following are the recommendations for the development.

Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the existing traffic volume and meet ACHD and ITD policies.

- **Deer Flat Road / Meridian Road:** Add a second eastbound left-turn lane to create dual eastbound left-turn lanes. In order to accommodate future traffic growth and the proposed development, a left-turn storage distance of 475 feet is recommended.

Year 2030 Background Traffic Conditions Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 background traffic volume and meet ACHD and ITD policies.

2030 Background Traffic – Intersection Improvements

- **Ardell Road / Meridian Road:** Once Ardell Road is connected over the canal to the west (Scenario 2), one of the following mitigations are recommended:
  - **Option 1:** Install an RCUT intersection per the ITD draft corridor plan.
  - **Option 2:** Restrict to RIROLI by closing the eastbound left-turn movement.
  - Signalization could also be considered but is not consistent with the ITD draft corridor plan (see 2030 Total Traffic conditions)
  - Mitigation is estimated to be needed in approximately 2025 once approximately 122 additional eastbound trips are added in the weekday PM peak hour.
- **Deer Flat Road / Meridian Road**: Same improvement identified under existing conditions. It should be noted that two movements will exceed the ITD V/C threshold of 0.90 even with this mitigation and signal timing changes are required for those movements to meet ITD policy.

- **Site Access D / Ridleys Access / Deer Flat Road:** Restrict the existing access to RIRO. RIROLI could be considered if the length of the eastbound left-turn storage at the Deer Flat Road / Meridian Road intersection is not extended as recommended in the existing conditions recommendations and the left-turn lanes can be accommodated back-to-back.
    - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection.
    - It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions which is not accounted for in the LOS procedures. Therefore, actual operations will be worse during those periods.

2030 Background Traffic - Roadway Segment Improvements

- **Deer Flat Road (Site Frontage):** Add an additional eastbound through lane to create two eastbound through lanes.
    - This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.

Year 2030 Total Traffic Conditions Mitigations (With the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 total traffic volumes and meet ACHD and ITD policies:

2030 Total Traffic - Intersection Improvements

- **Ardell Road / Meridian Road:** Three mitigation options were identified.
    - **Option 1:** Signalized RCUT intersection
    - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
    - **Option 3:** Signalized full access with an eastbound left turn lane.
    - Improvement of this intersection is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
    - Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

- **Deer Flat Road / Meridian Road:** Same improvement identified under existing and background 2030 conditions. Queue storage of approximately 475 ft is recommended for the eastbound dual left-turn lanes.

- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

- **Site Access D / Ridley's Access / Deer Flat Road:** Two improvement options were identified, of which Option 1 provides the best operations with respect to the Deer Flat Road / Meridian Road intersection:

  - **Option 1 – Site Access D RIROLI (Ridley's RIRO):** Design the access at RIROLI for the north leg of the intersection a RIRO for the Ridley's Access in order to accommodate the eastbound left-turn queuing from the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right-turn lane
    - Install an eastbound left-turn lane
    - Minor movement of Site Access D west may be needed depending on the design of the eastbound dual left-turn lanes.

  - **Option 2 – Site Access D RIRO (Ridley's RIRO):** Design the intersection as a RIRO for both the north and south legs of the intersection. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection.

    - Install a westbound right turn lane.
    - Review the northwest corner of the Deer Flat Road / Meridian Road intersection to determine if eastbound U-turns can be accommodated and modify the corner design if necessary.

  - Improvement of this intersection is projected to be needed in approximately 2022/2023 when approximately 7 percent (14,500 SF) of the development is completed.

  - Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

2030 Total Traffic - Roadway Improvements

- **Deer Flat Road (Site Frontage):** Same as background 2030 (add an additional eastbound lane to accommodate AM traffic volumes).

  - With development of the site, mitigation is projected to be needed in approximately 2024/2025 at which time approximately 28 percent (55,200 SF) of the development is completed.

  - Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

  - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:

- **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
- **Kuna Canal Shared Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the west.

Site Driveways

- Install the site access driveways with the following configurations:
  - **Site Access A:** Single lane northbound and southbound.
  - **Site Access B:** Channelized RIROLI that may require relocation approximately 30 feet (or more) south to accommodate the ITD right-turn lane design. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
    - Minor movement of the site driveway south may be needed to accommodate the southbound right-turn lane design.
  - **Site Access C:** Channelized RIROLI. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right turn lane per ITD design requirements.
  - **Site Access D:** Channelized RIROLI or RIRO. The following turn lanes are recommended:
    - RIROLI (provides best operations at Deer Flat Road / Meridian Road):
      - Eastbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used.
      - Westbound right turn lane with 100 feet of vehicle storage per ACHD requirements.
      - Movement of Site Access D slightly west may be required based on the design of the eastbound dual-left-turn lanes taper/gap for the Deer Flat Road / Meridian Road intersection.

City of Kuna
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Planning & Zoning Department

Agency Notification

July 11, 2022

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

File Numbers & Case Name:	22-06-S (Pre Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.
Project Description	Applicant requests preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The site was previously annexed and zoned as C-2 Area Commercial (approx. 19 acres) and as R-20 High Density Residential (approx. 5 acres).
Site Location	The SWC of Meridian and Ardell Roads, 1925 N Meridian Road, Kuna, Idaho 83634.
Applicant	**SH69 North, LLC** 1400 E Kokanee Ln, Kuna, ID 83634 208.861.6665 gronbeck@kggdev.com
Representative	**Civil Innovations, PLLC** 1043 E Park Blvd. Ste. 101 Boise, ID 83712 208.884.8181 ben@civil-innovations.com
Tentative Public Hearing Date	PnZ Commission: On Tuesday, **September 13, 2022** ***(Tentative)*** At 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Planner III Kuna Planning and Zoning Department 208.922.5274 TBehunin@kunaid.gov
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*	

CITY OF KUNA
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Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**3 October 2022**	
RE:	**Public Works Comments**	
	Beltzarock Subdivision, 22-06-S (Preliminary Plat), 22-26-DR (Design Review)	

The Beltzarock Subdivision, 22-06-S, 22-26-DR, preliminary plat and design review request dated 11 July 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-20 (high density residential) and C-2 (area commercial) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

This project is located within the Danskin lift station basin which currently does not have capacity to provide sewer service for Beltzarock Subdivision. Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity (equivalent dwelling units (EDU's)) that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase. The location of the private lift station will be finalized during the civil construction drawing review process. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

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 fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests to plat approximately 25 acres.
b) Equivalent Dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 169. Commercial EDU's will be determined at the time of building permit.
c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i) Fire suppression shall be available and approved by KRFD.
j) No building permits will be issued and no construction can begin without adequate fire protection.
k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 representative, must approve fire/public safety 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 city is unable to service this development until capacity in the Danskin lift station is relieved by the operating 18" Danskin force main project or the operating Mason Creek Trunkline.
b) EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase.
c) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located directly to the west of the proposed development. The applicant plans to design and construct a private sewer lift station. The planned lift station will need to be

constructed in the far north portion of the site to gravity flow to the Greyhawk lift station in the future.

d) 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.
e) Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
f) Sewer must provide connectivity for surrounding developments.
g) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
h) All sewer infrastructure must meet or exceed City of Kuna requirements.
i) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
j) Sewer connection fees apply to each lot containing a home or other facility.
k) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services. The closest possible connection to water is located directly to the north and west of the proposed development.
b) The applicant shall design and construct 12-in. water line along N Meridian Rd and E Ardell Rd.
c) The applicant may be required to bore across N Meridian Rd and the Kuna Canal.
d) 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.
e) 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.
f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g) All water infrastructure must meet or exceed City of Kuna requirements.
h) Water connection fees apply to each lot containing a home or other facility.
i) 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 possible connection to pressurized irrigation is located on the western boundary of the proposed development.
b) The applicant shall design and construct 12-in. pressurized irrigation along N Meridian Rd and E Ardell Rd.
c) The applicant may be required to bore across N Meridian Rd and the Kuna Canal.
d) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

g) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
h) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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.

Development Services Department

Project/File: **Beltzarock Subdivision/ KPP22-0005/ 22-06-S/ 22-26-DR**
This is a preliminary plat application to develop 74 lots on 24.6 acres.

Lead Agency: City of Kuna

Site Address: 1925 N Meridian Road

Staff Approval: August 15th, 2022

Applicant: SH69 North LLC
1400 E Kokanee Lane
Kuna, ID 83634

Representative: Civil Innovations, PLLC
1043 E Park Boulevard, Suite 101
Boise, ID 83712

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

Vicinity Map

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 53 residential lots, 10 commercial lots, and 11 common lots on 24.6 acres.

   The applicant's proposal is consistent with the City of Kuna's future land use map which designates this area as Mixed Use.

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

Direction	Land Use	Zoning
North	Commercial	R-20 (City of Kuna)
South	Mixed Use	C-2 (City of Kuna)
East	Mixed Use	RUT (Ada County)
West	Medium Density Residential	R-6 (City of Kuna)

3. **Site History:** ACHD previously reviewed this site as KUNA20-0005 in April 2020. The requirements of this staff report are consistent with those of the prior action.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Lee Country Subdivision, a mixed-use development consisting of 179 lots on 76 acres directly north of the site was approved by ACHD on June 13th, 2022.

- Ledgestone Plaza, a mixed-use development consisting of 275 lots on 76 acres northeast of the site was approved by ACHD on October 9th, 2020.
- Lugarno Terra North Subdivision, a residential development consisting of 153 lots on 38 acres east of the site was approved by ACHD on December 22nd, 2020.

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

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 0.36 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to Meridian Road between 2031 and 2035.
   - The intersection of Deer Flat Road and Meridian Road is scheduled in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south leg, 7-lanes on the east leg, and 6-lanes on the west leg, and reconstructed between 2031 and 2035.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

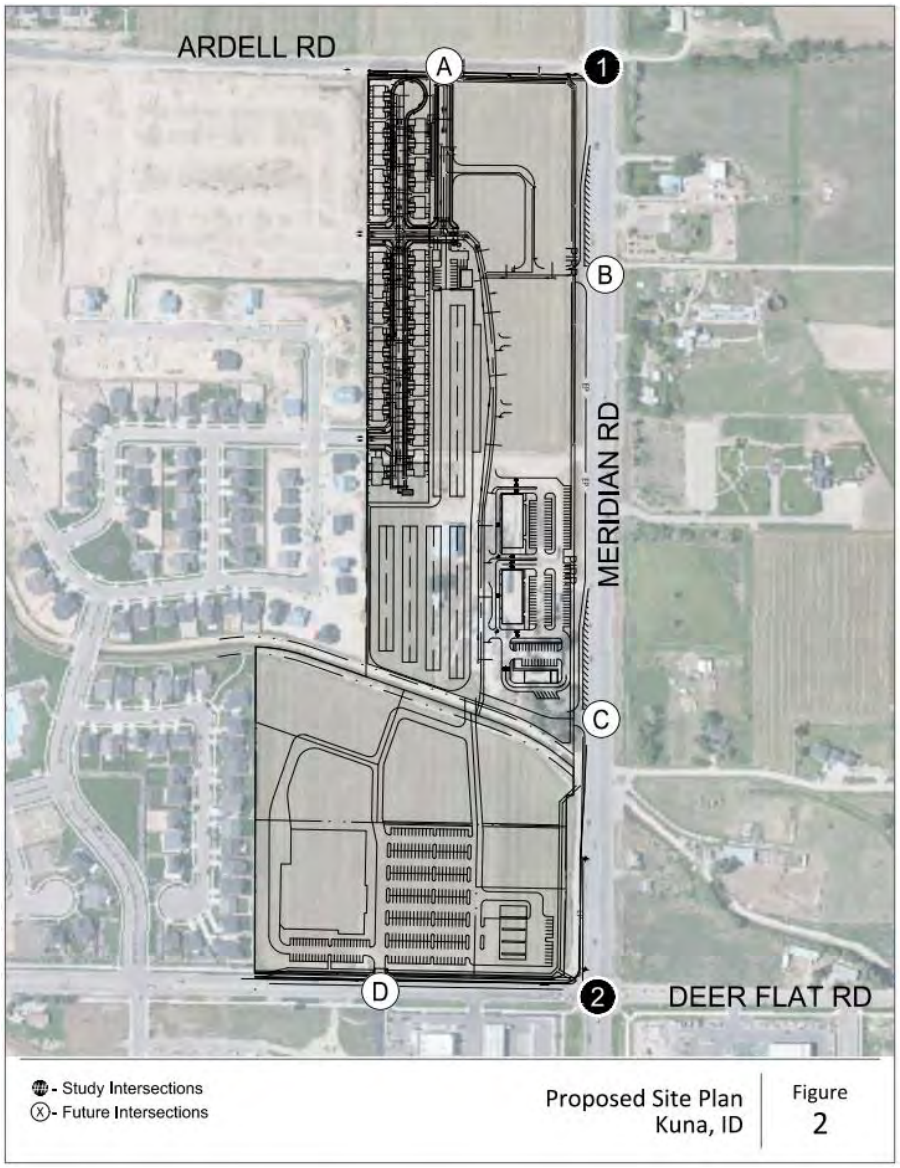
    The BMP identifies Deer Flat Road as a Level 3 facility. The BMP also identifies Level facilities on Ardell Road, the new collector roadway within the site.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 18,158 vehicle trips per day and 999 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. Traffic Impact Study

Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Beltzarock Subdivision. An executive summary of the findings **as presented by Kittelson and Associates, Inc.** can be found in Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



a. Policy

Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

Average Daily Traffic (ADT): District Policy 7207.3.1 states that ADT on new and existing local streets should typically be less than 2,000. This ADT applies to both existing and new streets. For new streets that are stubbed to connect to adjacent land that is not fully developed, the allowable ADT for the new street will typically be no more than 1,000 ADT, to accommodate future additional traffic from the adjacent land, depending on the location and type of the stub street and the location and size of the adjacent undeveloped land. When stub streets are connected and properties fully developed, local streets should not exceed 2,000 ADT.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following sections list the recommended improvements required by ACHD with this development based on the study and District policy.

Deer Flat Road/ Meridian Road Intersection: The eastbound left turning movement for the Deer Flat Road/Meridian Road intersection is over capacity in both the AM and PM peak hours under existing traffic conditions. The TIS recommends the construction of an additional eastbound left-turn lane with 475-feet of storage at the Deer Flat Road/Meridian Road intersection to mitigate the existing traffic conditions.

This intersection is programmed and funded as part of ACHD's CIP, therefore no mitigation is required consistent with District Policy 7106.7.3. Additionally, adding an additional eastbound left-turn lane would not be feasible at this intersection, as it would require additional improvements and right-of-way dedication for the intersection.

Staff recommends no mitigations be constructed with this development application for the Deer Flat Road/Meridian Road intersection.

Ardell Road/Meridian Road Intersection: The study includes two scenarios for Ardell Road's connectivity:

- **Scenario 1:** Ardell Road remains as existing and does not extend west over the Kuna Canal.
- **Scenario 2:** Ardell Road extends west and crosses the Kuna Canal and provides connectivity to Linder Road.

For Scenario 2, the TIS recommends either the installation of an RCUT intersection in accordance with their corridor plan at the Ardell Road/Meridian Road intersection. ITD has indicated in previous conversations that they will require restricting the intersection to RIROLI in the interim, however ITD's condition memo outlining their official requirements has not been received at the time of this staff report. Staff is supportive of either option at the intersection.

In the interim, the Ardell Road/Meridian Road intersection meets all LOS and V/C thresholds under existing and 2030 background conditions for Scenario 1 (no west Ardell connection).

All eastbound movements for the intersection will exceed LOS or V/C thresholds under 2030 total traffic conditions for Scenario 1. The TIS recommends construction of an eastbound dedicated left-turn lane at the intersection to allow for the eastbound right-turning movement to not be affected by queued vehicles waiting to turn left. The TIS indicates the eastbound left-turning movement will still be over capacity with the construction of an eastbound dedicated left-turn lane.

If ITD determines that a RIROLI/RCUT intersection is not warranted at the Ardell Road/Meridian Road intersection, staff recommends the construction of an eastbound left-turn lane at the intersection.

The same mitigations for the intersection of Ardell Road and Meridian Road were required as part of ACHD's action on Lee Country Subdivision, located directly north of the site. Whichever project develops first will be required to construct the intersection improvements. Staff recommends the applicant coordinate with Lee Country subdivision to construct improvements at this intersection.

Ardell Road/Site Access A Intersection: The TIS indicates that a westbound left-turn lane on Ardell Road at the Site Access A intersection is warranted under 2030 total traffic conditions. Lee Country Subdivision directly to the north of the site was required to construct Ardell Road from Meridian Road to Thorndale Way as ½ of a 46-foot collector street section. Staff supports the TIS recommendation to construct a westbound dedicated left turn lane at the Ardell Road/Site Access A intersection. Based on ITD's action for mitigation at the Ardell Road/Meridian Road intersection, staff's recommendations for the westbound dedicated left-turn lane will vary:

- If ITD does not restrict the Ardell Road/Meridian Road intersection to a RIROLI/RCUT intersection, staff recommends Ardell Road from Meridian Road to Thorndale Way be completed as 46-foot street section with a continuous two-way turn lane that will serve Site Access A. Staff recommends the applicant coordinate with Lee Country Subdivision to construct the roadway.
- If ITD does restrict the Ardell Road/Meridian Road intersection to a RIROLI/RCUT intersection, staff recommends the applicant construct the westbound dedicated left-turn

lane at Site Access A and coordinate with ITD,ACHD Development Review and Lee Country Subdivision for the intersection design.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**Meridian Road	1,955-feet	Principal Arterial	1,265	N/A
Deer Flat Road	0-feet	Arterial	707	Better than "E"
Ardell Road	590-feet	Collector	N/A	N/A

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).

** ACHD does not set level of service thresholds for State Highways.

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 21,517 on 10/05/21.
- The average daily traffic count for Deer Flat Road west of SH-69/Meridian Road was 12,012 on 06/17/21.
- There are no traffic counts for this section of Ardell Road.

C. Findings for Consideration

1. State Highway SH-69/Meridian Road

SH-69/Meridian Road is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Meridian Road.

2. Ardell Road

a. Existing Conditions: Ardell Road is improved with 24-feet of pavement, 3-foot wide gravel shoulders, and no curb, gutter or sidewalk abutting the site within 44-feet of right-of-way.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Ardell Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct Ardell Road as ½ of a 36-foot street section with vertical curb, gutter, and 5-foot wide detached concrete sidewalk abutting the site widening to ½ of a 46-foot street section at the Meridian Road/Ardell Road intersection.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy, however it is not consistent with ACHD action taken on Lee Country Subdivision to the north, which required Ardell Road to be constructed as ½ of a 46-foot street section from Ardell Road to Thorndale Way to allow for 3-lanes, which would accommodate eastbound left-turning traffic at the intersection and westbound left-turning traffic at Sun Rock Road (Site Access A). The applicant should be required to complete Ardell Road as a 46-foot wide collector street section with a two-way center-turn lane abutting the site. Staff recommends the applicant coordinate with Lee Country Subdivision for the construction of this portion of Ardell Road.

ITD has indicated that the Ardell Road/Meridian Road intersection will be restricted to either a right-in/right-out/left-in (RIROLI) or RCUT intersection, both of which will restrict the eastbound left-turning movement at the intersection, however it is not known when/if this restriction will be required. If ITD restricts the intersection prior to the submittal of construction plans to ACHD for Ardell Road, an eastbound dedicated left-turn lane will not be required at the intersection of Ardell Road and Meridian Road, however a dedicated westbound left-turn lane will be required at Sun Rock Road (Site Access A). Ardell Road will need to be widened to ensure there is adequate pavement to accommodate the construction of this turn lane. If ITD does restrict the intersection, the applicant should construct a dedicated eastbound left-turn lane at Meridian Road and coordinate with ITD, ACHD Development Review and Lee Country Subdivision for the intersection design.

The applicant's proposal to construct vertical curb, gutter, and 5-foot wide detached concrete sidewalks on Ardell Road abutting the site meets District policy and should be approved as proposed.

3. Internal Local Roads

a. Existing Conditions: There are no existing local roads within the site. There are 2 existing stub streets, Fort Erie Street and Imlay Street, that stub into the site's west property line.

b. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street and Right-of-way Policy: For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

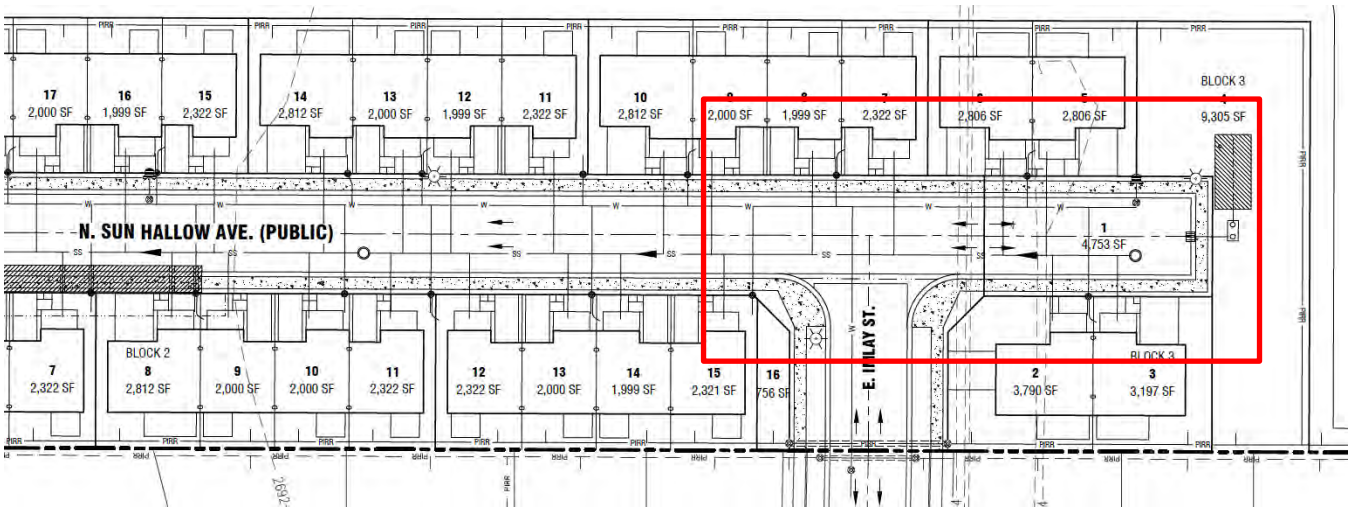
of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

c. **Applicant's Proposal:** The applicant has proposed to extend Fort Erie Street and Imlay Street into the site as 36-foot local street sections with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, construct Sun Hallow Avenue and Sun Hallow Place as 36-foot local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalk, and construct Sun Rock Avenue and a portion of Fort Erie Street as 36-foot local street sections with vertical curb, gutter, and 5-foot wide attached concrete sidewalk.

The applicant has proposed to construct a cul-de-sac with a turnaround radius of 45-feet at the terminus of Sun Hallow Place, and has proposed to terminate Sun Hallow Avenue 135-feet south of Imlay Street with rolled curb, gutter, and 5-foot wide concrete sidewalk.



d. **Staff Comments/Recommendations:** The applicant's proposal to extend Fort Erie Street and Imlay Street into the site and construct all internal roads as the proposed street sections meets District policy and should be approved as proposed.

The applicant's proposal to construct a cul-de-sac with at the terminus of Sun Hallow Place meets District policy, however District policy requires cul-de-sacs to be constructed with a minimum turnaround radius of 50-feet. The applicant should be required to construct the cul-de-sac with a minimum radius of 50-feet.

The applicant's proposal to terminate Sun Hallow Avenue 135-feet south of Imlay Street with rolled curb, gutter, and 5-foot wide concrete sidewalk does not meet District policy and should not be approved as proposed. The applicant should be required to construct a cul-de-sac with

a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Avenue, or construct Sun Hallow Avenue as a private road south of Imlay Street

4. Roadway Offsets

a. Existing Conditions: There are no existing roadways within the site.

b. Policy:

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant has proposed to construct a new local roadway, Sun Rock Avenue, to intersect Ardell Road 445-feet west of Meridian Road.

All internal local roads are proposed to align or offset a minimum of 125-feet.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed.

5. Driveways

6.1 Fort Erie Street

a. Existing Conditions: There are no existing driveways 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.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant has proposed to construct a 26-foot wide curb-cut type driveway on to Fort Erie Street located 133-feet east of Sun Hallow Avenue and in alignment with Sun Rock Avenue.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved as proposed.

6. 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. Applicant Proposal: The applicant has proposed to construct private roads to intersect ACHD roads:

- Drive A, intersecting Sun Rock Avenue 289-feet south of Ardell Road.
- Jackson Way, extending east from the terminus of Fort Erie Street, 472-feet south of Ardell Road.

c. Staff Comments/Recommendations: If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway 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.

7. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: Sun Hallow Avenue is proposed to extend greater than 750-feet in length without any traffic calming measures.

c. Staff Comments/Recommendations: The applicant should be required to install District approved traffic calming measures on Sun Hallow Avenue. The applicant should coordinate the design of this traffic calming with District Development Review staff.

8. Tree Planters

Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

9. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle

at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

10. Other Access

Ardell Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. If ITD does not restrict the Ardell Road/Meridian Road intersection, construct Ardell Road abutting the site as a 46-foot wide collector street section with 3-lanes, a dedicated eastbound left-turn lane at the intersection with Meridian Road, vertical curb, gutter, and 5-foot wide detached concrete sidewalk. Coordinate with ITD, ACHD Development Review staff and Lee Country Subdivision on these improvements.

2. If ITD does restrict the Ardell Road/Meridian Road intersection, construct a westbound dedicated left-turn lane on Ardell Road at Sun Rock Road, provide pavement widening to accommodate the construction of the turn lane, and construct vertical curb, gutter, and 5-foot wide detached concrete sidewalk on Ardell Road abutting the site. Coordinate with ITD, ACHD Development Review staff and Lee Country Subdivision for the design of the Ardell Road/Meridian Road intersection.

3. Construct Imlay Street and a portion of Fort Erie Street as 36-foot local street sections with rolled curb, gutter, and 5-foot wide detached concrete sidewalk, as proposed.

4. Construct Sun Hallow Place and Sun Hallow Avenue as 36-foot local street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.

5. Construct Sun Rock Avenue and a portion of Fort Erie Street as 36-foot local street sections with vertical curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.

6. Construct a cul-de-sac with a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Place.

7. Construct a cul-de-sac with a minimum turnaround radius of 50-feet at the terminus of Sun Hallow Avenue, or construct Sun Hallow Avenue south of Imlay Street as a private road.

8. Construct a new local roadway, Sun Rock Avenue, to intersect Ardell Road 445-west of Meridian Road, as proposed.

9. Construct all internal local roads to align or offset 125-feet, as proposed.

10. Construct a 26-foot wide curb-cut type driveway on to Fort Erie Street located 133-feeteast of Sun Hallow Avenue and in alignment with Sun Rock Avenue, as proposed.

11. Construct a private road, Drive A, intersecting Sun Rock Road 289-feet south of Ardell Road, as proposed.

12. Construct a private road, Jackson Way, extending east from the terminus of Fort Erie Street, as proposed.

13. Install street name and STOP signs for the private roads. The signs may be ordered through the District. Verification of the correct, approved name is required.

14. Install District approved traffic calming on Sun Hallow Avenue.

15. Direct lot access to Ardell Road is prohibited other than the access specifically approved with this site and should be noted on the final plat.

16. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

17. Payment of impact fees is due prior to issuance of a building permit.

18. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

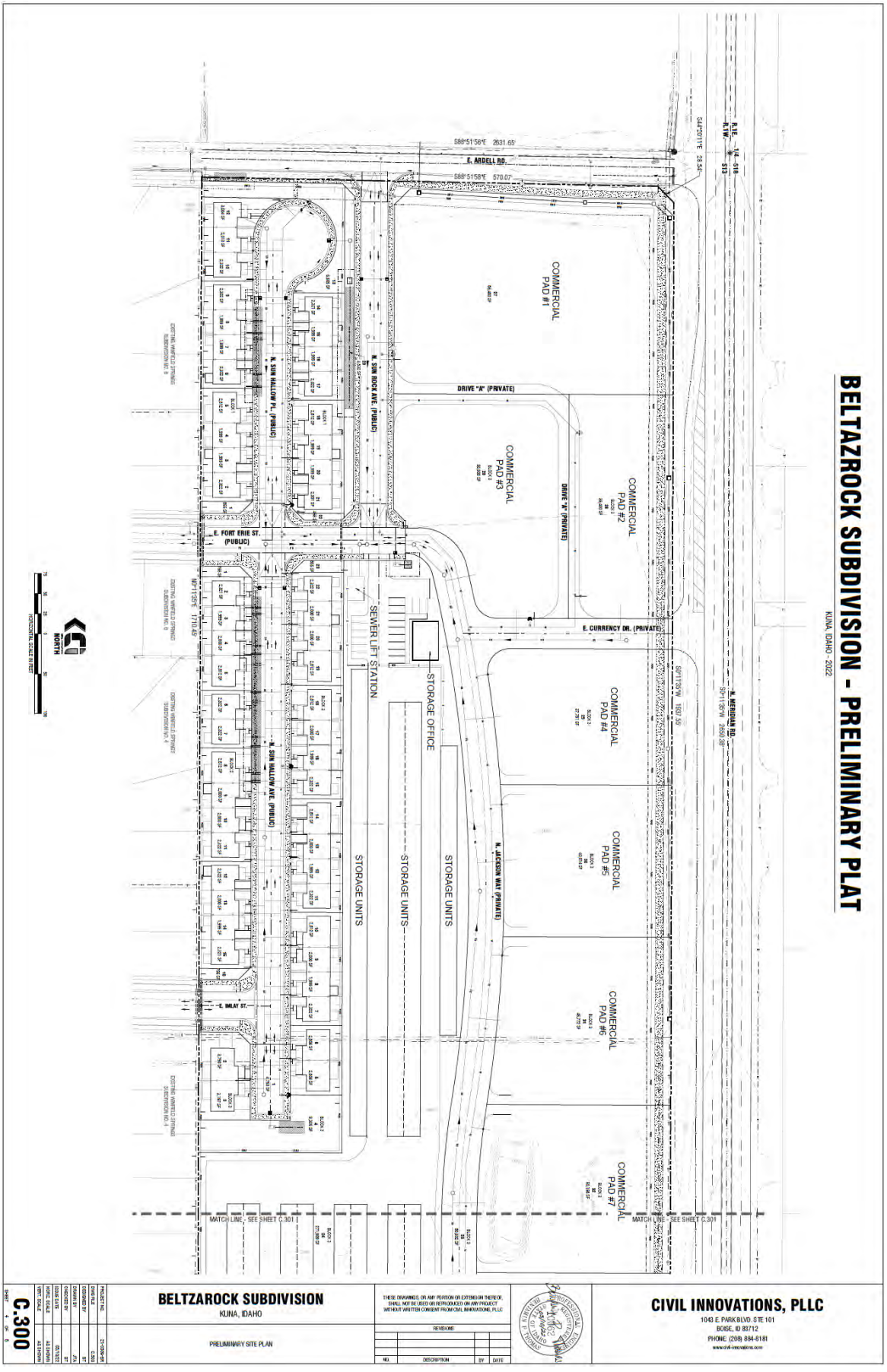
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

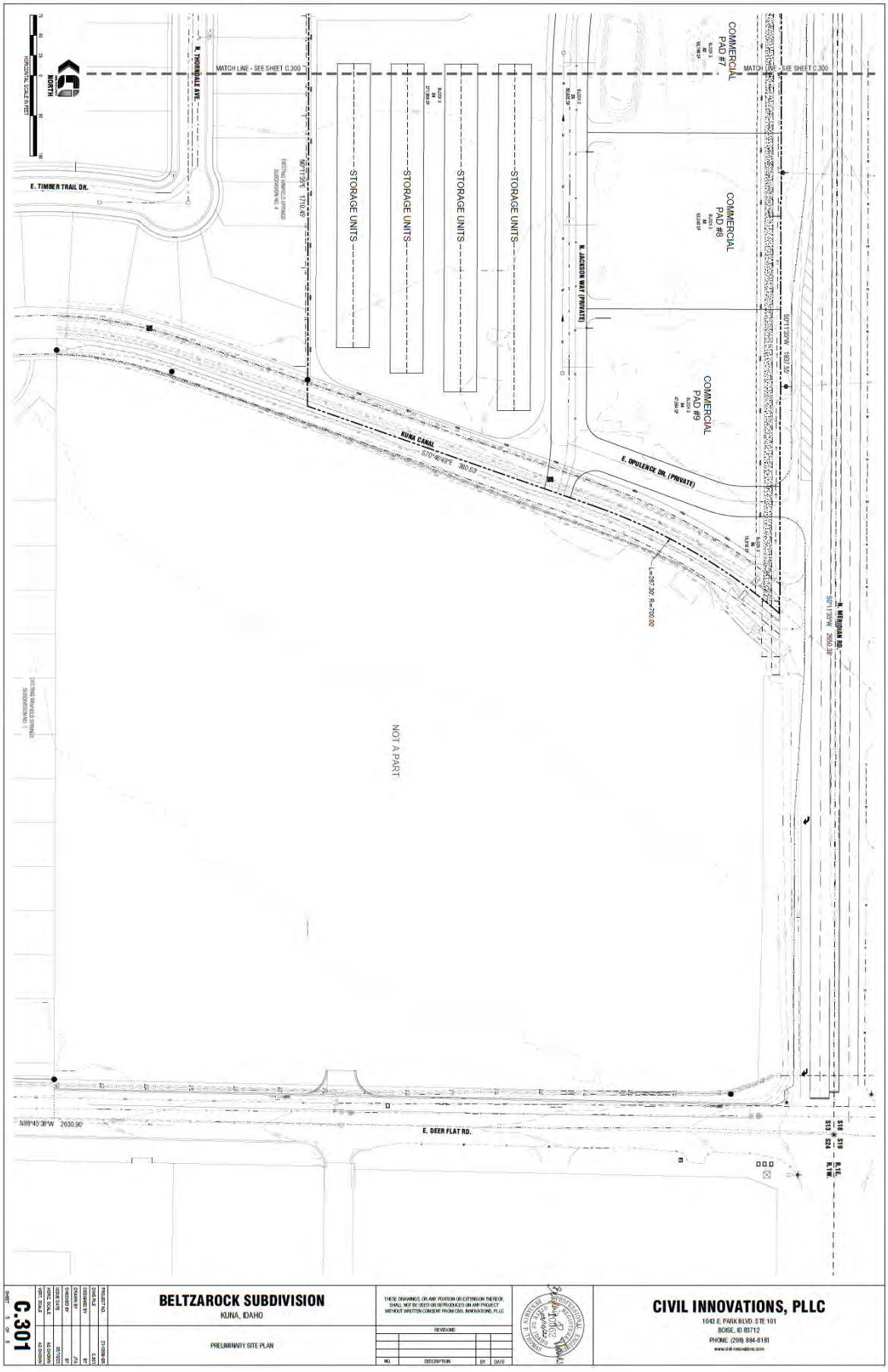
G. Attachments

1. Vicinity Map
2. Site Plan
3. TIS Executive Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

VICINITY MAP

SITE PLAN


BELTAZROCK SUBDIVISION - PRELIMINARY PLAT
KUNA, IDAHO - 2022
E. ARDELL RD.
N. MERIDIAN RD.
DRIVE "A" (PRIVATE)
DRIVE "B" (PRIVATE)
E. CURRENCY DR. (PRIVATE)
N. JACKSON WAY (PRIVATE)
N. SUN HALLOW PL. (PUBLIC)
N. SUN ROCK AVE. (PUBLIC)
N. SUN HALLOW AVE. (PUBLIC)
E. FORT ERIE ST. (PUBLIC)
E. EMLAY ST.
COMMERCIAL PAD #1
COMMERCIAL PAD #2
COMMERCIAL PAD #3
COMMERCIAL PAD #4
COMMERCIAL PAD #5
COMMERCIAL PAD #6
COMMERCIAL PAD #7
SEWER LIFT STATION
STORAGE OFFICE
STORAGE UNITS
STORAGE UNITS
STORAGE UNITS
MATCH LINE - SEE SHEET C.301
MATCH LINE - SEE SHEET C.301
S88°51'56"E 2631.65'
S88°51'58"E 570.07'
S1°20'11"E 28.54'
S1°13'26"W 1657.55'
S1°13'26"W 2650.38'
N1°13'53"E 1710.49'
HORIZONTAL SCALE IN FEET
NORTH
BELTZAROCK SUBDIVISION
KUNA, IDAHO
PRELIMINARY SITE PLAN
C-300
CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 101
BOISE, ID 83712
PHONE: (208) 884-8181



C.301

BELTZAROCK SUBDIVISION
KUNA, IDAHO

PRELIMINARY SITE PLAN

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NO.	DESCRIPTION	BY	DATE

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TIS EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the proposed Blackrock Marketplace and Village, located on the west side of Meridian Road (SH 69) north of Deer Flat Road, in Kuna, Idaho. The proposed development site is bounded on the west by existing development (the Winfield Springs Subdivision), on the north by Ardell Road, on the south by Deer Flat Road, and on the east by Meridian Road. Figure 1 shows the site vicinity.

The purpose of this study is to evaluate the impact of the proposed development on the transportation system. Kittelson prepared this TIS based on conversations with SH69 North, LLC (property developer), Ada County Highway District (ACHD), Idaho Transportation Department (ITD) and Ada County Highway District (ACHD), Community Planning Association of Southwest Idaho (COMPASS), City of Kuna, and our familiarity with the area and with ACHD, City and ITD policies. *Appendix A includes the scope of work and coordination emails with ACHD, ITD and COMPASS and the COMPASS area of influence model run.*

The information presented in this report was developed based on conversations with the developer, a due diligence investigation, and coordination with the Idaho Transportation Department (ITD) and Ada County Highway District (ACHD).

FINDINGS

Existing Conditions

The existing conditions analysis findings are summarized below:

- The study evaluated four existing intersections during the AM and PM peak hours of a typical weekday.
- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
  - **Deer Flat Road / Meridian Road**: The eastbound left-turn movement was found to be over capacity during both the AM and PM peak hours:
    - Mitigation to acceptable operating standards requires adding a second eastbound left-turn lane creating dual eastbound left-turn lanes.
    - Field observations during the weekday AM peak hour revealed that there is a significant peak in eastbound traffic between approximately 7:20 and 7:40 AM that causes significant eastbound queuing on Deer Flat Road that appears to be partially due to traffic from the nearby high school to the west on Deer Flat Road.
    - This intersection is identified in the ACHD CIP for expansion and reconstruction in the 2031-2035 timeframe.

- The two existing unsignalized intersections that will be across from two of the proposed site driveways have movements that operate at LOS D which ACHD policy requires evaluation of signal warrants. These include:
  - **Site Access B (Future)/ Rodeo Lane / Meridian Road:** The westbound movement operates at LOS D with a V/C ratio of 0.03 during the weekday PM peak hour. The westbound volume was only 1 vehicle in the peak hour and therefore would not meet signal warrants. This intersection is also not planned for a signal by ITD in the draft concepts for the ITD SH-69 corridor plan.
  - **Site Access D (Future) / Ridleys Access / Deer Flat Road:** The northbound movement operates at LOS D with a V/C ratio of 0.68 during the weekday PM peak hour, which meets ACHD V/C thresholds of ≤1.00. Based on discussions with ACHD this intersection is planned to be converted to right-in, right-out (RIRO) and will not be considered for signalization. Therefore, traffic signal warrants were not evaluated. It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions, these events are not accounted for in the LOS procedures. Therefore, actual operations will be worse than reported during those periods.
- Intersection crash rates at the Ardell Road / Meridian Road intersection and Deer Flat Road / Meridian Road intersection did not indicate an abnormally high number of crashes. More detailed review of the crash characteristics identified the following:
  - **Deer Flat Road / Meridian Road:** A review of the crash data revealed a high percentage of the crashes were between eastbound left-turning traffic and westbound through traffic. This could indicate left-turn drivers may not be yielding to through traffic to the extent they should during the permissive left-turn signal phases.
- All ACHD study roadway segments are projected to operate at acceptable levels of service.

2030 Evaluation Findings

The evaluation included 2030 background and 2030 total traffic conditions. The 2030 findings are summarized below:

2030 Background Conditions

- Year 2030 background traffic volumes were forecasted using a 3.0 percent annual compounded growth rate to the existing traffic volumes for all roadways in the study area, except Ardell Road which a 2.0 percent annual compounded growth rate was applied to existing traffic volumes to account for regional growth in the site vicinity. Additionally,

forecasted trips from the Lee Hubble Development were added on Ardell Road based on the TIS for that development.

- The 2030 analysis evaluated two roadway network scenarios for Ardell Road:
  - **Scenario 1**: Ardell Road remains as in the existing conditions and does not extend across the canal to the west.
  - **Scenario 2:** Ardell Road is connected over the canal to the west by 2030 and provides access to Linder Road.
- The 2030 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours, with the exception of the following intersections:
  - **Ardell Road / Meridian Road:** Under Scenario 2 in the PM peak hour, the eastbound approach is over-capacity.
    - ITD has an ongoing corridor study looking at long-term improvements that proposes a Reduced Conflict U-Turn (RCUT) intersection at the Ardell Road / Meridian Road intersection. An RCUT or right-in/right-out/left-in (RIROLI) mitigate this intersection under 2030 background conditions.
    - Improvement of this intersection is projected to be needed in approximately 2025, when approximately 122 additional eastbound PM peak hour trips are added to Ardell Road.
  - **Deer Flat Road / Meridian Road**: In the AM peak hour, the overall intersection V/C exceeds 1.00. The eastbound left turn also exceeds 1.00 in the AM and PM peak hour and the northbound and westbound through movements exceed the ITD V/C ratio threshold of ≤0.90 during the AM peak hour.
    - Similar to existing conditions, mitigation requires adding a second eastbound left-turn lane. But without signal timing changes the eastbound left-turn and westbound through movements have V/C ratios that exceed the ITD threshold of ≤0.90. To mitigate to the ITD V/C threshold requires the following additional improvement:
      - A third eastbound left-turn lane.
  - **Site Access D / Ridley's Access / Deer Flat Road**: The northbound movement exceeds capacity in the PM peak hour.
    - Mitigation requires restricting the intersection to RIROLI.
      - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection above existing traffic volume levels.

- Discussion with ACHD has indicated that in the long term, restriction of this intersection to RIRO is planned.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of the following:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - Mitigation requires adding a second eastbound through lane on Deer Flat Road.
    - This widening is projected to be needed in approximately 2024/2025 with approximately 70 additional eastbound trips on Deer Flat Road.
    - The ACHD CIP identifies widening of this section of Deer Flat Road in the 2031-2035 timeframe.

Trip Generation and Distribution

- The development is estimated to generate a total of approximately 18,158 daily trips, 778 weekday AM peak hour net new trips (440 inbound / 338 outbound) and 999 weekday PM peak hour net new trips (500 inbound / 499 outbound).
- The distribution pattern for site-generated trips was developed by reviewing the site plan and roadway system and evaluating a select zone analysis created by the COMPASS regional travel demand model.

2030 Total Traffic Conditions

- Year 2030 total traffic conditions found the same intersections not meeting ACHD and ITD requirements as under existing and 2030 background conditions which include the following:
  - **Ardell Road / Meridian Road**: Similar to 2030 background traffic conditions, the eastbound approach exceeds capacity during the weekday PM peak hour. With the site traffic, the intersection also exceeds capacity during the weekday AM peak hour under both Ardell Road scenarios.
    - Mitigation requires one of the following options:
      - **Option 1:** Signalized RCUT intersection
      - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
      - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Options 1 and 2 operate at acceptable levels of service and under capacity, but the V/C ratios for the eastbound right-turn and the southbound

through movements exceed the ITD policy of ≤0.90 during the weekday PM peak hour.

- Option 3 (full access signalized intersection) is the only option that meets ITD District 3 operational policy for LOS D and movement V/C ratios < 0.90.
- The eastbound movement at the intersection is also projected to exceed capacity during the shoulder peak hour.
- With development of the site, mitigation is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
- Approximately 122 additional eastbound PM peak hour trips, above existing conditions, can be added to the intersection prior to reaching capacity.
- Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.

- **Deer Flat Road / Meridian Road:** Similar to 2030 background traffic conditions, the eastbound left turn and southbound right turn movements exceed capacity during the weekday AM and PM peak hours.
  - Mitigation requires adding a second eastbound left-turn lane (same as existing and background conditions) to meet ACHD policy of LOS E and V/C ratios for movements of ≤ 1.00.
  - Further mitigation would be needed to meet ITD policy of LOS D and V/C ratios for movements of ≤ 0.90. Mitigation to ITD policy would require the following:
    - A third eastbound left-turn lane.
    - A third northbound and southbound through lane.
  - The median U-turn (MUT) intersection configuration identified in the draft SH-69 corridor plan was found to result operations that are under capacity, but some movements are projected to exceed the ITD V/C policy of ≤0.90.
  - The eastbound left-turning movement is also projected to exceed capacity in the shoulder peak hours.
  - Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.
- **Site Access D / Ridley's Access / Deer Flat Road:** The northbound and southbound approaches at the intersection are projected to exceed capacity during both the

weekday AM and PM peak hours. Additionally, projected eastbound queues from the signal at Meridian Road were estimated to impact the ability to have a westbound left-turn lane into the Ridley's Access. The intersection could be mitigated with the following options:

- **Option 1 - Site Access D RIROLI (Ridley's RIRO):** This option operates acceptably but requires southbound left-turning traffic from the site to turn right and make a U-turn at a location to the west, such as Sailer Way, to go east on Deer Flat Road.
- **Option 2 - Site Access D RIRO (Ridley's RIRO):** This option operates acceptably but requires the same re-routing as Option 1, but also requires eastbound left-turns at Site Access D to make turns or left-turns at the Deer Flat Road / Meridian Road intersection to access the site. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection. This option may require minor widening and signal modifications at the Deer Flat Road / Meridian Road intersection to accommodate eastbound U-turns.
- With development of the site, mitigation is projected to be needed in approximately 2022/2023 at when approximately 7 percent (14,500 SF) of the development is completed.
- Approximately 75 additional trips can be added to the intersection prior to reaching capacity with the north leg added to the intersection.
- Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

- All ACHD study roadway segments are projected to operate at acceptable levels of service with the exception of:
  - **Deer Flat Road (Site Frontage):** During the weekday AM peak hour, the single eastbound lane exceeds the ACHD segment threshold volume.
    - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:
      - **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
      - **Kuna Canal Shared-Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the east.

- Mitigation requires adding a second eastbound through lane on Deer Flat Road.
- The ACHD CIP has widening of this section of Deer Flat Road identified for the 2031-2035 timeframe.
- This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.
- With development of the site, mitigation is projected to be needed in approximately 2024/2025 when approximately 28 percent (55,200 SF) of the development is completed.
- Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.

Site Access Evaluation

- The turn lane analysis using ACHD and ITD procedures resulted in turn lane warrants at the following external site access streets:
  - Site Access B / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access C / Meridian Road:
    - Southbound right-turn lane
    - Northbound left-turn lane (existing center-turn lane)
  - Site Access D / Ridley's Access / Deer Flat Road:
    - Westbound right-turn lane (RIRO or RIROLI)
    - Eastbound left-turn lane (if RIROLI)
- Impacts to the adjacent local streets where the two street stubs are proposed to be extended into the northern portion of the development are projected to be low and not result in significant cut-through traffic for the following reasons:
  - The two connections to the west at Fort Erie Street and Imlay Street are at the northern portion of the site and therefore are not convenient for a majority of site traffic that is associated with the commercial uses on the south portion of the site.
  - The northern portion of the site has less commercial development than the southern portion of the development.
  - Use of the neighborhood streets would result in significantly longer travel distances to get to both Ardell Road and Deer Flat Road than using the internal site roadways.

- Most of the traffic (approximately 80 percent) is projected to have origins and destinations to the north, south, and east and only approximately 20 percent of the site trips will have destinations to the west on Deer Flat Road and Ardell Road.

- The intersection sight distance review identified that intersection sight distance can be achieved at the site access intersections.
- Daily traffic volumes at the site access locations are projected to remain under 5,000 with the exception of the following:
  - **Site Access A:** Site access A is projected to have a daily volume of 5,010.
  - **Site Access D – RIRO or RIROLI:** Site access D is projected to have a daily volume of 6,680 as a RIROLI and 6,130 as a RIRO.
  - Due to the volumes on these driveways being relatively close to the ACHD 5,000 daily trip threshold, additional driveways were not determined to be needed.
- A review of the site access locations and spacings identified the following:
  - **Site Access A:** The location will meet ACHD access spacing for Ardell Road.
  - **Site Access B:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. This driveway will be approximately opposite Rodeo Lane. The spacing to the north and south exceed the ITD minimum spacing between driveways but is only 550 feet south of Ardell Road which is below the 660 feet required by ITD upstream of the public road intersection.
    - Moving the access south approximately 30 feet may be necessary to accommodate the minimum standard ITD right-turn lane design for 55 mph. Moving the driveway to be offset with Rodeo Lane should not be a significant issue due to the low traffic volumes on Rodeo Lane.

    There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access C:** This driveway will be in place of deeded accesses for the site and will only allow RIROLI movements. The spacing to the north and south exceed the ITD minimum spacing between driveways and spacing to Ardell Road and Deer Flat Road on the west side of Meridian Road. There are minor driveways on the east side of Meridian Road that will be in the influence area of the RIROLI channelization for this driveway that may be restricted to RIRO depending on the design of the access.
  - **Site Access D:** If designed as a RIRO driveway, this access will be aligned with the existing Ridley's driveway and not impact the access spacing of Deer Flat Road. If designed as a RIROLI driveway, this access may need to be shifted west to provide for the taper/gap for the dual left-turn lanes at the Deer Flat Road / Meridian Road.

If such offset is required, it will not create conflicts due to the restricted left-turn movements at both driveways. Additionally, the ACHD access spacing minimums will be met to Meridian Road (assuming the right-in, right-out classification is applied for the distance from Meridian Road) to the east and Sailer Way to the west.

RECOMMENDATIONS

Based on the analyses and findings summarized in this report, the following are the recommendations for the development.

Existing Traffic Condition Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the existing traffic volume and meet ACHD and ITD policies.

- **Deer Flat Road / Meridian Road:** Add a second eastbound left-turn lane to create dual eastbound left-turn lanes. In order to accommodate future traffic growth and the proposed development, a left-turn storage distance of 475 feet is recommended.

Year 2030 Background Traffic Conditions Mitigations (Without the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 background traffic volume and meet ACHD and ITD policies.

2030 Background Traffic – Intersection Improvements

- **Ardell Road / Meridian Road:** Once Ardell Road is connected over the canal to the west (Scenario 2), one of the following mitigations are recommended:
  - **Option 1:** Install an RCUT intersection per the ITD draft corridor plan.
  - **Option 2:** Restrict to RIROLI by closing the eastbound left-turn movement.
  - Signalization could also be considered but is not consistent with the ITD draft corridor plan (see 2030 Total Traffic conditions)
  - Mitigation is estimated to be needed in approximately 2025 once approximately 122 additional eastbound trips are added in the weekday PM peak hour.
- **Deer Flat Road / Meridian Road**: Same improvement identified under existing conditions. It should be noted that two movements will exceed the ITD V/C threshold of 0.90 even with this mitigation and signal timing changes are required for those movements to meet ITD policy.

- **Site Access D / Ridleys Access / Deer Flat Road:** Restrict the existing access to RIRO. RIROLI could be considered if the length of the eastbound left-turn storage at the Deer Flat Road / Meridian Road intersection is not extended as recommended in the existing conditions recommendations and the left-turn lanes can be accommodated back-to-back.
    - This mitigation is projected to be needed in approximately 2029 with approximately 384 additional PM peak hour trips added to the intersection.
    - It should be noted that existing queues from Meridian Road currently extend to this intersection for brief periods under existing conditions which is not accounted for in the LOS procedures. Therefore, actual operations will be worse during those periods.

2030 Background Traffic - Roadway Segment Improvements

- **Deer Flat Road (Site Frontage):** Add an additional eastbound through lane to create two eastbound through lanes.
    - This widening is projected to be needed in approximately 2024 with approximately 70 additional eastbound trips on Deer Flat Road.

Year 2030 Total Traffic Conditions Mitigations (With the Proposed Development)

The following mitigations are recommended to accommodate the year 2030 total traffic volumes and meet ACHD and ITD policies:

2030 Total Traffic - Intersection Improvements

- **Ardell Road / Meridian Road:** Three mitigation options were identified.
    - **Option 1:** Signalized RCUT intersection
    - **Option 2:** Signalized RIROLI (similar to an RCUT operationally)
    - **Option 3:** Signalized full access with an eastbound left-turn lane.
    - Improvement of this intersection is projected to be needed in approximately 2023-2025 at which time approximately 27 percent (55,900 SF) and 21 percent (43,400 SF) of the development is estimated to be completed for Scenarios 1 and 2, respectively.
    - Site traffic accounts for approximately 18.8 and 19.8 percent of the total entering traffic during the AM and PM peak hours, respectively for Scenario 1 and 17.4 and 18.3 percent during the AM and PM peak hours, respectively for Scenario 2.
- **Deer Flat Road / Meridian Road:** Same improvement identified under existing and background 2030 conditions. Queue storage of approximately 475 ft is recommended for the eastbound dual left-turn lanes.

- Site traffic accounts for approximately 13.5 percent of the total entering traffic during both the weekday AM and PM peak hours.

- **Site Access D / Ridley's Access / Deer Flat Road:** Two improvement options were identified, of which Option 1 provides the best operations with respect to the Deer Flat Road / Meridian Road intersection:
  - **Option 1 – Site Access D RIROLI (Ridley's RIRO):** Design the access at RIROLI for the north leg of the intersection a RIRO for the Ridley's Access in order to accommodate the eastbound left-turn queuing from the Deer Flat Road / Meridian Road intersection.
    - Install a westbound right-turn lane
    - Install an eastbound left-turn lane
    - Minor movement of Site Access D west may be needed depending on the design of the eastbound dual left-turn lanes.
  - **Option 2 – Site Access D RIRO (Ridley's RIRO):** Design the intersection as a RIRO for both the north and south legs of the intersection. This option results in the most impact to operations at the Deer Flat Road / Meridian Road intersection.
    - Install a westbound right-turn lane.
    - Review the northwest corner of the Deer Flat Road / Meridian Road intersection to determine if eastbound U-turns can be accommodated and modify the corner design if necessary.
  - Improvement of this intersection is projected to be needed in approximately 2022/2023 when approximately 7 percent (14,500 SF) of the development is completed.
  - Site traffic accounts for approximately 33.9 percent and 26.8 percent of the total entering traffic during the weekday AM and PM peak hours, respectively.

2030 Total Traffic - Roadway Improvements

- **Deer Flat Road (Site Frontage):** Same as background 2030 (add an additional eastbound lane to accommodate AM traffic volumes).
  - With development of the site, mitigation is projected to be needed in approximately 2024/2025 at which time approximately 28 percent (55,200 SF) of the development is completed.
  - Site traffic accounts for approximately 6.6 percent of the eastbound segment volume during the critical weekday AM peak hour.
  - The segment meets the ACHD segment thresholds in the shoulder peak hour. Two potential alternative mitigations could include:

- **Deer Flat Road Sidewalk or Pathway:** A sidewalk or pathway connection along the site frontage to connect to the signal at Meridian Road and the stubbed sidewalk on the west end of the site. This is anticipated to be required by the City but would improve connectivity to the signalized pedestrian crossing on Meridian Road.
- **Kuna Canal Shared Use Pathway:** A shared use pathway along the Kuna Canal would provide a convenient connection to the adjacent neighborhood and potentially serve longer trips once other sections are completed by residential subdivisions to the west.

Site Driveways

- Install the site access driveways with the following configurations:
  - **Site Access A:** Single lane northbound and southbound.
  - **Site Access B:** Channelized RIROLI that may require relocation approximately 30 feet (or more) south to accommodate the ITD right-turn lane design. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
    - Minor movement of the site driveway south may be needed to accommodate the southbound right-turn lane design.
  - **Site Access C:** Channelized RIROLI. The following turn lanes are recommended:
    - Northbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used).
    - Southbound right-turn lane per ITD design requirements.
  - **Site Access D:** Channelized RIROLI or RIRO. The following turn lanes are recommended:
    - RIROLI (provides best operations at Deer Flat Road / Meridian Road):
      - Eastbound left-turn lane with 100 feet of vehicle storage (existing two-way-left-turn (TWLTL) can be used.
      - Westbound right-turn lane with 100 feet of vehicle storage per ACHD requirements.
      - Movement of Site Access D slightly west may be required based on the design of the eastbound dual-left-turn lanes taper/gap for the Deer Flat Road / Meridian Road intersection.

- RIRO:
    - Westbound right-turn lane with 100 feet of vehicle storage.

The following recommendations have been identified to ensure adequate safety and sight distance is provided at the site access points, internal intersections, and roadways:

- Verify adequate intersection sight distance is available during the final design of the access driveways and internal intersections.
- Review placement of fences, walls, monument signs, street trees, and other features that may impact intersection sight distance.
- Site accesses should match the existing grade of the roadways.
- Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained or modified to ensure adequate sight distance.
- If future widening occurs along adjacent roadways, care should be taken to ensure adequate intersection sight distance is maintained.

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)
☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)
☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

    If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
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
JUL 18 2022
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

13 July 2022

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

RE: Beltzarock Subdivision, SH69 LLC — **22-06-S, 22-26-DR**
1925 N Meridian Rd. Kuna, ID
Boise-Kuna Irrigation District — BK-1231A
Kuna Canal 136+90, 137+40
Sec. 13, T2N, R1E, BM.

Troy Behunin:

Boise Project does not approve of this pre plat as it has the wrong easement listed on the Kuna Canal. This issue must be addressed before this project moves forward.

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the **federal easement 38 feet northeasterly and 35 feet southwesterly** of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) or pathways within its easements, as this will certainly increase our cost of maintenance. Easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of all plans including irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-065/22-26-DR

Development Name/Section Beltzarack

☐ 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. 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 _____

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

☒ 6. 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

☒ 7. 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

☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

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

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

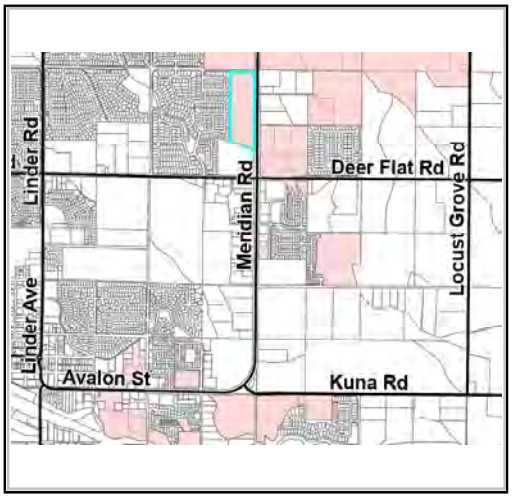
_____

_____

_____ Reviewed By: _____ Date: 1/21/22

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: Beltzarock Subdivision

CIM Vision Category: Existing Neighborhood **New Jobs:** ±280

CIM Corridor: None **New Households:** 53

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:

The proposal is a mix of residential and retail nearby downtown Kuna, a major activity center. A new express bus route to downtown Kuna is tentatively planned for 2025. Consider reducing the number of access points to Meridian Road/State Highway 69.

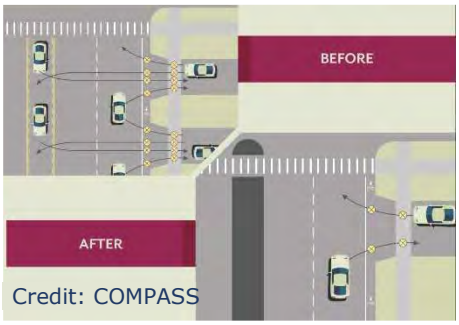
Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Sent: 7/27/2022

Access Management



Credit: COMPASS

Access management is a set of techniques to control vehicular access to roadways. The benefits of access management include improved traffic efficiency, fewer vehicle conflicts, and reduced crashes. Access management can help to improve the safety of cyclists and pedestrians by limiting the number of conflict points and separating the conflict points.

Several steps can be taken to improve efficiency and safety of the transportation network using access management:

- ✓ Space access (driveways or cross streets) to increase the distance between potential conflict points.
- Provide more access on lower functionally classified roads, such as collectors, instead of arterials, to facilitate efficiency and safety.
- Provide cross or shared access to reduce the need for excessive access on major roads.
- Provide stub roads to help enable future connections between properties and reduce the need for access to high-speed, high-volume roadways.
- Provide adequate driveways and drive-through queues to ensure that when a vehicle leaves a roadway it does not affect traffic on the roadway or access to businesses.

More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

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

Troy Behunin

From: Mike Fratusco <mfratusco@adacounty.id.gov>
Sent: Monday, July 18, 2022 10:15 AM
To: Troy Behunin
Subject: RE: Beltzarock Subdivision Official Request for Comments

Categories: Agency Comments

The Kuna Police does not have concerns with this neighborhood.

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Wednesday, July 13, 2022 11:22 AM
To: Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Brian Graves (bgraves@kunaschools.org.) <bgraves@kunaschools.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; Dennis Chan (Dennis.chan@usps.gov) <Dennis.chan@usps.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sara Arjonas ITD D3 <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>
Subject: [EXTERNAL] Beltzarock Subdivision Official Request for Comments

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Morning Greetings Everyone,
Please review the attached PDF for the ***Beltzarock Subdivision*** being proposed in the City of Kuna, and return official comments about this project and how it might affect the services your organization provides to our office by the requested date. If you *need more time* for your review, or need more information or anything to assist you, please feel free to email me.
This is ***tentatively*** Scheduled to go to our Commission on September 13, 2022.
Thank you in advance for your continued help and your official comments.
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

KUNA Planning & Zoning

CONFIDENTIALITY NOTICE
This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

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: 7/15/2022
From: Kuna Rural Fire District

Regarding: Beltzarock Residential Subdivision
S Meridian & Ardell Rd, Kuna, ID
22-06-S (Pre-Plat)

The Fire District can support approval for the **53** residential lots as part of Beltzarock subdivision under 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 Fort Erie Street and East Imlay Street. A third connection will also become available as the commercial portion of this development completes to the east. These service roadways shall be maintained during construction. Roadways are indicated to be approximately 36 feet wide. The single cul-de sac shall be 96 feet in diameter and have NO PARKING FIRE LANE signs installed to maintain the required turning radius for emergency service vehicles. Refer to plan sheet C.300 and IFC appendix "D" for details.

- Fire Hydrants:

  Four (4) new fire hydrants are shown on plan sheet C.300 along North Sun Hallow Ave. At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

Regards,

Kuna Rural Fire District
Plan Review & Inspection
1.208.780.9063
Kuna, ID 83634

RECEIVED
JUL 22 2022
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

July 18, 2022

Troy Behunin, Senior Planner
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-06-S & 22-26-DR/ Beltzarock Subdivision; 1925 N. Meridian Rd.

To Whom It May Concern:

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/ eol

Cc:
Office/ file
T. Ritthaler, Board of Control

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

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:
09/07/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
280528	22-06-S - BELZAROCK	09/14/22	09/14/22	1	$50.70

LEGAL NOTICE

Case Nos. 22-06-S
(Pre Plat)
Beltzarock Subdivision.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, October 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, in connection with Beltzarock Subdivision. SH 69 North, LLC, requests preliminary plat approval in order to subdivide the approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The Subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

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

September 14, 2022
280528

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

Gross:**$50.70**
Paid Amount:**$0.00**

Amount Due:**$50.70**

We Appreciate Your Business!

AD# 280528

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, October 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 Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.

SH 69 North, LLC, requests preliminary plat approval in order to subdivide approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. Site Address is 1925 N Meridian Rd. and in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at 208.922.5274.

Written testimony received by close of business on **October 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 9.20.2022

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
09/21/2022
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

Proof of Legal Mailer
TB 9.21.22
JR 9.21.22

Planning & Zoning
PO BOX 13
Kuna, ID 83634

US POSTAGE $000.57²
ZIP 83634
041M11460992

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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.

STOUT FAMILY TRUST
STOUT DONALD ERNEST TRUSTEE
1291 E SWEET PEARL ST
KUNA, ID 83634-0000

resentative & the representative is given
ease inform staff). The Developer/Representative is given
ditional time for rebuttal.

ou do not wish to speak, write...
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dnesday before the hearing will be included in the
eting packet; late submissions will be provided to the
verning body at time of hearing. As a reminder, it is
reasonable to submit extensive written comments/info at
hearing and expect it to be reviewed prior to a decision.

WILLIAMS MARY M
WILLIAMS DAVID MICHAEL
1982 N SNOWFIELD AVE
KUNA, ID 83634-0000

ou do not wish to speak, write...
itten testimony received by close of business the
ednesday before the hearing will be included in the
eeting packet; late submissions will be provided to the
verning body at time of hearing. As a reminder, it is
reasonable to submit extensive written comments/info at
hearing and expect it to be reviewed prior to a decision.

WALLENTINE JAKOB S
WALLENTINE CHERSTEN
2036 N THORNDALE AVE
KUNA, ID 83634-0000

ditional time for rebuttal.

ou do not wish to speak, write...
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eeting packet; late submissions will be provided to the
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reasonable to submit extensive written comments/info at
hearing and expect it to be reviewed prior to a decision.

SAITO TIFFANY ANN
SAITO JAY YOJI
1319 E WHIG DR
KUNA, ID 83634-0000

f 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.

SIRES JEFF
SIRES EMILY
1334 E WHIG DR
KUNA, ID 83634-0000

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) Beltzarock Subdivision.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, October 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, in connection with a request from SH 69 North, LLC, for preliminary plat approval in order to subdivide approx. 24.56 acres into 74 total lots; including 53 Residential Lots, 10 Commercial Lots and 11 Common lots. The site was previously annexed and zoned as C-2 Area Commercial (approx. 19 acres) and as R-20 High Density Residential (approx. 5 acres).

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

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 Beltzarock Sub. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, September 30, 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* 30th *day of* September, 2022.

Signature,

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 30th *day of* September, 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 Eagle Dr. Boise ID.

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 October 11, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: 22-06-S and 22-26-DR - Beltzarock Subdivision - Preliminary Plat, consisting of 53 residential lots, 10 commercial lots and 11 common lots on 24.6 Acres.

PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED 09/30/2022 - SIGN -1A

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
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PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.
APPLICATION BY: SH69 North, LLC
CONTACT: Planner - Troy Behunin at 208-922-5274
POSTED
09/30/2022 -
SIGN - 1B

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 11, 2022 at 6:00 PM, at Kuna City Hall

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PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner - Troy Behunin at 208-922-5274

POSTED 09/30/2022 - SIGN - 2A

CITY OF KUNA
PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 11, 2022 at 6:00 PM, at Kuna City Hall

PURPOSE: 22-06-S and 22-26-DR · Beltzarock Subdivision · Preliminary Plat, consisting of 53 residential lots, 10 commercial lots and 11 common lots on 24.6 Acres.

PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.

APPLICATION BY: SH69 North, LLC

CONTACT: Planner · Troy Behunin at 208-922-5274

POSTED 09/30/2022 - SIGN - 2B

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-06-S (Preliminary Plat) and 22-26-DR (Design Review).**
SH69 NORTH, LLC	)	**FINDINGS OF FACT CONCLUSIONS OF LAW AND RECOMMENDED APPROVAL FOR, PRELIMINARY PLAT, AND APPROVAL FOR DESIGN REVIEW.**
For a Preliminary Plat and Design Review Request for Beltzarock Subdivision.	)	

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on October 11, 2022, for 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 applications. The 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 Report			X
2.1	PnZ Application Coversheet			X
2.2	Preliminary Plat Application			X
2.3	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map – 1/2 mile radius			X
2.6	Legal Description(s) Overall – R-20 and C-2 zones			X
2.7	Warranty Deed			X
2.8	Commitment to Post Site			X
2.9	Affidavit of Legal Interest			X
2.10	Neighborhood Meeting Certification			X
2.11	Subdivision Name Reservation			X
2.12	Preliminary Plat			X

2.13	Landscape Plan COLOR RENDERING			X
2.14	Landscape Plan			X
2.15	Common Lots Maintenance Agreement (CC&R's)			X
2.16	TIS Executive Summary			X
2.17	Agency Transmittal Letter			X
2.18	City Engineer			X
2.19	ACHD (Ada County Highway District)			X
2.20	Boise Project Board of Control			X
2.21	CDHD (Central District Health Department)			X
2.22	COMPASS			X
2.23	KPD (Kuna Police Dept.)			X
2.24	KRFD (Kuna Rural Fire District)			X
2.25	Nampa Meridian Irr. Dist.			X
2.26	PnZ Kuna Melba News			X
2.27	PnZ 300 Ft. Legal Mailer			X
2.28	PnZ Website Notice			X
2.29	PnZ Proof of Property Posting			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this application October 11, 2022, at their regularly scheduled meeting. The FCO's have been requested to go to the Planning and Zoning Commission on October 25, 2022. A Neighborhood Meeting was held March 24, 2022, 13 residents attended. A legal notice was published in the Kuna Melba Newspaper on September 14, 2022. The Applicant posted a sign on the property September 30, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on September 21, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' October 11, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Mark Hampton, 11716 S 700 E, Draper, UT 84020 - Testified

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing in Opposition:
Lynn McKeen, 1230 E Fort Erie Kuna, ID, 83634 – Testified

Glenn Stracner, 876 E Whitetail St. Kuna, ID. 83634 – Testified

Sue Peterson, 1320 E Sweet Pearl St., Kuna, ID. 83634 – Testified

Toby Robson, 1795 N Firebrick, Kuna, ID. 83634 – Testified

Lewis Veal, 1329 E Timber Trail, Kuna, ID. 83634 – Testified

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 11, 2022, hearing for the Beltzarock Subdivision 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	***Dates Published***
Kuna Melba News	September 14, 20222

3.1.2.2 Notice for the October 11, 2022, hearing containing the description of the proposed applications, was mailed on September 21, 2022, to all known and affected property owners within 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the October 11, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on September 30, 2022. A Proof of Property Posting was provided to staff on September 30, 2022.

3.1.2.4 Notice for the October 11, 2022, hearing was posted on the City Website.

3.2 Findings Regarding Preliminary Plat, and Design Review:

3.2.1 The land proposed for Subdivision, and Design Review is on one (1) parcel approximately (approx.) 24.67 acres. The parcel information is listed below:

APN	Owner	Size	Zone
S1313449905	SH69 North, LLC	24.67 ac.	R-20 (High Density Residential) C-2 (Area Commercial)

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

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

3.2.3 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6. According to Exhibit 2.18, Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

3.2.4 Applicant held a Neighborhood Meeting March 24, 2022; 13 residents attended. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on September 21, 2022, and a legal notice was published in the Kuna Melba Newspaper on September 14, 2022. The Applicant posted a sign on the property on September30, 2022.

3.2.5 The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The existing zone district is R-20, and the Comp Plan Map designates the property as Mixed-Uses.

3.2.6 Review by Staff of the proposed Preliminary Plat and Design Review confirms all applicable technical requirements listed in KCC and Development Agreement were provided.

3.2.7 According to Exhibit 2.18 Public Works state, Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity EDU's that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve basis. Public Works staff

cannot support approval of this application until the 18" Danskin force main project is complete.

3.2.8 Correspondence from Kuna Public Works recommends the Applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.

3.2.9 Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

3.2.10 Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

3.2.11 A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.

3.2.12 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.

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 October 11, 2022, confirmed a review of the application and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A Pre-Application Meeting was held between the Applicant and the City January 27, 2022. The Applicant held a Neighborhood Meeting with residents within 300-ft of the proposed project area on March 24 2022, there were 13 attendees. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application.

3.3.1.2 SH69 North, LLC, the Applicant, requests approval to subdivide approx. 24.56 acres into 74 total lots (53 single family, 11 common, and 10 Commercial Lots.

3.3.1.3 The Gross Density of the project is proposed to be 10.6 Dwelling Units per Acre (DUA), with a Net Density is proposed to be 18.60 DUA.

3.3.1.4 The Applicant proposes 0.45 acres, or 9.0% of the residential project as open space. Staff views the proposal to be compliant with 5-17-12-D.

3.3.1.5 According to Exhibit 2.18, Public Works staff states this project is located within the Danskin Lift Station basin which currently doe not have capacity to provide sewer service for Beltzarock Subdivision. Sewer service for Beltzarock Subdivision Phase 1 will be contingent on the successful completion of the 18" Danskin sewer force main project. Sewer capacity (equivalent dwelling units [EDU's]) that become available upon completion of the 18" Danskin force main will be distributed on a first come first serve

basis. EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase. The location of the private lift station will be finalized during the civil construction drawing review process. Public Works staff cannot support approval of this application until the 18" Danskin force main project is complete.

3.3.1.6 The Applicant proposes attached townhomes within the project, and according to KCC 5-3-3*, the director may, in the name of creativity in design, allow for the reduction of the street frontages and minimum lot size recommendations, after reviewing the overall layout of streets and lots. Staff has discussed the recommended widths for lots in an R-20 with the Planning director and it was determined the intent of KCC 5-3-3-3* has been satisfied. Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots.

3.3.1.7 The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250-ft.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

3.3.1.8 A Design Review application for common areas was included with this application. Staff notes the Applicant shall comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines abutting pathways and greenbelts unless otherwise approved. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. It is the responsibility of the Developer to ensure the landscape buffer widths follow KCC. Additionally, staff notes if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape compliance inspection. Any elements that must be moved to another spot, may not simply be removed. Staff notes the landscape plan shall have a note for trees stating "Burlap, wire basket and twine to be removed at least 1/2 way down the root ball. Developer shall correct the note and re-submit the Landscape Plan for approval.

3.3.1.9 The Developer/Owner, Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

3.3.2 Conditions of Approval: Planning & Zoning Commission approves Case No. 22-26-DR, and recommends Approval to City Council for Case No. 22-06-S, with the Applicant subject to the following Conditions of Approval:

3.3.2.1 The Developer/Owner/Applicant 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 all sewer connections.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.

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

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

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

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

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

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

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

3.3.2.4 Connection to City Services (Sewer and Domestic Water) is required; the Applicant shall conform to all corresponding City of Kuna Master Plans.

3.3.2.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

3.3.2.6 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating that the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

3.3.2.7 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and may be eligible to receive, pursuant to KCC § 6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.3.2.8 Landscape buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

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

3.3.2.10 It is the responsibility of the Developer or their engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

3.3.2.11 Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

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

3.3.2.13 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 in public Rights-of-Way shall be with approval from ACHD.

3.3.2.14 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.3.2.15 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.3.2.16 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

3.3.2.17 Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

3.3.2.18 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

3.3.2.19 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3.3.2.20 Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered home products with private driveway and private road as proposed.

3.3.2.21 Developer shall ensure any anticipated residential buildings fit any given buildable lot.

3.3.2.22 Developer/Owner/Applicant/Contractors are 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.

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

3.3.2.24 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

3.3.2.25 The Landscape Plan (dated 9.9.21) and Preliminary Plat (dated 3.10.22) will be considered binding site plans as amended and/or approved.

3.3.2.26 Downstream and upstream water users' rights shall not be impeded. At their expense, Developers/Owners/Applicants, are all responsible to maintain and honor all historic flows, rights, and access.

3.3.2.27 Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.

3.3.2.28 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

3.4.1 10/11/2022 Public Hearing; TJ Angstman, 18 Golden Bar Ct., Donnelly, ID, stated they held two (2) neighborhood meetings, and explained they have C-2 and R-20 zoning in place, but are only a little over 10 DUA. He stated he believes this was a good compromise, rather than the three-story product they had planned. He believes this mixed-use proposal is a good fit for the area.

3.4.2 10/11/2022 - Public; Lynn McKeen, 1230 E Fort Erie Kuna, ID, 83634, Lynn stated she had never seen this site plan before and questioned why the new subdivision needs to connect to Sterling Ranch. Lynn stated people will shop and eat in the new subdivision and use their roads to go out, Lynn stated there are 20 young kids on their street. And that they should go directly to Meridian Road.

3.4.3 10/11/2022 - Public Hearing; Glenn Stracner, 876 E Whitetail St. Kuna, ID. 83634 – Glenn stated he knows development is necessary, but must be planned right. 50 houses with only a small amount of grass area is too small. He questioned what will they do for the 100 kids that live there. Glenn stated that traffic is already a concern on Ardell and Meridian Road. He asked if these people go through Sterling Ranch?

3.4.4 10/11/2022 - Public Hearing; Sue Peterson, 1320 E Sweet Pearl St., Kuna, ID. 83634, stated she just moved in yesterday. Sue stated her concern is for the kids and the grass areas. She stated she doesn't want them to use their pool.

3.4.5 10/11/2022 - Public Hearing; Toby Robson, 1795 N Firebrick, Kuna, ID. 83634. Mr. Robson stated he agrees with what has been said previously. He stated his biggest concern is how this affects the Kuna School District.

3.4.6 10/11/2022 - Public Hearing; Lewis Veal, 1329 E Timber Trail, Kuna, ID. 83634. Lewis, questioned where the 24 hour access for this project was, and asked about general access for general uses. He asked about the regulations for lighting.

3.4.7 10/11/2022 - Public Hearing – REBUTTAL; TJ Angstman, 18 Golden Bar Ct., Donnelly, ID – TJ stated he wishes he could remove the connections to Sterling Ranch, and that they tried to avoid them. He stated the open space meets KCC code. He suggested locks on the gates of the pool to keep outsiders out. TJ stated the commercial lights will not shine offsite, and how all residents in the area will be in walking distance of commercial activities.

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 PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65

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

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

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

6.1 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code 1-14-3.

6.2 Kuna City Code 5-4-2 provides that:

"This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council."

VII
ORDER OF RECOMMENDED APPROVAL OF APPLICATIONS FOR PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the Preliminary Plat Application (Case No. 22-06-S) is recommended *Approval.*

VIII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

8.1 That the Design Review Application (22-26-DR) is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 25th day of October, 2022.

Chairman, Lee Young

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday October 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 00:00:15)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Tyson Garten – Absent
Commissioner Ginny Greger
Commissioner Jim Main – Absent

CITY STAFF PRESENT:
Andrea Nielsen, City Attorney
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner II

2. *CONSENT AGENDA:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:00:45)

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 27, 2022

2. Findings of Fact & Conclusions of Law
   - ***A.*** Comprehensive Plan Map Amendment
   - ***B.*** Case No. 22-03-ZC (Rezone) 3003 N Ten Mile Road (Bodahl)
   - ***C.*** Case Nos. 22-07-S (Preliminary Plat) & 22-16-DR (Design Review) for Newberry Place Subdivision

(Timestamp 00:00:48)
Motion To: Approve the Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

3. *PUBLIC HEARINGS:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:03)

A. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage – Jessica Reid, Planner II

(Timestamp 00:01:44)
Planner II Jessica Reid informed the Commission the Applicants were working with their architect to address Ada County Highway District right-of-way; once resolved, the case would be re-noticed via the Kuna Melba News, subject site, city website and 300-ft property owners mailer.

(Timestamp 00:02:11)
Motion To: Table Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage, to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:02:48)
Planner II Jessica Reid asked the Chairman for a brief break so she could address a technical issue; the meeting then proceeded.

(Timestamp 00:03:04)
B. Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision – Jessica Reid, Planner II

(Timestamp 00:03:38)
Planner II Jessica Reid informed the Commission that the Applicant had requested the item be tabled so they may coordinate a solution with the Public Works Department for water and sewer services.

(Timestamp 00:03:56)
Motion To: Table Case Nos. 21-03-AN (Annexation), 21-02-S (Preliminary Plat) & 21-10-DR (Design Review) for Sadie Creek South Subdivision, to a date certain of January 10, 2023.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:04:22)
C. Case No. 22-09-SUP (Special Use Permit) Hawk Substation – Doug Hanson, Director

(Timestamp 00:04:38)
Planner II Jessica Reid, standing in for Director Doug Hanson, presented an overview of the project then stood for questions.

(Timestamp 00:05:55)
Jeff Maffuccio of Idaho Power presented an information slideshow (Pages 90 – 103 of meeting packet) regarding the project, then stood for questions.

(Timestamp 00:17:36)
Chairman Young opened the Public Hearing and stated there were no individuals signed in to testify on the project; he then offered another chance for attendees to sign in to provide testimony.

Support:
None

Neutral:
None

Against:
Shawna Moyer, 12160 W Dynamite Lane, Kuna, ID 83634
Todd Moyer, 12160 W Dynamite Lane, Kuna, ID 83634

(Timestamp 00:18:00)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:19:30)
Motion To: Approve Case No. 22-09-SUP (Special Use Permit) for Hawk Substation, with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:19:58)
D. Case No. 22-11- SUP (Special Use Permit) Cole Substation – Doug Hanson, Director

(Timestamp 00:20:10)
Planner II Jessica Reid standing in for Director Doug Hanson, presented a brief overview of the proposed project, then stood for questions.

(Timestamp 00:21:26)
Jeff Maffuccio of Idaho Power presented a PowerPoint presentation (Pages 152 – 162 of meeting packet) with details on the project; he then stood for questions.

(Timestamp 00:26:25)
Chairman Young opened the Public Hearing. As there were none signed in to testify, he gave attendees an additional opportunity to do so; no attendees came forward.

Support:
None

Neutral:
None

Against:
None

(Timestamp 00:26:47)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:49)
Planner II Jessica Reid identified an attendee who raised their hand and asked if they wished to testify; they confirmed they did; Ms. Reid deferred to City Attorney Andrea Nielsen for procedure.

(Timestamp 00:28:08)
Chairman Young re-opened the Public Hearing and had the individual sign in.

Support:
None

Neutral:
Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634 – Testify

Against:
None

(Timestamp 00:28:55)
Heidi Peterson asked Mr. Maffuccio if it was possible for more solar options to be included or investigated.

(Timestamp 00:29:20)
Chairman Young was not confident that solar would provide the amount of power required but deferred to Mr. Maffuccio.

(Timestamp 00:29:49)
Mr. Maffuccio provided a brief explanation that solar is factored into this project, just not necessarily on site; it came from the overall power grid which included various sources of clean energy. Mr. Maffuccio also offered to discuss Idaho Power's overall solar use and requested Mrs. Petersen's contact information to do so.

(Timestamp 00:31:31)
Chairman Young officially closed the Public Hearing and the Commission proceeded back into deliberation.

(Timestamp 00:31:45)
The Commissioners expressed no concerns and Chairman Young asked for a Motion.

(Timestamp 00:32:37)
Motion To: Approve Case No. 22-11-SUP (Special Use Permit) for Cole Substation, with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 00:33:16)

E. Case Nos. 22-06-S (Preliminary Plat) & 22-26-DR (Design Review) for Beltzarock Subdivision – Troy Behunin, Planner III

(Timestamp 00:33:35)
Planner III Troy Behunin provided an overview of the project. Mr. Behunin also pointed out City Engineer comments (Page 251 of meeting packet) that if approved, sewer connections for Phase 1 of the application, would be contingent upon completion of the city's Ten Mile Force Main project. Mr. Behunin then stood for questions.

(Timestamp 00:35:28)
Commissioner Greger asked Mr. Behunin a clarifying question about the proposed Private Street within the project. Mr. Behunin believed the Commissioners question would be answered during the Applicants presentation, but offered to provide additional information if necessary. Commissioner Greger then asked if there was an estimate on when the Ten Mile Force Main project would be complete; Mr. Behunin stated construction is scheduled to begin late February or early March of 2023, and should be complete within 45 – 60 days.

(Timestamp 00:36:58)
Applicant TJ Angstman began by immediately addressing Commissioner Greger's question regarding Private Streets> Mr. Angstman then commented that the pathway along the canal would be built on the property south of the canal. He also explained that they were projecting the Commercial aspect of the project would encompass a storage facility, office users, restaurants and a potential filling station on the corner (of N Meridian Road and E Ardell Road), if there was demand. Mr. Angstman explained the estimated timeline to construction would be May 2023 at the earliest and the Ten Mile Force Main project would be complete by that time. He then stood for questions.

(Timestamp 00:42:46)
Chairman Young asked if the proposed storage facility would be single level; Mr. Angstman confirmed that was correct.

(Timestamp 00:43:09)
Vice Chairman Hennis asked of future townhomes would be single or two-story; Mr. Angstman said many would be two-story, then expounded on the differing grades between the project and the neighboring subdivision.

(Timestamp 00:44:10)
Chairman Young opened the Public Hearing.

<u>Support:</u>
David Gronbeck (Applicant), 1400 E Kokanee Lane, Kuna, ID 83634
Laurie Nowland, 2233 N Mavern Ave, Kuna, ID 83634
Mike Nowland, 2233 N Mavern Ave, Kuna, ID 83634

Neutral:
Glenn Stracner, 876 E Whitetail Street, Kuna, ID 83634 – Testify
Thomas Rivera, 1212 W Wheat Street, Kuna, ID 83634
Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634
Jack Culver, 2088 N Thorndale Ave, Kuna, ID 83634
Lynn Mckeen, 1230 E Fort Erie Street, Kuna, ID 8634 – Testify
Cheryl Correa, 1230 E Fort Erie Street, Kuna, ID 83634
Lauren Veal, 1329 E Timber Trail Drive, Kuna, ID 83634 – Testify
Toby Robson, 1795 N Firebrick Drive, Kuna, ID 83634 – Testify

Against:
Susan Peterson, 1320 E Sweet Pearl Street, Kuna, ID 83634
Lewis Veal, 1329 E Timber Trail Drive, Kuna, ID 83634 – Testify

(Timestamp 00:45:00)
Lynn Mckeen asked a few questions regarding streets connecting to the Sterling Ranch subdivision and stated she was not sure why connecting was required; she also expressed safety concerns for neighborhood kids. Chairman Young asked Mrs. Mckeen if the streets she was asking about had signage indicating the road would be extended in the future; it was confirmed that was correct. Mrs. Mckeen further expounded she was concerned with traffic moving too quickly through the subdivision.

(Timestamp 00:47:15)
Chairman Young explained why there is interconnectivity between developments and that it was required; Vice Chairman supported this comment. Chairman Young then called the next individual to testify.

(Timestamp 00:48:20)
Glenn Stracner testified that he understood there would be development but he wanted to make sure that new developments were done in a way which did not cause negative effects on the existing development. Mr. Stracner also testified to his concern there was not enough play space within the residential portion of the project; he expressed concerns that children from this development would come into Sterling Ranch & use the spaces which their HOA paid to maintain. He also expressed concerns with turn lanes and how it could affect traffic in and out, as well as traffic for the general region.

(Timestamp 00:54:55)
Chairman Young then confirmed that all individuals wishing to testify had the opportunity to sign in; there were a few.

(Timestamp 00:53:29)
Susan Peterson testified to her concerns with what appeared to be a lack of play area for children within the proposed development and they would end up using the amenities within Sterlin Ranch without being invited; the HOA was already struggling with kids jumping the fence at the pool.

(Timestamp 00:55:48)
Toby Robson testified that he was unclear if the residential units would be single family homes and asked the Applicant if he could clarify that, as well as a little more explanation of the overall project, during his rebuttal. Mr. Robson also expressed his concerns with those who were not

residents of Sterling Ranch using the pool as he had previous experience when serving on the HOA Board for Crimson Point Subdivision.

(Timestamp 00:57:25)
Lewis Veal asked questions specific to the proposed storage facility as his property backed up to it; he expressed concerns with lighting, if there would be a sound barrier wall, and if there would be 24-hour access.

(Timestamp 00:58:37)
Chairman Young double checked all present who wished to testify had done so; seeing none, invited Mr. Angstman to provide his rebuttal.

(Timestamp 00:58:49)
Mr. Angstman began by addressing the connections to Sterling Ranch and explained the Developer had in fact attempted to negotiate a reduction in the number of connections with Ada County Highway District (ACHD), however, were unable to sway them. He then explained the proposed project did meet open space requirements for the residential portion as each townhome would have its own backyard; he also spoke to the concerns with kids crossing over to the amenities within Sterling Ranch and suggested additional policing if other mitigations have not worked previously. Mr. Angstman commented the residential aspect of their development would have an HOA and suggested the two HOA's work together to brainstorm some solutions. Mr. Angstman explained that once the development was complete, left turn lanes would not be allowed per ACHD. Mr. Angstman continued by explaining the layout of the project; sets of 2 – 4 attached townhomes, green areas besides the townhome backyards, location of proposed storage units, and Commercial area. He did not believe the storage units were intended to be 24-hour, they were a low intensity use so not as much noise, units would be single story, and lighting would be dark sky compliant so light would not flood onto neighboring properties.

(Timestamp 01:07:44)
Commissioner Greger asked if there would be enough space in the northern end of the residential portion; Mr. Angstman offered to install a tot lot into the area.

(Timestamp 01:08:42)
Vice Chairman Hennis asked about a specific lot as it did not appear to be identified; Mr. Angstman answered that it was a common lot and would be a grass area.

(Timestamp 01:09:36)
Chairman Young asked if the other common lots would have grass as well; Mr. Angstman confirmed that was correct. Chairman Young also asked Mr. Angstman to confirm if the townhomes were intended to be single family; Mr. Angstman explained the townhomes, though attached, would each have their own parcel and were intended to be for sale single family units.

(Timestamp 01:10:20)
Chairman Young began to move forward and an individual asked if they could then testify. City Attorney Andrea Nielsen explained that the Chairman had gone above and beyond by offering two chances to sign in to testify and the individual did not come forward at that time; she also reminded the individual there would be additional opportunity to testify when the Case went before City Council.

(Timestamp 01:10:53)
Chairman Young officially closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 01:11:10)
Vice Chairman Hennis commented the project fit the Mixed-Use designation and the overall plan provided a good transition from Commercial to the neighboring subdivision; his main concern was having amenities for potential children within the residential portion. Vice Chairman stated that having a tot lot installed would assist in keeping children where they should be and limit crossover into the neighboring subdivision.

(Timestamp 01:12:44)
Chairman Young also believed the overall project met the intent for a Mixed-Use development and offered good transition; he pointed out he liked the residential portion did not take full advantage of the R-20 (High Density Residential) designation that they could have, and chose to greatly reduce the residential portion to townhomes. He also pointed out the height difference between the neighboring subdivisions and felt that would also offer some mitigation to the proposed two-story townhomes. Chairman Young also agreed a tot lot would be an appropriate addition.

(Timestamp 01:14:23)
Commissioner Greger expressed her appreciation to the Developer for being willing to add a tot lot. She went on to explain she understood the concerns of the neighboring subdivision. Commissioner Greger also stated she appreciated the Private Street and each townhome having their own driveway so people were not having to drive through parking lots to get where they needed to go.

(Timestamp 01:15:23)
Motion To: Recommend Approval to City Council for Case No. 22-06-S (Preliminary Plat) for Beltzarock Subdivision, with the Conditions as outlined in staff's report and the additional Condition that a tot lot be installed on the north in the residential portion, and the Landscape Plan be updated to reflect the common lots which would have grass.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 01:16:12)
Motion To: Approved Case No. 22-26-DR (Design Review) for Beltzarock Subdivision, with the Conditions as outlined in staff's report and the additional Condition that a tot lot be installed on the north in the residential portion, and the Landscape Plan be updated to reflect the common lots which would have grass.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 01:17:14)
Chairman Young provided attendees time to vacate if they wished to do so, before moving on the next Case.

(Timestamp 01:17:45)
F. Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) & 22-28-DR (Design Review) for Kuna Apartments – Troy Behunin, Planner III

(Timestamp 01:18:10)
Planner III Troy Behunin provided an overview of the proposed project, pointing out Exhibit 2.20 (Page 396 – 399 of meeting packet) in which it indicated the Applicant was already in possession of 186 EDUs (sewer connections), with the project requiring 193; he then stood for questions.

(Timestamp 01:20:12)
Chairman Young asked how the additional connections would be serviced as they depended on completion of the Ten Mile Force Main project. Mr. Behunin explained the project was only short 7 EDUs however, it did not appear a significant concern per the City Engineers Memo.

(Timestamp 01:21:45)
Chairman Young stated there was a late Exhibit to be included and asked for it to be read into the record.

(Timestamp 01:21:55)
Economic Development Director Morgan Treasure explained she had been out of town for work and due to technical issues, the Memo was not received in time to be included in the meeting packet. Ms. Treasure then notified attendees that she had copies of said Memo if they would like one; Memo's were passed out and Ms. Treasure read it into the record (Memo attached to these Meeting Minutes). Ms. Treasure explained that trends had shifted from large, high square footage retail centers to a Mixed-Use model that integrated shopping, services and residences in a single location. She further explained Kuna was in need of workforce housing as the current market reflected a 1.6% vacancy rate where 5 – 6 % was considered healthy. Ms. Treasure stated the Economic Development Department sought to preserve as much Commercially zoned property as possible, but explained the size and location of the proposed project was appropriate and was more compatible with current market demands; she then stood for questions.

(Timestamp 01:24:05)
Applicant Representative Mark Hampton provided reasons behind their request and general information regarding the project. He also addressed City Engineer comments that up 1,800-ft of sewer line would require upgrade; Mr. Hampton said they were willing to make the upgrades and had already acquired a bid. He said they were in agreement with the staff report and Conditions of Approval; Mr. Hampton also explained their struggle in finding Commercial users, then stood for questions.

(Timestamp 01:27:19)
There were no individuals signed in to testify so the Chairman provided an additional option to do so; two came forward. Chairman Young opened the Public Hearing.

Support:
None

Neutral:
Heidi Peterson, 1142 E Whitetail Court, Kuna, ID 83634 – *Marked to Testify but was not present when it came time to do so.*
Danielle Horras, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testify

Against:
None

(Timestamp 01:27:55)
Danielle Horras, Kuna Joint School District No. 3 Director of Strategic Partnerships, encouraged urgency and caution regarding schools at or over capacity. She explained she understood and appreciated the need for this type of housing but testified to the Districts estimated 2% growth rate was not enough. She was concerned as this type of development usually brought in a large number of children.

(Timestamp 01:29:54)
Mr. Hampton provided rebuttal by commenting they understood this would definitely bring in a high number of children, however as the children were centralized, it tended to be easier when it came to transportation for schools.

(Timestamp 01:30:38)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 01:30:46)
Vice Chairman Hennis commented on the School Districts letter (Exhibit 2.25 or page 418 of meeting packet) in which it is stated they cannot support the development. He commented that though it may be good for transportation, it was still more kids entering crowded classrooms; he was unsure how much more crowded specific schools would be as that information was not provided within the letter. Vice Chairman agreed the housing type was needed, then asked what the intent was for the remaining Commercial parcel. Mr. Hampton answered it would be developed in the future; their request to amend the map and Rezone was to better organize the previously platted area.

(Timestamp 01:33:20)
Chairman Young felt there were adequate amenities for residents with the open space, pool and clubhouse. He believed the proposed location was very appropriate and held no concerns with the proposed layout.

(Timestamp 01:34:30)
Commission Greger commented the last 'numbers' she had heard from the School District was 0.6 children per single family home, but was unaware if the number was different for apartments. Ms. Horras commented from the audience apartments were considered 0.7 children per unit. Vice Chairman Hennis did the math which resulted in approximately 140 children. Commissioner Greger agreed the layout, parking, location and amenities were appropriate but her concern remained.

(Timestamp 01:35:43)
Vice Chairman clarified if the Design Review that was under consideration was just for landscaping and they would see a separate Design Review for the structures themselves; the Chairman confirmed they would.

(Timestamp 01:36:00)
Chairman Young stated that the schools have always been a concern and continue to be however, work force must be considered as well; Commercial development generates the need for employees and it is difficult for those employees to find housing. He explained it all required a balance.

(Timestamp 01:37:12)
Vice Chairman Hennis brought up past applications where larger developments had allotted property to the District for future schools and now the District was seeking financial assistance; he asked if that was something the Applicants would be willing to do and have a meeting with the District. Chairman Young did not believe that was something the Commission could require.

(Timestamp 01:37:40)
City Attorney Adrea Nielsen interjected as the discussion had entered distinctly legal ground. She explained the Idaho Legislature had provided additional ways for School Districts to gain additional funds (i.e., Bonds and Levy's) but IDIFA had explicitly excluded schools from receiving Impact Fees which are calculated into zoning, special use or building permits such as this. Ms. Nielsen summarized by reiterating the Idaho Legislature had provided ways for schools to acquire additional funds in certain ways but had not provided ways for cities such as Kuna, to use the permit system to raise monetary donations for schools; that was an impermissible and inadvisable use of the permits system and potentially something which could be raised on appeal.

(Timestamp 01:39:04)
Vice Chairman Hennis stated he had not realized that and that when the public thought Impact Fees being paid went towards schools, they were not. He commented that Levy's and Bonds are the only way these funds can be garnered and it did not appear that information was communicated to the public as much as it may need to be; Chairman Young agreed. As a result, Vice Chairman Hennis retracted his previous comments then continued that it was a prime location for the proposed development and would meet a current demand.

(Timestamp 01:40:21)
Motion To: Recommend Approval to City Council of Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment), 22-03-ZC (Rezone) & 22-02-S (Preliminary Plat) for Kuna Apartments, with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

(Timestamp 01:40:48)
Motion To: Approve Case No. 22-28-DR (Design Review) for Kuna Apartments, with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

5. BUSINESS ITEMS:

(Timestamp 01:41:18)

A. Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace – Jessica Reid, Planner II

(Timestamp 01:41:40)
Planner II Jessica Reid provided an overview of the proposed project then stood for questions.

(Timestamp 01:44:10)
Brett Gulash, representing the Applicant, stated they were in agreement with staffs report and had no additional information to provide; he then stood for questions.

(Timestamp 01:44:50)
Commissioner Greger believed the proposed project would be a positive addition as well as remedy the current weed-filled lots. Chairman Young agreed and stated that it was an appropriate addition and design to the Industrial area. Vice Chairman Hennis echoed his fellow Commissioners comments.

(Timestamp 01:45:56)
Motion To: Approve Case No. 22-33-DR (Design Review) for E Stagecoach Industrial Flexspace, with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Greger
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

6. ADJOURNMENT:

(Timestamp 01:46:34)
Motion To: Adjourn.
Motion By: Commissioner Greger
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-2-0

Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:

Doug Hanson, Director
Kuna Planning & Zoning

CITY OF KUNA

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

SIGN-UP SHEET

October 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 22-09-SUP (Special Use Permit) Idaho Power Hawk Substation

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
Incorrect case, see sign-in sheet for case No. 22-11-SUP	Heidi Peterson	Shawna Moyer
Print Name	Print Name	Print Name
		12160 W Dynamite Lane
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	Kuna ID 83634
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Todd Moyer
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	12160 W Dynamite Ln
		Print Address
		Kuna ID 83634
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ 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

CITY OF KUNA

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SIGN-UP SHEET

October 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: 22-11-SUP (Special Use Permit) Idaho Power Cole Substation

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	Heidi Peterson	Print Name
Print Address	1142 E Whitetail Ct	Print Address
City State, Zip	Kuna 83634	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ 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

CITY OF KUNA
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SIGN-UP SHEET

October 11, 2022 – P & Z Commission, Public Hearing

Case Name: ***Beltzarock* Subdivision:**

1. Case Type: Preliminary Plat & Design Review Request

2. Case No's.: **22-06-S (Preliminary Plat), & 22-26-DR (Design Review)**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☒ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
DAVID GRONBECK	GLENN STRACNER	
Print Name	Print Name	Print Name
1400 E KOKANEE	876 E. WHITETAIL ST	
Print Address	Print Address	Print Address
KUNA ID 83634	KUNA ID 83634	
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☒ Not Testify	☐ Testify ☒ Not Testify
Laurie Nowland	Thomas Rivera	Susan Peterson
Print Name	Print Name	Print Name
2233 N Malvern Ave	1212 W Wheat St	1320 Sweet Water
Print Address	Print Address	Print Address
Kuna	Kuna ID 83634	Kuna 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☒ Not Testify	☐ Testify ☒ Not Testify	☒ Testify ☐ Not Testify
Mike Nowland	Heidi Peterson	Lewis Veal
Print Name	Print Name	Print Name
2233 N Malvern	1142 E WHITETAIL CT	1324 E Timber Trail
Print Address	Print Address	Print Address
Kuna	Kuna 83634	Kuna Id 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify
Print Name	Jack Culver	Print Name
Print Address	Print Name	Print Address
City State, Zip	2084 Thorndale	City State, Zi
	Print Address	
	Kuna ID 83634	
	City State, Zip	

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name: Lynn Mckeen	Print Name
Print Address	Print Address: 1230 E Fort Erie	Print Address
City State, Zip	City: Kuna State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☑ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name: Cheryl Correa	Print Name
Print Address	Print Address: 1230 E. Fort Erie St.	Print Address
City State, Zip	City: Kuna State, Zip: ID 83634	City State, Zip
☐ Testify ☐ Not Testify	☒ Testify ☑ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name: Lauren B Lewis Veal	Print Name
Print Address	Print Address: 1329 E. Timber Trail	Print Address
City State, Zip	City: Kuna State, Zip: ID 83634	City State, Zip
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name: Toby Robson	Print Name
Print Address	Print Address: 1795 N. Firebrick	Print Address
City State, Zip	City: Kuna State, Zip: ID 83634	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

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

SIGN-UP SHEET

October 11, 2022 – P & Z Commission, Public Hearing

Case Name: ***Kuna Apartments* Subdivision:**

1. Case Type: Comp Plan Map Amendment, Rezone, Preliminary Plat & Design Review Request

2. Case No's.: **22-01-CPMA (Comp Plan Map Amendment), 22-03-ZC (Rezone), 22-02-S (Preliminary Plat), & 22-28-DR (Design Review)**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name Heidi Peterson	Print Name
Print Address	Print Address 1142 E WHITETAIL	Print Address
City State, Zip	City KUNA State, Zip 83634	City State, Zip
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name DANIELLE HARRIS	Print Name
Print Address	Print Address 311 E PORTER	Print Address
City State, Zip	City KUNA ID State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zi

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

MEMO

Date: October 11, 2022

From: Morgan Treasure, Economic Development Director

To: Kuna Planning and Zoning Commission

RE: Kuna Apartments Re-zone

Planning and Zoning Commissioners,

Before you is a proposed change to the City of Kuna Comprehensive Plan Map, a Rezone and Preliminary Plat for the Kuna Apartments Subdivision.

This parcel sits off of State Highway 69, behind existing commercial development. Based on the surrounding retail users, the lack of visibility and the proximity to a traffic corridor that can handle larger demand, a high-density residential use would be appropriate in this area. Since the initial development of this land, the trend in retail development has shifted from large, high-square footage retail shopping centers to a mixed-use model that integrates shopping, services and residential in a single location. This rezone would bring the western side of Highway 69 more in-line with that model of development.

Area businesses are struggling to find employees and are looking to the City for solutions. Providing more workforce housing options, especially in our current market with a 1.6% percent vacancy rate (5-6% is considered healthy), could be part of the solution to keeping Kuna a great place to do business and growing our commercial and industrial base.

As a general rule, the Economic Development Department seeks to preserve as much commercially zoned property as possible, but in the case of this parcel, would agree with a FLUM amendment and Rezone. The size and location of the parcel make it an appropriate place for high-density residential and create an area on the western side of the highway that is more compatible with the current market demand for mixed-use residential/retail development.

Thank you for your consideration,

Morgan Treasure

Morgan Treasure
Economic Development Director
mtreasure@kunaid.gov
208-559-5926

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/18/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
306763	PH 12/20/2022 BELTZA	11/23/22	11/23/22	1	$40.34

LEGAL NOTICE

Case Nos. 22-06-S
(Pre Plat) Beltzarock.

NOTICE IS HEREBY GIVEN the City Council is scheduled to hold a public hearing on Tuesday, December 20, 2022, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Beltzarock Subdivision. SH 69 North, LLC requests Pre Plat approval in order to subdivide approx. 24.56 acres into 74 total lots (53 Residential, 10 Commercial and 11 Common). The subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

Please do not contact the City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

November 23, 2022
306763

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$40.34**
Paid Amount:**$0.00**

Amount Due:**$40.34**

We Appreciate Your Business!

AD# 306763

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.

NEOPOST FIRST-CLASS MAIL
12/09/2022
US POSTAGE $000.00º
ZIP 83634
041M11460992

KUNA
Planning & Zoning

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 **Tuesday, December 20, 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 Nos. 22-06-S (Pre-Plat) Beltzarock.

SH 69 North, LLC, requests Pre-Plat approval in order to subdivide approx. 24.56 acres into 74 total lots (53 Residential, 10 Commercial and 11 Common). Site Address is 1925 N Meridian Rd. and in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

The public is invited to provide written or oral testimony. Please contact the Kuna Planning & Zoning at 208.922.5274 for more information.

Written testimony received by close of business on **December 15, 2022,** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 12.8.2022

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
12/09/2022
US POSTAGE $000.57⁰
ZIP 83634
041M11460992

BILLS GREGORY KYLE
BILLS BRANDY LEE
2116 N THORNDALE AVE
KUNA, ID 83634-0000

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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ATTERBERRY MASON
WEIGEL MORGAN T
1270 E WHIG DR
KUNA, ID 83634-0000

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CAMPBELL KELLY R
CAMPBELL BARBARA D
1971 N THORNDALE AVE
KUNA, ID 83634-0000

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 22-06-S (Preliminary Plat) Beltzarock Subdivision.

NOTICE IS HEREBY GIVEN the City Council is scheduled to hold a public hearing on **Tuesday, December 20, 2022, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Beltzarock Subdivision. SH 69 North, LLC requests Pre Plat approval in order to subdivide approx. 24.56 acres into 74 total lots (53 Residential, 10 Commercial and 11 Common). The subject site is located at 1925 N Meridian Rd, in Section 13 Township 2 North, Range 1 West, Boise Meridian, (APN: S1313449905).

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Kuna P&Z Department

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 2206-S+22-26-DE Beltzarock Subdivision was posted, as required per Kuna City Code 5-1A-8, on November 22, 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 22nd day of November, 2022.

Signature: [signature] Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 22nd day of November, 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.

Holly Weigel

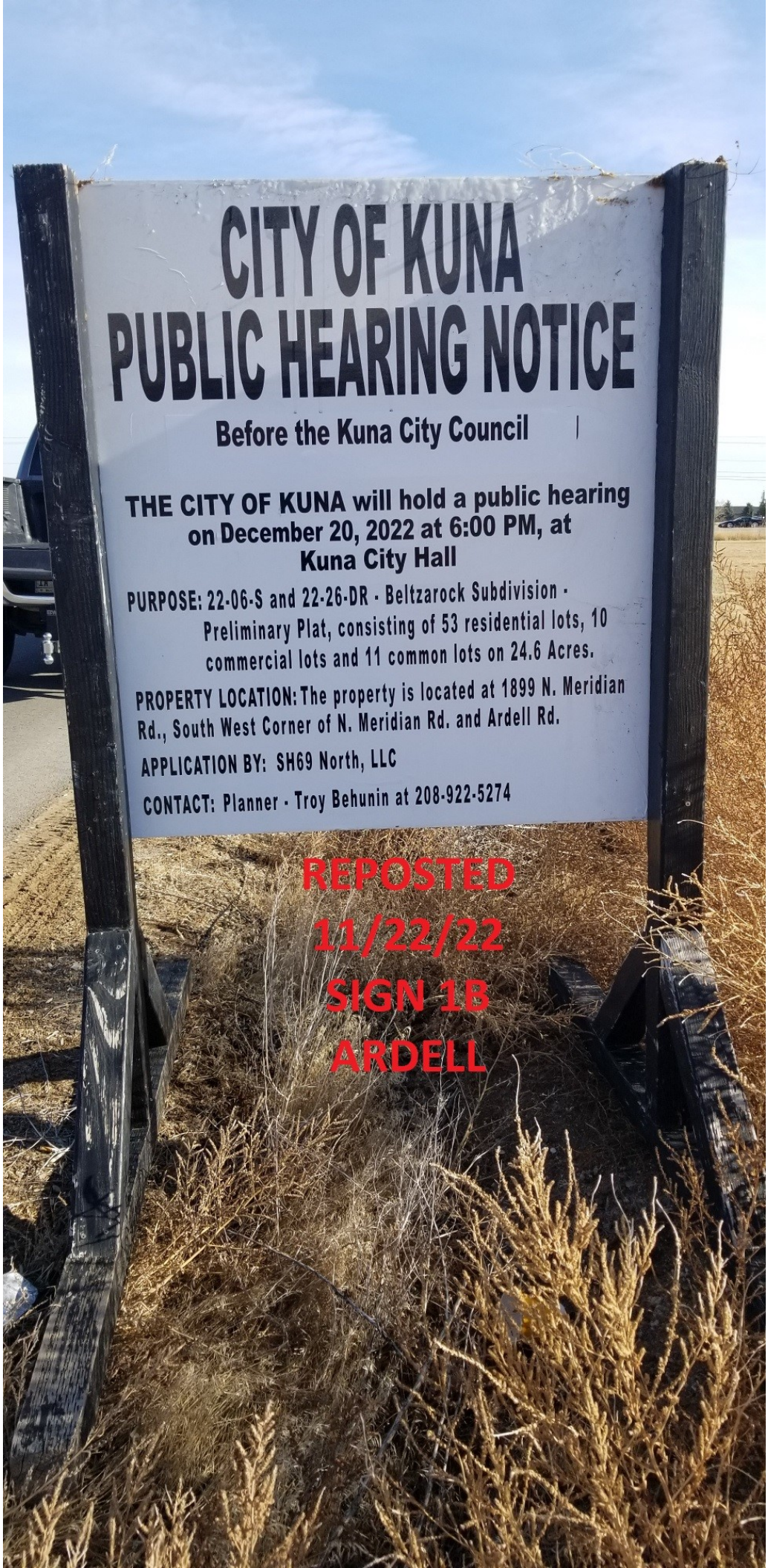
Residing at: E State Drive
Boise ID 83709

My Commission expires: 4/5/2027

[signature]
Signature

HOLLY WEIGEL NOTARY PUBLIC STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna City Council
THE CITY OF KUNA will hold a public hearing on December 20, 2022 at 6:00 PM, at Kuna City Hall
PURPOSE: 22-06-S and 22-26-DR - Beltzarock Subdivision - Preliminary Plat, consisting of 53 residential lots, 10 commercial lots and 11 common lots on 24.6 Acres.
PROPERTY LOCATION: The property is located at 1899 N. Meridian Rd., South West Corner of N. Meridian Rd. and Ardell Rd.
APPLICATION BY: SH69 North, LLC
CONTACT: Planner - Troy Behunin at 208-922-5274
REPOSTED
11/22/22
SIGN 1A
ARDELL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CONTACT: Planner - Troy Behunin at 208-922-5274
REPOSTED
11/22/22
SIGN 1B
ARDELL

CITY OF KUNA
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CONTACT: Planner - Troy Behunin at 208-922-5274
REPOSTED
11/22/22
SIGN 2A
MERIDIAN RD

CITY OF KUNA
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CONTACT: Planner - Troy Behunin at 208-922-5274
REPOSTED
11/22/22
SIGN 2B
MERIDIAN RD