

**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, January 17, 2023

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 January 03, 2023

B. Accounts Payable Dated January 12, 2023, in the amount of \$491,305.67

C. Final Plat

1. Case No. 22-15-FP (Final Plat) Rising Sun (FKA Rising Sun Commons) Subdivision No. 3
2. Case No. 22-14-FP (Final Plat) Paloma Ridge No. 3

D. Findings of Fact Conclusion of Law

1. Beltzarock Case Nos. 22-01-CPM, 22-02-ZC, and 22-02-S
2. Beltzarock Case No. 22-06-S (Pre-Plat)

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.

E. Resolutions

1. Resolution R07-2023

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE FIBER OPTIC CABLE AND CONDUIT EASEMENT FROM THE KUNA SCHOOL DISTRICT, AN IDAHO SCHOOL DISTRICT.

2. Resolution R08-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “KUNA-VEOLIA WATER SERVICE AREA AGREEMENT BOUNDARY ZONE ADJUSTMENT” WITH VEOLIA WATER IDAHO, INC; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. External Reports:

A. Kuna School District Bond Discussion. Danielle Horras, Kuna School District

6. 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 No. 22-04-CPF (Combo Plat) for Single Lot Subdivision. New Beginnings Housing, LLC requests Combination Plat approval to combine 150 and 200 N Sailer Avenue (APNs: R5672431260, R5672431280) into single parcel; Section 24, Township 2 North, Range 1 West. Jessica Reid, Associate Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

A. Case No. 22-07-TE (Final Plat Time Extension) Gran Prado Subdivision No. 3. Applicant requests Time Extension for the Gran Prado Subdivision No. 3 Final Plat (APNs: R0967660159, S1234142351): Section 34, Township 3 North, Range 1 West. Jessica Reid, Associate Planner **ACTION ITEM**

- B.** Consideration to approve Case No. 22-01-OA (Ordinance Amendment) – Stopping Standing or Parking. Ordinance 2023-04. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- AMENDING SECTION 5, CHAPTER 2, TITLE 11 OF KUNA CITY CODE DEFINITIONS ADDING ACRONYM “GVWR”; AND MAKING TECHNICAL CHANGES TO THE “HIGHWAY” DEFINITION; AND
- AMENDING SECTION 9, CHAPTER 2, TITLE 11 OF KUNA CITY CODE AMENDING THE REGULATIONS FOR THE PARKING OF COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, AND TRAILERS; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

- C.** Consideration to approve Alcohol Beverage License Application for Crash Coyote LLC DBA Picology. Chris Engels, City Clerk **ACTION ITEM**
- D.** Consideration to approving a streaming option for City Council Meetings. Chris Bruce, Kuna City Council Member. **ACTION ITEM**
- E.** Consideration to approve Prusik Construction LLC as the apparent low bidder General Contractor for the Kuna Police Station for materials and labor for construction of the facility, including the building, secured parking, landscaping and shop. Chris Engels, City Clerk **ACTION ITEM**
- F.** Consideration to approve \$1,467,249.00 for the construction of the Kuna Police Station. Chris Engels, City Clerk **ACTION ITEM**
- G.** Consideration to approve \$30,000.00 for furniture for the Kuna Police Station. Chris Engels, City Clerk **ACTION ITEM**
- H.** Consideration to approve \$63,478.33 for ACSO/Ada County connectivity and equipment for security for the Kuna Police Station. Chris Engels, City Clerk **ACTION ITEM**
- I.** Consideration to approve \$9,120.00 for ACSO/Ada County connectivity and equipment for interview rooms for the Kuna Police Station. Chris Engels, City Clerk **ACTION ITEM**

- J.** Consideration to approve \$440,174.70 for the Kuna Police Station for contingency if any required/necessary change orders or overruns occur. Any contingency items will be brought to City Council for ratification. Contingency will allow the project to continue to move forward without delays of waiting for meeting dates. Any contingency use will require agreement from the team with ratification from City Council. Chris Engels, City Clerk **ACTION ITEM**
- K.** Discussion and direction for staff for Federal Grant for the possible SH69 Extension and railroad over pass for engineering and design with potential at grade crossing closure. Chris Engels, City Clerk **ACTION ITEM**
- L.** Update on Zamzows Park, Bobby Withrow, Parks/Facilities Director **DISCUSSION ITEM**

8. Ordinances:

- A.** Consideration to approve Ordinance 2023-01 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: AVALON ORCHARD TRACTS AMENDED BLOCK 2, LOT 5 OWNED BY ALVINA UNSER WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

- B.** Consideration to approve Ordinance 2023-02 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: LAMP DISTRICT OWNED BY JAPETH, LLC, AND MIRIAM, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

C. Consideration to approve Ordinance 2023-03 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: LAMP DISTRICT OWNED BY JAPETH, LLC, SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

D. Consideration to approve Ordinance 2023-05 **ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO,

- MAKING CERTAIN FINDINGS;
- GRANTING TO INTERMOUNTAIN GAS COMPANY A THIRTY (30) YEAR EXTENSION TO ITS FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SYSTEM;
- PROVIDING FOR THE USE OF STREETS AND ALLEYS, AND RULES GOVERNING THE SAME, SUBJECTING THE GRANTEE TO ALL POWERS OF THE CITY;
- SETTING FORTH THE RULES OF THE FRANCHISE AND GRANT;
- PROVIDING FOR THE RIGHT OF INSPECTION BY THE CITY OF GRANTEE'S RECORDS NECESSARY TO VERIFY THE ACCURACY OF FRANCHISE FEE PAYMENTS;
- REQUIRING GRANTEE TO FURNISH CERTAIN MAPS;
- SETTING FORTH A THREE PERCENT (3%) FRANCHISE FEE AND QUARTERLY PAYMENTS TO THE CITY, AND THE FILING OF QUARTERLY REPORTS WITH THE CITY;
- REQUIRING GRANTEE TO INDEMNIFY CITY, AND FILE EVIDENCE OF INSURANCE;
- REQUIRING COMPLIANCE WITH SAFETY REGULATIONS;

- SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN;
- PROVIDING FOR SURRENDER OF FRANCHISE AND GRANTING RIGHT TO SALVAGE;
- REQUIRING WRITTEN ACCEPTANCE AND CONSENT;
- PROVIDING FOR CONSENT TO SALE, ASSIGNMENT OR LEASE;
- PROVIDING FOR PAYMENT OF PUBLICATION COSTS;
- SETTING FORTH PENALTIES AND FORFEITURES, SEPARABILITY AND REPEAL;
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Ordinance Publication

9. Executive Session:

- A. Executive Session 74-206 (1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student. **ACTION ITEM**

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, January 03, 2023

6:00 P.M. REGULAR CITY COUNCIL

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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 00:00:05)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
 Council President McPherson
 Council Member Chris Bruce - Absent
 Council Member Matt Biggs
 Council Member John Laraway

CITY STAFF PRESENT:

Marc Bybee, City Attorney
 Chris Engels, City Clerk
 Jared Empey, City Treasurer
 Mike Fratusco, Kuna Police Chief
 Doug Hanson, P & Z Director
 Bobby Withrow, Parks Director
 Morgan Treasure, Economic Development Director
 Paul Stevens, City Engineer - Absent
 Nancy Stauffer, Human Resource Director
 Troy Behunin – Senior Planner

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:21)

4. Consent Agenda: ACTION ITEMS

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(Timestamp 00:00:45)

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A. Regular City Council Meeting Minutes Dated December 20, 2022

B. Accounts Payable Dated December 28, 2022, in the amount of \$733,669.59

C. Resolutions

1. Resolution R01-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DATUM CONSTRUCTION FOR ARBY'S FOR UNCOMPLETED WORK LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R02-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 5 FOR UNCOMPLETED WORK STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R03-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST, LLC, FOR FALCON CREST SUBDIVISION NO. 5 FOR UNCOMPLETED WORK LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R04-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R05-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R06-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID RISING SUN, LLC, FOR RISING SUN SUBDIVISION NO. 3 FOR UNCOMPLETED WORK STREETLIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Biggs

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members, Laraway, Biggs, McPherson

Voting No: None

Absent: Bruce

Motion Passed: 3-0-1

5. Public Hearings:

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

(Timestamp 00:01:16)

- A. Consideration to approve 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 acres from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same land into 2 buildable lots, in Section 24, Township 2 North, Range 1 West (APN; S1324110095). – Troy Behunin, Senior Planner **ACTION ITEM**

Troy Behunin, Senior Planner, reviewed the application and stood for questions.

Mark Hampton, applicant, reviewed the application and stood for questions.

Councilman Laraway asked about affordable housing.

Mark Hampton responded.

Council members and Mark Hampton continue to discuss the project.

Council deliberates.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway
Voting Aye: McPherson, Biggs, Laraway
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

Motion To: Approve Case Nos. 22-01-CPM (Comprehensive Plan Map Amendment) 22-03-ZC (Rezone), 22-02-S (Preliminary Plat) with staff conditions listed in the packet.
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting Aye: McPherson, Biggs, Laraway
Voting No: None
Absent: Bruce
Motion Passed: 3-1-0

7. Business Items:

(Timestamp 00:37:39)

A. Election of Council President for 2023. **ACTION ITEMS**

Motion To: Approve Election of Council member McPherson as Council President
Motion By: Council Member Laraway
Motion Seconded: Council Member Biggs
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

B. Consideration to propose Idaho Development Impact Fee Act amendments to the state legislature that would authorize school district impact fees. Marc J. Bybee, City Attorney
ACTION ITEM
(Timestamp 00:38:29)

Mark Bybee, City Attorney, reviewed the consideration.

Motion To: Approve proposal of Idaho Development Impact Fee Act amendments to the state legislature.
Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Voting No: None
Absent: Bruce
Motion Passed: 3-0-1

8. Ordinances:

9. Executive Session:

9. Mayor/Council Announcements:

(Timestamp 00:48:00)

Matt Biggs asked about Kuna Rodeo details.

Chris Engels, City Clerk explained that media releases and correspondence will go through Gail Cutsforth, Committee Member of the Kuna Rodeo.

10. Adjournment: 7:02

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 01.17.2022*

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 12/30/2022-1/12/2023

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 Jan 12, 2023 02:49PM

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0565183	14863	<u>2 NAME PLATES FOR J. REID, DEC. '22</u>	01/03/2023	20.87	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	1/23		
Total 0565183:						20.87	.00					
Total ABC STAMP, SIGNS & AWARDS:						20.87	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	12312022ACH		<u>ACHD IMPACT FEE, DEC. '22</u>	12/31/2022	39,538.00	39,538.00	<u>30-2081 ACHD IMPACT FEE</u>	0	1/23	01/06/2023	
Total 12312022ACHDI:						39,538.00	39,538.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						39,538.00	39,538.00					
ADA COUNTY UTILITY COORDINATING COUNCIL												
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2023-09		<u>2023 ADA COUNTY UCC ANNUAL DUES FOR T. RIVERA-WATER</u>	12/30/2022	21.00	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	1/23		
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2023-09		<u>2023 ADA COUNTY UCC ANNUAL DUES FOR T. RIVERA-SEWER</u>	12/30/2022	21.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	1/23		
461	ADA COUNTY UTILITY COORDINATING COUNCIL	2023-09		<u>2023 ADA COUNTY UCC ANNUAL DUES FOR T. RIVERA-PI</u>	12/30/2022	8.00	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	1/23		
Total 2023-09:						50.00	.00					
Total ADA COUNTY UTILITY COORDINATING COUNCIL:						50.00	.00					
ADVANCED COMMUNICATIONS, INC.												

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 12/30/2022-1/12/2023

Page: 2
 Jan 12, 2023 02:49PM

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
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081251		<u>INTERNET SERVICES AT PARKS, 01/01-01/31/2023-PARKS</u>	01/02/2023	189.46	.00	<u>01-6290 UTILITIES</u>	1004	1/23		
Total IN-800108125145:						189.46	.00					
Total ADVANCED COMMUNICATIONS, INC.:						189.46	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	35A	14956	<u>EDDM MAILERS & POSTAGE, N. STANLEY, DEC. '22</u>	12/23/2022	6,245.97	.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	1/23		
Total 35A:						6,245.97	.00					
2074	AKK INVESTMENTS LLC	78	14938	<u>200 ELECTRICAL CORRECTION NOTICES & 500 FINAL ELECTRICAL INSPECTION NOTICES, A. WELKER, DEC. '22</u>	12/29/2022	232.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	1/23		
Total 78:						232.00	.00					
Total AKK INVESTMENTS LLC:						6,477.97	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	87078		<u>QUARTERLY PEST CONTROL FOR FLEET</u>	12/28/2022	47.50	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87078		<u>QUARTERLY PEST CONTROL FOR FLEET-WATER</u>	12/28/2022	19.00	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87078		<u>QUARTERLY PEST CONTROL FOR FLEET-SEWER</u>	12/28/2022	19.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87078		<u>QUARTERLY PEST CONTROL FOR FLEET-PI</u>	12/28/2022	9.50	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
Total 87078:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	87081		<u>QUARTERLY PEST CONTROL FOR CITY HALL-ADMIN</u>	12/28/2022	26.60	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		

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
1804	ALPHA HOME PEST CONTROL, LLC	87081		<u>QUARTERLY PEST CONTROL FOR CITY HALL-WATER</u>	12/28/2022	24.70	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87081		<u>QUARTERLY PEST CONTROL FOR CITY HALL-SEWER</u>	12/28/2022	24.70	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87081		<u>QUARTERLY PEST CONTROL FOR CITY HALL-PI</u>	12/28/2022	9.50	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1804	ALPHA HOME PEST CONTROL, LLC	87081		<u>QUARTERLY PEST CONTROL FOR CITY HALL-P&Z</u>	12/28/2022	9.50	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	1/23		
Total 87081:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	87278		<u>QUARTERLY PEST CONTROL-PARKS</u>	01/09/2023	95.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	1/23		
Total 87278:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						285.00	.00					
ALPINE OFFICE PRODUCTS												
2118	ALPINE OFFICE PRODUCTS	CP-WO-13379-		<u>CREDIT/REFUND INVOICE WO-13379-1, W2 WINDOW ENVELOPES, JAN. '22- ADMIN</u>	01/06/2023	-16.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	CP-WO-13379-		<u>CREDIT/REFUND INVOICE WO-13379-1, W2 WINDOW ENVELOPES, JAN. '22- WATER</u>	01/06/2023	-21.62	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	CP-WO-13379-		<u>CREDIT/REFUND INVOICE WO-13379-1, W2 WINDOW ENVELOPES, JAN. '22- SEWER</u>	01/06/2023	-21.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	CP-WO-13379-		<u>CREDIT/REFUND INVOICE WO-13379-1, W2 WINDOW ENVELOPES, JAN. '22</u>	01/06/2023	-5.88	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total CP-WO-13379-1-1:						-65.50	.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
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>W-2 WINDOW ENVELOPES FOR NANCY, C. MERRITT, JAN '23- ADMIN</u>	01/05/2023	16.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>W-2 WINDOW ENVELOPES FOR NANCY, C. MERRITT, JAN '23- WATER</u>	01/05/2023	21.62	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>W-2 WINDOW ENVELOPES FOR NANCY, C. MERRITT, JAN '23- SEWER</u>	01/05/2023	21.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>W-2 WINDOW ENVELOPES FOR NANCY, C. MERRITT, JAN '23- P.I</u>	01/05/2023	5.88	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>BATTERIES, SOAP, KLEENEX, CANDY FOR CITY HALL, C. MERRITT, JAN '23-ADMIN</u>	01/05/2023	29.42	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1	14968	<u>BATTERIES, SOAP, KLEENEX, CANDY FOR CITY HALL, C. MERRITT, JAN '23- WATER</u>	01/05/2023	20.13	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1		<u>BATTERIES, SOAP, KLEENEX, CANDY FOR CITY HALL, C. MERRITT, JAN '23-SEWER</u>	01/05/2023	20.13	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-1		<u>BATTERIES, SOAP, KLEENEX, CANDY FOR CITY HALL, C. MERRITT, JAN '23-P.I</u>	01/05/2023	7.74	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total WO-13379-1:						142.92	.00					
2118	ALPINE OFFICE PRODUCTS	WO-13379-2		<u>GARBAGE CAN LINERS FOR CITY HALL, JAN. '22- ADMIN</u>	01/06/2023	25.65	.00	<u>01-6025 JANITORIAL</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-2		<u>GARBAGE CAN LINERS FOR CITY HALL, JAN. '22- WATER</u>	01/06/2023	17.55	.00	<u>20-6025 JANITORIAL</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-2		<u>GARBAGE CAN LINERS FOR CITY HALL, JAN. '22- SEWER</u>	01/06/2023	17.55	.00	<u>21-6025 JANITORIAL</u>	0	1/23		
2118	ALPINE OFFICE PRODUCTS	WO-13379-2		<u>GARBAGE CAN LINERS FOR CITY HALL, JAN. '22- P.I</u>	01/06/2023	6.74	.00	<u>25-6025 JANITORIAL</u>	0	1/23		

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Total WO-13379-2:						67.49	.00					
Total ALPINE OFFICE PRODUCTS:						144.91	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	96346		<u>MONTHLY BACTERIA SAMPLES , DEC. '22</u>	12/31/2022	2,667.60	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	1/23		
Total 96346:						2,667.60	.00					
1	ANALYTICAL LABORATORIES	96347		<u>MONTHLY BACTERIA SAMPLES , DEC. '22</u>	12/31/2022	1,136.20	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	1/23		
Total 96347:						1,136.20	.00					
Total ANALYTICAL LABORATORIES:						3,803.80	.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	E3S345	14935	<u>HYSTER FORKLIFT FOR NEW PARKS/FLEET SHOP. B.WITHROW. DEC.'22</u>	12/28/2022	49,000.00	.00	<u>40-6166 PP&E PURCHASES OPERATIONS</u>	1317	1/23		
Total E3S345:						49,000.00	.00					
Total ARNOLD MACHINERY COMPANY:						49,000.00	.00					
ATLAS COPCO USA HOLDINGS INC												
1607	ATLAS COPCO USA HOLDINGS INC	401041821	14879	<u>NEW TRANSFER PUMP & REPAIR KIT. M.NADEAU. DEC. '22</u>	12/27/2022	3,841.86	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		
Total 401041821:						3,841.86	.00					
Total ATLAS COPCO USA HOLDINGS INC:						3,841.86	.00					

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AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126711090	14700	<u>MULTI-MAX BLASTER, BUNGEE CORDS AND SHOP TOWELS FOR WWTP. M. NADEAU, NOV. '22</u>	11/14/2022	38.47	38.47	<u>21-6150 M & R - SYSTEM</u>	0	12/22	12/30/2022	
Total 4126711090:						38.47	38.47					
Total AUTOZONE, INC.:						38.47	38.47					
BUREAU OF RECLAMATION												
1504	BUREAU OF RECLAMATION	01092022BOR		<u>WATER CROSSING TO BOR REQUIREMENTS, B.BARROSO, JAN. '23</u>	01/09/2023	100.00	100.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	1/23	01/09/2023	
Total 01092022BOR:						100.00	100.00					
Total BUREAU OF RECLAMATION:						100.00	100.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N32016	14924	<u>PARTS FOR THE TRACTOR AT THE FARM. T.HAMILTON, DEC.'22</u>	12/27/2022	394.08	.00	<u>21-6090 FARM EXPENDITURES</u>	0	1/23		
Total N32016:						394.08	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						394.08	.00					
CASELLE INC												
1239	CASELLE INC	122072		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/28/2023-ADMIN</u>	01/01/2023	700.72	.00	<u>01-6052 CONTRACT SERVICES</u>	0	1/23		
1239	CASELLE INC	122072		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/28/2023-WATER</u>	01/01/2023	479.44	.00	<u>20-6052 CONTRACT SERVICES</u>	0	1/23		
1239	CASELLE INC	122072		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/28/2023-SEWER</u>	01/01/2023	479.44	.00	<u>21-6052 CONTRACT SERVICES</u>	0	1/23		

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1239	CASELLE INC	122072		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/28/2023-PI</u>	01/01/2023	184.40	.00	25-6052 <u>CONTRACT SERVICES</u>	0	1/23		
Total 122072:						1,844.00	.00					
Total CASELLE INC:						1,844.00	.00					
CENTURYLINK												
62	CENTURYLINK	208221136586		<u>DEDICATED LANDLINE TO SCADA, 12/25/22-01/24/23-WATER</u>	12/25/2022	25.13	25.13	20-6255 <u>TELEPHONE EXPENSE</u>	0	1/23	01/06/2023	
62	CENTURYLINK	208221136586		<u>DEDICATED LANDLINE TO SCADA, 12/25/22-01/24/23-SEWER</u>	12/25/2022	25.13	25.13	21-6255 <u>TELEPHONE EXPENSE</u>	0	1/23	01/06/2023	
62	CENTURYLINK	208221136586		<u>DEDICATED LANDLINE TO SCADA, 12/25/22-01/24/23-PI</u>	12/25/2022	9.58	9.58	25-6255 <u>TELEPHONE EXPENSE</u>	0	1/23	01/06/2023	
Total 208221136586B12252022:						59.84	59.84					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT PARKS, 12/25/22-01/04/23</u>	12/25/2022	100.58	100.58	01-6255 <u>TELEPHONE</u>	0	1/23	01/06/2023	
Total 208922932280B12252022:						100.58	100.58					
Total CENTURYLINK:						160.42	160.42					
COMPASS												
4	COMPASS	223031		<u>FY 2023 ANNUAL MEMBERSHIP DUES, 2ND QUARTER</u>	01/03/2023	3,029.00	.00	01-6075 <u>DUES & MEMBERSHIPS</u>	0	1/23		
Total 223031:						3,029.00	.00					
Total COMPASS:						3,029.00	.00					
CUSTOM ELECTRIC, INC.												

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147	CUSTOM ELECTRIC, INC.	9033	14961	<u>PROGRAMMING ON NEW BLOWER SYSTEM, T.FLEMING, DEC.'22</u>	12/30/2022	210.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		
Total 9033:						210.00	.00					
Total CUSTOM ELECTRIC, INC.:						210.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	15254	14982	<u>4 EA RESPIRATORS FOR LUNG SAFETY, J. PEREZ, JAN. '23</u>	01/05/2023	219.96	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	1/23		
Total 15254:						219.96	.00					
75	D & B SUPPLY	33271	15001	<u>TWO SETS OF KNEE PADS AND DEWALT HAND TOOL FOR DOCKS, J. MORFIN, JAN. '22</u>	01/10/2023	74.97	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	0	1/23		
Total 33271:						74.97	.00					
75	D & B SUPPLY	50352	14971	<u>TRAILER LOCK, J. ADAMS, JAN. '22</u>	01/04/2023	34.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		
Total 50352:						34.99	.00					
75	D & B SUPPLY	50958	15010	<u>2 EACH DRILL BITS FOR DOCK PROJECT, R. WARWICK, JAN.'23</u>	01/10/2023	31.98	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
Total 50958:						31.98	.00					
75	D & B SUPPLY	71874	14959	<u>TRASH CANS FOR GREEN BELT, CHAINS TO LOCK UP CANS, AND GLOVES, J. PEREZ, JAN. '23</u>	01/03/2023	87.86	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		

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Total 71874:						87.86	.00					
75	D & B SUPPLY	71887	14962	<u>TRIMMER BLADE CLEANER, J. PEREZ, JAN. '23</u>	01/03/2023	11.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		
Total 71887:						11.99	.00					
75	D & B SUPPLY	72019	14969	<u>GRINDING WHEELS FOR PARKS BATHROOM FLOORS, D. ABBOTT, JAN. '23</u>	01/04/2023	43.98	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
Total 72019:						43.98	.00					
75	D & B SUPPLY	78725	14925	<u>JACKET, BIBS, GLOVES & SWEATSHIRT FOR C. STRAKER, DEC. '22</u>	12/27/2022	342.96	.00	<u>01-6285 UNIFORMS</u>	1004	1/23		
75	D & B SUPPLY	78725	14925	<u>SIDE ZIP WORK BOOT FOR C. STRAKER, DEC. '22</u>	12/27/2022	203.99	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	1/23		
Total 78725:						546.95	.00					
75	D & B SUPPLY	78947	14940	<u>PROPANE HEATER REFILL, S. HOWELL, DEC. 22</u>	12/29/2022	53.82	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
Total 78947:						53.82	.00					
75	D & B SUPPLY	78961	14943	<u>WORK BOOTS FOR J. BOSTON, T.FLEMING, DEC.'22</u>	12/29/2022	214.99	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	1/23		
Total 78961:						214.99	.00					
75	D & B SUPPLY	80537		<u>1 EACH BLADE SET & 1 EA PVC CAP, J. PEREZ, JAN. '23</u>	01/10/2023	38.98	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		

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Total 80537:						38.98	.00					
75	D & B SUPPLY	8553	14937	<u>STEEL TOE BOOTS, R. WARWICK, DEC. '22</u>	12/29/2022	109.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	1/23		
Total 8553:						109.99	.00					
75	D & B SUPPLY	93709	14942	<u>MUCK BOOTS FOR J. BOSTON, T.FLEMING, DEC.'22</u>	12/29/2022	149.99	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	1/23		
Total 93709:						149.99	.00					
Total D & B SUPPLY:						1,620.45	.00					
DIGLINE												
25	DIGLINE	0070330-IN		<u>DIG FEES, DEC.'22-WATER</u>	12/31/2022	166.50	.00	20-6065 DIG LINE EXPENSE	0	1/23		
25	DIGLINE	0070330-IN		<u>DIG FEES, DEC.'22-SEWER</u>	12/31/2022	166.50	.00	21-6065 DIG LINE EXPENSE	0	1/23		
25	DIGLINE	0070330-IN		<u>DIG FEES, DEC.'22-PI</u>	12/31/2022	63.44	.00	25-6065 DIG LINE EXPENSE	0	1/23		
Total 0070330-IN:						396.44	.00					
Total DIGLINE:						396.44	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	12312022DMH		<u>PLUMBING PERMITS, DEC. '22</u>	12/31/2022	4,488.90	4,488.90	01-6052 CONTRACT SERVICES	1005	1/23	01/06/2023	
Total 12312022DMH:						4,488.90	4,488.90					
Total DMH ENTERPRISES:						4,488.90	4,488.90					

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DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30072144	14846	<u>TOTE CHLORINE FOR BUTLER AND 10 MILE WELLS, D.CROSSLEY, DEC.'22</u>	12/29/2022	751.06	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	1/23		
Total IN-30072144:						751.06	.00					
Total DUBOIS CHEMICALS INC:						751.06	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	270224	14882	<u>ONE BATTERY AND CORE DEPOSIT FOR PUBLIC WORKS TAHOE#77, J.DURHAM, DEC. '22- WATER</u>	12/19/2022	67.02	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
2115	DYNA PARTS LLC	270224	14882	<u>ONE BATTERY AND CORE DEPOSIT FOR PUBLIC WORKS TAHOE#77, J.DURHAM, DEC. '22- SEWER</u>	12/19/2022	67.02	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
2115	DYNA PARTS LLC	270224	14882	<u>ONE BATTERY AND CORE DEPOSIT FOR PUBLIC WORKS TAHOE#77, J.DURHAM, DEC. '22- P.]</u>	12/19/2022	25.52	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	1/23		
Total 270224:						159.56	.00					
2115	DYNA PARTS LLC	270575	14923	<u>FILTERS FOR PARKS MOWERS, J.DURHAM, DEC.'22</u>	12/27/2022	177.27	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		
Total 270575:						177.27	.00					
2115	DYNA PARTS LLC	270576	14928	<u>TRAILER CONNECTOR FOR SEWER TRUCK #08, J.DURHAM, DEC.22</u>	12/27/2022	7.39	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
Total 270576:						7.39	.00					
2115	DYNA PARTS LLC	270680	14941	<u>BRAKE CLEAN FOR SHOP, J. DURHAM, DEC.; '22- ADMIN</u>	12/29/2022	12.36	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	1/23		

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				'23-ADMIN	01/01/2023	95.00	.00	01-6052 CONTRACT SERVICES	0	1/23		
1831	FATBEAM LLC	31532		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE FOR JANUARY. '23- WATER	01/01/2023	65.00	.00	20-6052 CONTRACT SERVICES	0	1/23		
1831	FATBEAM LLC	31532		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE FOR JANUARY. '23- SEWER	01/01/2023	65.00	.00	21-6052 CONTRACT SERVICES	0	1/23		
1831	FATBEAM LLC	31532		MONTHLY RECURRING CHARGE FOR INTERNET SERVICE FOR JANUARY. '23-PI	01/01/2023	25.00	.00	25-6052 CONTRACT SERVICES	0	1/23		
Total 31532:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0841955	14816	REPAIR TO PIPE AT THE LAGOONS, D. CROSSLEY, DEC.'22	12/21/2022	4,837.77	.00	21-6150 M & R - SYSTEM	0	1/23		
Total 0841955:						4,837.77	.00					
Total FERGUSON ENTERPRISES INC:						4,837.77	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	5853		CMIT MARATHON & GUARDIAN CONTRACT SERVICES FOR JANUARY '23-ADMIN	01/03/2023	1,775.36	1,775.36	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/23	01/06/2023	
2014	FREUND PROPERTIES LLC	5853		CMIT MARATHON & GUARDIAN CONTRACT SERVICES FOR JANUARY '23-WATER	01/03/2023	1,214.72	1,214.72	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	1/23	01/06/2023	
2014	FREUND PROPERTIES LLC	5853		CMIT MARATHON & GUARDIAN CONTRACT SERVICES FOR JANUARY '23-SEWER	01/03/2023	1,214.72	1,214.72	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	1/23	01/06/2023	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	FREUND PROPERTIES LLC	5853		<u>CMIT MARATHON & GUARDIAN CONTRACT SERVICES FOR JANUARY '23-PI</u>	01/03/2023	467.20	467.20	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/23	01/06/2023	
Total 5853:						4,672.00	4,672.00					
Total FREUND PROPERTIES LLC:						4,672.00	4,672.00					
G & R AG PRODUCTS, INC.												
376	G & R AG PRODUCTS, INC.	1271668-0001-	14922	<u>REPAIR ON MAG CHLORIDE TANK, J. MORFIN, DEC. '22</u>	12/27/2022	701.61	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		
Total 1271668-0001-01:						701.61	.00					
Total G & R AG PRODUCTS, INC.:						701.61	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	01/2023		<u>ANIMAL CONTROL CONTRACT SERVICES FOR JANUARY 2023</u>	01/01/2023	11,965.58	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	1/23		
Total 01/2023:						11,965.58	.00					
Total IDAHO HUMANE SOCIETY:						11,965.58	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-ADMIN</u>	12/21/2022	548.95	548.95	<u>01-6290 UTILITIES</u>	0	12/22	12/30/2022	
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-SENIOR CENTER</u>	12/21/2022	277.75	277.75	<u>01-6290 UTILITIES</u>	1001	12/22	12/30/2022	
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-PARKS</u>	12/21/2022	1,666.44	1,666.44	<u>01-6290 UTILITIES</u>	1004	12/22	12/30/2022	
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-WATER</u>	12/21/2022	7,815.59	7,815.59	<u>20-6290 UTILITIES EXPENSE</u>	0	12/22	12/30/2022	
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-SEWER</u>	12/21/2022	27,416.59	27,416.59	<u>21-6290 UTILITIES EXPENSE</u>	0	12/22	12/30/2022	

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38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-LAGOONS</u>	12/21/2022	8.79	8.79	<u>21-6090 FARM EXPENDITURES</u>	0	12/22	12/30/2022	
38	IDAHO POWER CO	12212022IP		<u>ELECTRIC SERVICE 11/15-12/19/2022-IRRIGATION</u>	12/21/2022	5,296.54	5,296.54	<u>25-6290 UTILITIES EXPENSE</u>	0	12/22	12/30/2022	
Total 12212022IP:						43,030.65	43,030.65					
Total IDAHO POWER CO:						43,030.65	43,030.65					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	29377	14871	<u>AD# 315199, LEGAL PUBLIC NOTICE, CASE NO. 21-04-AN, & 21-02-S, SADIE CREEK SOUTH SUBDIVISION, J. REID, DEC. '22</u>	12/21/2022	39.60	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29377:						39.60	.00					
1802	IDAHO PRESS TRIBUNE, LLC	29511	14884	<u>AD# 316006, LEGAL PUBLIC NOTICE, 22-04-CPF SINGLE LOT SUBDIVISION, J. REID, DEC. '22</u>	12/28/2022	41.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29511:						41.82	.00					
1802	IDAHO PRESS TRIBUNE, LLC	29901	14954	<u>AD# 319444, LEGAL PUBLIC NOTICE, CASE NO. 22-15-AN, RISING SUN WEST, T. BEHUNIN, DEC. '22</u>	01/04/2023	40.34	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29901:						40.34	.00					
1802	IDAHO PRESS TRIBUNE, LLC	29902	14954	<u>AD# 319448, LEGAL PUBLIC NOTICE, CASE NO. 22-04-ZC & 22-09-S, FORASTER GROVE, T.BEHUNIN, DEC.'22</u>	01/04/2023	41.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29902:						41.82	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	29903	14955	<u>AD# 319449, LEGAL PUBLIC NOTICE, CASE NO. 22-09-AN, 1299 N SCHOOL AVE, T. BEHUNIN, DEC. '22</u>	01/04/2023	37.38	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29903:						37.38	.00					
1802	IDAHO PRESS TRIBUNE, LLC	29904	14955	<u>AD# 319451, LEGAL PUBLIC NOTICE, CASE NO. 22-03-CPF, COMBO PLAT FOR ASHVILLE ACRES, T.BEHUNIN, DEC.'22</u>	01/04/2023	38.12	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/23		
Total 29904:						38.12	.00					
Total IDAHO PRESS TRIBUNE, LLC:						239.08	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	12272022IDSP		<u>NEW EMPLOYEE FINGERPRINTING, B. DALLOLIO, S23058853, J. BOSTON, S23061376, DEC. '22</u>	12/27/2022	20.00	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
1509	IDAHO STATE POLICE	12272022IDSP		<u>NEW EMPLOYEE FINGERPRINTING, S23063355, C. STRAKER, DEC. '22</u>	12/27/2022	10.00	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
1509	IDAHO STATE POLICE	12272022IDSP		<u>SOLICITOR BACKGROUND CHECK, R. MATHEWS, S23056822, C. DANNENHAUER, S23056823, H. NELSON, S23056824, DEC. '22</u>	12/27/2022	99.75	.00	<u>01-4193 PERMITS / VENDORS</u>	0	1/23		
Total 12272022IDSP:						129.75	.00					
Total IDAHO STATE POLICE:						129.75	.00					
IDEXX DISTRIBUTION, INC.												
1620	IDEXX DISTRIBUTION, INC.	3120711145	14960	<u>MISC LAB SUPPLIES, M. NADEU, JAN. '22</u>	01/04/2023	1,230.71	.00	<u>21-6152 M & R- LABORATORY COSTS</u>	0	1/23		

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Total 3120711145:						1,230.71	.00					
Total IDEXX DISTRIBUTION, INC.:						1,230.71	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196122		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 11/29-12/27/22</u>	12/28/2022	633.43	633.43	<u>01-6290 UTILITIES</u>	1001	1/23	01/06/2023	
Total 48213519612282022:						633.43	633.43					
37	INTERMOUNTAIN GAS CO	482327707122		<u>NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 11/29-12/27/2022</u>	12/28/2022	118.30	118.30	<u>01-6290 UTILITIES</u>	1004	1/23	01/06/2023	
Total 48232770712282022:						118.30	118.30					
37	INTERMOUNTAIN GAS CO	482634665122		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/29-12/27/22-ADMIN</u>	12/28/2022	197.50	197.50	<u>01-6290 UTILITIES</u>	0	1/23	01/06/2023	
37	INTERMOUNTAIN GAS CO	482634665122		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/29-12/27/22-WATER</u>	12/28/2022	135.13	135.13	<u>20-6290 UTILITIES EXPENSE</u>	0	1/23	01/06/2023	
37	INTERMOUNTAIN GAS CO	482634665122		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/29-12/27/22-SEWER</u>	12/28/2022	135.13	135.13	<u>21-6290 UTILITIES EXPENSE</u>	0	1/23	01/06/2023	
37	INTERMOUNTAIN GAS CO	482634665122		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 11/29-12/27/22-PI</u>	12/28/2022	52.00	52.00	<u>25-6290 UTILITIES EXPENSE</u>	0	1/23	01/06/2023	
Total 48263466512282022:						519.76	519.76					
Total INTERMOUNTAIN GAS CO:						1,271.49	1,271.49					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12232022-122		<u>SANITATION RECEIPT TRANSFER, 12/23-12/29/2022</u>	12/30/2022	15,638.05	15,638.05	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/22	12/30/2022	

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230	J & M SANITATION, INC.	12232022-122		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 12/23-12/29/2022</u>	12/30/2022	-1,545.03	-1,545.03	01-4170 <u>FRANCHISE FEES</u>	0	12/22	12/30/2022	
Total 12232022-12292022:						14,093.02	14,093.02					
230	J & M SANITATION, INC.	12302022-010		<u>SANITATION RECEIPT TRANSFER, 12/30/2022-01/05/2023</u>	01/06/2023	46,685.66	46,685.66	26-7000 <u>SOLID WASTE SERVICE FEES</u>	0	1/23	01/06/2023	
230	J & M SANITATION, INC.	12302022-010		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEES, 12/30/2022-01/05/2023</u>	01/06/2023	-4,612.54	-4,612.54	01-4170 <u>FRANCHISE FEES</u>	0	1/23	01/06/2023	
Total 12302022-01052023:						42,073.12	42,073.12					
230	J & M SANITATION, INC.	12312022JM		<u>ACCT# 560, SWAN FALLS, 20 YD RENTAL</u>	12/31/2022	102.30	.00	21-6212 <u>RENT-EQUIPMENT</u>	0	1/23		
230	J & M SANITATION, INC.	12312022JM		<u>ACCT# 560, SLUDGE REMOVAL FOR DEC. '22</u>	12/31/2022	12,025.96	.00	21-6153 <u>M & R - SLUDGE DISPOSAL</u>	0	1/23		
Total 12312022JM:						12,128.26	.00					
Total J & M SANITATION, INC.:						68,294.40	56,166.14					
JMAC MATERIALS BOISE LLC												
2127	JMAC MATERIALS BOISE LLC	5579		<u>ROAD BASE, BEDDING CHIPS & SAND FOR STOCK FOR FUTURE BREAKS, M. WEBB, DEC. '22-WATER</u>	12/27/2022	358.40	.00	20-6150 <u>M & R - SYSTEM</u>	0	1/23		
2127	JMAC MATERIALS BOISE LLC	5579		<u>ROAD BASE, BEDDING CHIPS & SAND FOR STOCK FOR FUTURE BREAKS, M. WEBB, DEC. '22-SEWER</u>	12/27/2022	358.40	.00	21-6150 <u>M & R - SYSTEM</u>	0	1/23		
2127	JMAC MATERIALS BOISE LLC	5579		<u>ROAD BASE, BEDDING CHIPS & SAND FOR STOCK FOR FUTURE BREAKS, M. WEBB, DEC. '22-PI</u>	12/27/2022	136.55	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/23		

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Total 5579:						853.35	.00					
Total JMAC MATERIALS BOISE LLC:						853.35	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	1029		<u>MONTHLY JANITORIAL SERVICES CITY HALL, JAN. '23-ADMIN</u>	01/03/2023	276.64	.00	<u>01-6025 JANITORIAL</u>	0	1/23		
1976	JONATHAN STRICKLAND	1029		<u>MONTHLY JANITORIAL SERVICES CITY HALL, JAN. '23-WATER</u>	01/03/2023	189.28	.00	<u>20-6025 JANITORIAL</u>	0	1/23		
1976	JONATHAN STRICKLAND	1029		<u>MONTHLY JANITORIAL SERVICES CITY HALL, JAN. '23-SEWER</u>	01/03/2023	189.28	.00	<u>21-6025 JANITORIAL</u>	0	1/23		
1976	JONATHAN STRICKLAND	1029		<u>MONTHLY JANITORIAL SERVICES CITY HALL, JAN. '23-P.I</u>	01/03/2023	72.80	.00	<u>25-6025 JANITORIAL</u>	0	1/23		
Total 1029:						728.00	.00					
1976	JONATHAN STRICKLAND	1030		<u>MONTHLY JANITORIAL SERVICES, SENIOR CENTER, JAN. '23</u>	01/03/2023	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	1/23		
Total 1030:						446.00	.00					
1976	JONATHAN STRICKLAND	1031		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, JAN.'23- WATER</u>	01/03/2023	168.00	.00	<u>20-6025 JANITORIAL</u>	0	1/23		
1976	JONATHAN STRICKLAND	1031		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, JAN. '23- SEWER</u>	01/03/2023	168.00	.00	<u>21-6025 JANITORIAL</u>	0	1/23		
1976	JONATHAN STRICKLAND	1031		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, JAN. '23- P.I</u>	01/03/2023	64.00	.00	<u>25-6025 JANITORIAL</u>	0	1/23		

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Total 1031:						400.00	.00					
Total JONATHAN STRICKLAND:						1,574.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0157884		<u>PROFESSIONAL SERVICES FROM NTP-10/29/2022, TEN MILE LIFT STATION ALTERNATIVE</u>	11/28/2022	3,410.50	3,410.50	<u>21-6202 PROFESSIONAL SERVICES</u>	0	1/23	01/06/2023	
Total 0157884:						3,410.50	3,410.50					
1236	J-U-B ENGINEERS, INC.	0158835		<u>PROFESSIONAL SERVICES FROM 10/30-12/03/2022, LEAD & COPPER RULE UPDATES PRESENTATION, D. CROSSLEY, DEC. '22</u>	12/27/2022	326.50	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 0158835:						326.50	.00					
1236	J-U-B ENGINEERS, INC.	0158841		<u>PROFESSIONAL SERVICES FROM 10/30-12/03/2022, TEN MILE LIFT STATION ALTERNATIVE</u>	12/27/2022	6,075.50	6,075.50	<u>21-6202 PROFESSIONAL SERVICES</u>	0	1/23	01/06/2023	
Total 0158841:						6,075.50	6,075.50					
Total J-U-B ENGINEERS, INC.:						9,812.50	9,486.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	1922		<u>FIBER OPTIC LEASE FOR DECEMBER 2022-ADMIN</u>	01/09/2023	114.00	.00	<u>01-6255 TELEPHONE</u>	0	1/23		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1922		<u>FIBER OPTIC LEASE FOR DECEMBER 2022-WATER</u>	01/09/2023	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/23		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1922		<u>FIBER OPTIC LEASE FOR DECEMBER 2022-SEWER</u>	01/09/2023	78.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/23		

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199	KUNA JT. SCHOOL DISTRICT NO. 3	1922		<u>FIBER OPTIC LEASE FOR DECEMBER 2022-PI</u>	01/09/2023	30.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/23		
Total 1922:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A133324	14946	<u>DOG PARK FENCE AND LATCHES, S.HOWELL, DEC.'22</u>	12/29/2022	19.42	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
499	KUNA LUMBER	A133324	14946	<u>WIRE TIES FOR FLEET STOCK, S.HOWELL, DEC.'22-ADMIN</u>	12/29/2022	3.59	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	1/23		
499	KUNA LUMBER	A133324	14946	<u>BASKET STRAINER FOR SENIOR CENTER DRAIN REPAIR, S.HOWELL, DEC.'22</u>	12/29/2022	23.83	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	1/23		
499	KUNA LUMBER	A133324		<u>WIRE TIES FOR FLEET STOCK, S.HOWELL, DEC.'22-WATER</u>	12/29/2022	1.44	.00	<u>20-6150 M & R - SYSTEM</u>	0	1/23		
499	KUNA LUMBER	A133324		<u>WIRE TIES FOR FLEET STOCK, S.HOWELL, DEC.'22-SEWER</u>	12/29/2022	1.44	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		
499	KUNA LUMBER	A133324		<u>WIRE TIES FOR FLEET STOCK, S.HOWELL, DEC.'22-PI</u>	12/29/2022	.72	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/23		
Total A133324:						50.44	.00					
499	KUNA LUMBER	A133360	14951	<u>SAND FOR THE SPLASH PAD, D.ABBOTT, DEC.'22</u>	12/30/2022	33.72	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
Total A133360:						33.72	.00					
499	KUNA LUMBER	A133425	14979	<u>ALARM BATTERIES FOR CITY HALL, S. HOWELL, JAN. '23- ADMIN</u>	01/05/2023	5.42	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		

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499	KUNA LUMBER	A133425	14979	<u>ALARM BATTERIES FOR CITY HALL, S. HOWELL, JAN. '23- WATER</u>	01/05/2023	3.71	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133425	14979	<u>ALARM BATTERIES FOR CITY HALL, S. HOWELL, JAN. '23- SEWER</u>	01/05/2023	3.71	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133425	14979	<u>ALARM BATTERIES FOR CITY HALL, S. HOWELL, JAN. '23-PI</u>	01/05/2023	1.44	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
Total A133425:						14.28	.00					
499	KUNA LUMBER	A133426	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-ADMIN</u>	01/05/2023	3.61	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133426	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-WATER</u>	01/05/2023	2.47	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133426	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-SEWER</u>	01/05/2023	2.47	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133426	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-PI</u>	01/05/2023	.97	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
Total A133426:						9.52	.00					
499	KUNA LUMBER	A133476	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-ADMIN</u>	01/09/2023	29.39	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133476	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-WATER</u>	01/09/2023	20.11	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133476	14995	<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-SEWER</u>	01/09/2023	20.11	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
499	KUNA LUMBER	A133476		<u>LIGHTS FOR ENTRANCE FOR CLERKS HALLWAY S. HOWELL, JAN. '23-PI</u>	01/09/2023	7.75	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/23		

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499	KUNA LUMBER	A133476		<u>AUTOMATIC DOOR CLOSER FOR NEW SHOP, S. HOWELL, JAN. '23</u>	01/09/2023	149.38	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	1/23		
Total A133476:						226.74	.00					
499	KUNA LUMBER	B168141	14926	<u>MAG TANK REPAIR PARTS, J.MORFIN, DEC.'22</u>	12/27/2022	18.79	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		
Total B168141:						18.79	.00					
499	KUNA LUMBER	B168142	14927	<u>STAIN SUPPLIES FOR THE NEW PICNIC TABLES, R.WARWICK, DEC.'22</u>	12/27/2022	224.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/23		
Total B168142:						224.99	.00					
499	KUNA LUMBER	B168414	14997	<u>7 POST FOR SEGO DOCKS, J. MORFIN, JAN. '23</u>	01/09/2023	123.83	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	1/23		
Total B168414:						123.83	.00					
499	KUNA LUMBER	B168443	15003	<u>2 EACH #6 COUNTERSINK TOOL FOR DOCK PROJECT, J. MORFIN, JAN. '23</u>	01/10/2023	26.08	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	1/23		
Total B168443:						26.08	.00					
499	KUNA LUMBER	B168451	15009	<u>#6 COUNTERSINK BITS FOR DOCK PROJECT, R.WARWICK, JAN.'23</u>	01/10/2023	20.68	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	1/23		
Total B168451:						20.68	.00					
Total KUNA LUMBER:						749.07	.00					

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KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	12312022KRF		<u>KRFD IMPACT FEES, DEC. '22</u>	12/31/2022	26,141.75	26,141.75	<u>30-2082 KRFD IMPACT FEE</u>	0	1/23	01/06/2023	
Total 12312022KRFDI:						26,141.75	26,141.75					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						26,141.75	26,141.75					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	12312022KRF		<u>KRFD PLAN REVIEW, DEC. '22</u>	12/31/2022	408.62	408.62	<u>30-2083 KRFD PLAN REVIEW FEE</u>	0	1/23	01/06/2023	
Total 12312022KRFDPR:						408.62	408.62					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						408.62	408.62					
LEGACY TRAILERS LLC												
2153	LEGACY TRAILERS LLC	2022.12.22C	14914	<u>SPORT UTILITY TRAILER FOR POLICE STATION, VIN 7HVCBEH22PA007036, N.STANLEY, DEC. '22</u>	12/22/2022	32,829.00	32,829.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	12/22	12/30/2022	
Total 2022.12.22C:						32,829.00	32,829.00					
Total LEGACY TRAILERS LLC:						32,829.00	32,829.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0026961899		<u>HYDRAULIC GAS CYLINDER RENTAL, DEC. '22</u>	12/31/2022	57.33	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		
Total 0026961899:						57.33	.00					
Total MATHESON TRI-GAS INC:						57.33	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	P19072	14868	<u>NEW WIRE KIT FOR SEWER RAM 550 TO PUT LIGHTS ON BOOM, J. DURHAM, DEC. '22</u>	01/04/2023	428.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		

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Total P19072:						428.00	.00					
Total METROQUIP, INC.:						428.00	.00					
MOUNTAINLAND SUPPLY LLC												
2189	MOUNTAINLAND SUPPLY LLC	S105089519.0		<u>1 EA COUPLER FOR REPAIR ON WATER BREAK AT ASH AVE. R. JONES. DEC. '22</u>	12/05/2022	228.84	.00	<u>20-6150 M & R - SYSTEM</u>	0	1/23		
Total S105089519.001:						228.84	.00					
Total MOUNTAINLAND SUPPLY LLC:						228.84	.00					
NANCY ELLEN STAUFFER												
722	NANCY ELLEN STAUFFER	01062023NS		<u>REIMBURSEMENT FOR W2 FORMS AND ENVELOPES. N. STAUFFER. DEC. '22-ADMIN</u>	01/06/2023	35.15	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
722	NANCY ELLEN STAUFFER	01062023NS		<u>REIMBURSEMENT FOR W2 FORMS AND ENVELOPES. N. STAUFFER. DEC. '22-WATER</u>	01/06/2023	46.40	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
722	NANCY ELLEN STAUFFER	01062023NS		<u>REIMBURSEMENT FOR W2 FORMS AND ENVELOPES. N. STAUFFER. DEC. '22-SEWER</u>	01/06/2023	46.40	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
722	NANCY ELLEN STAUFFER	01062023NS		<u>REIMBURSEMENT FOR W2 FORMS AND ENVELOPES. N. STAUFFER. DEC. '22-PI</u>	01/06/2023	12.66	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 01062023NS:						140.61	.00					
Total NANCY ELLEN STAUFFER:						140.61	.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1160	14991	<u>DUMP PAD AT LAGOONS. T.FLEMING. JAN. '23</u>	01/08/2023	18,736.60	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	1/23		
Total 1160:						18,736.60	.00					

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Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						18,736.60	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	12302022QF		<u>POSTAGE METER REFILL, DEC.</u> <u>'22- ADMIN</u>	12/30/2022	140.00	.00	<u>01-6190 POSTAGE</u> <u>& BILLING</u>	0	1/23		
1770	QUADIENT FINANCE USA INC	12302022QF		<u>POSTAGE METER REFILL, DEC.</u> <u>'22- P&Z</u>	12/30/2022	50.00	.00	<u>01-6190 POSTAGE</u> <u>& BILLING</u>	1003	1/23		
1770	QUADIENT FINANCE USA INC	12302022QF		<u>POSTAGE METER REFILL, DEC.</u> <u>'22- WATER</u>	12/30/2022	130.00	.00	<u>20-6190 POSTAGE</u> <u>& BILLING</u>	0	1/23		
1770	QUADIENT FINANCE USA INC	12302022QF		<u>POSTAGE METER REFILL, DEC.</u> <u>'22- SEWER</u>	12/30/2022	130.00	.00	<u>21-6190 POSTAGE</u> <u>& BILLING</u>	0	1/23		
1770	QUADIENT FINANCE USA INC	12302022QF		<u>POSTAGE METER REFILL, DEC.</u> <u>'22- P.]</u>	12/30/2022	50.00	.00	<u>25-6190 POSTAGE</u> <u>& BILLING</u>	0	1/23		
Total 12302022QF:						500.00	.00					
Total QUADIENT FINANCE USA INC:						500.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	2Z89773	14900	<u>LIGHT BULB SUPPLIES FOR</u> <u>STOCK, S.HOWELL, DEC.'22-</u> <u>ADMIN</u>	12/23/2022	35.74	.00	<u>01-6140 MAINT. &</u> <u>REPAIR BUILDING</u>	0	1/23		
1613	REXEL USA, INC.	2Z89773	14900	<u>LIGHT BULB SUPPLIES FOR</u> <u>STOCK, S.HOWELL, DEC.'22-</u> <u>WATER</u>	12/23/2022	24.46	.00	<u>20-6140 MAINT. &</u> <u>REPAIR BUILDING</u>	0	1/23		
1613	REXEL USA, INC.	2Z89773	14900	<u>LIGHT BULB SUPPLIES FOR</u> <u>STOCK, S.HOWELL, DEC.'22-</u> <u>SEWER</u>	12/23/2022	24.46	.00	<u>21-6140 MAINT &</u> <u>REPAIR BUILDING</u>	0	1/23		
1613	REXEL USA, INC.	2Z89773	14900	<u>LIGHT BULB SUPPLIES FOR</u> <u>STOCK, S.HOWELL, DEC.'22- P.]</u>	12/23/2022	9.40	.00	<u>25-6140 MAINT &</u> <u>REPAIR BUILDING</u>	0	1/23		
Total 2Z89773:						94.06	.00					
Total REXEL USA, INC.:						94.06	.00					

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				<u>DEC.'22</u>	12/22/2022	153.27	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/23		
Total 237849:						153.27	.00					
Total SMITH'S LAWNMOWER SALES:						153.27	.00					
SOCKEYE CONSTRUCTION INC												
2183	SOCKEYE CONSTRUCTION INC	4482	14966	<u>RAIN GUTTERS FOR PARKS NEW SHOP, S. HOWELL, JAN. '22</u>	01/03/2023	1,239.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	1/23		
Total 4482:						1,239.00	.00					
Total SOCKEYE CONSTRUCTION INC:						1,239.00	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	87241	14933	<u>BALL VALVE FOR PLANT, M. NADEAU, DEC. '22</u>	12/29/2022	149.48	.00	21-6150 M & R - SYSTEM	0	1/23		
Total 87241:						149.48	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						149.48	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4502		<u>NEW WELL HOUSE CAMERA SYSTEM INSTALL, OCT. '22</u>	10/05/2022	2,561.90	2,561.90	20-6166 PP&E PURCHASES OPERATIONS	1057	1/23	01/06/2023	
Total 4502:						2,561.90	2,561.90					
1823	TECHNOLOGY SOLUTIONS LLC	4558	14833	<u>CAMERA INSTALL AT CHAPPAROSA WELL HOUSE, J.LORENTZ, DEC.'22- WATER</u>	12/19/2022	788.22	788.22	20-6166 PP&E PURCHASES OPERATIONS	1304	12/22	12/30/2022	
1823	TECHNOLOGY SOLUTIONS LLC	4558	14833	<u>CAMERA INSTALL AT CHAPPAROSA WELL HOUSE, J.LORENTZ, DEC.'22- P.I</u>	12/19/2022	197.05	197.05	25-6166 PP&E PURCHASES - OPERATIONS	1304	12/22	12/30/2022	

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				<u>CANISTERS , DEC.'22- WATER</u>	12/30/2022	98.34	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
992	TREASURE VALLEY COFFEE	2160:08721318	14949	<u>ONE EACH COOLER RENTAL , 9 EACH 5 GALLON WATER BOTTLES, HOT CHOCOLATE, PAPER CUPS, 2 24 OZ SUGAR CANISTERS , DEC.'22- SEWER</u>	12/30/2022	98.34	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
992	TREASURE VALLEY COFFEE	2160:08721318	14949	<u>ONE EACH COOLER RENTAL , 9 EACH 5 GALLON WATER BOTTLES, HOT CHOCOLATE, PAPER CUPS, 2 24 OZ SUGAR CANISTERS , DEC.'22- P.I</u>	12/30/2022	37.46	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 2160:08721318:						234.14	.00					
Total TREASURE VALLEY COFFEE:						267.64	.00					
TREASURE VALLEY FIRE PROTECTION INC												
1844	TREASURE VALLEY FIRE PROTECTION INC	50684	14987	<u>REPLACE CORRODED PIPE ON FIRE SPRINKLER SYSTEM AT CITY HALL, S. HOWELL, JAN. '23- ADMIN</u>	01/09/2023	150.48	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1844	TREASURE VALLEY FIRE PROTECTION INC	50684	14987	<u>REPLACE CORRODED PIPE ON FIRE SPRINKLER SYSTEM AT CITY HALL, S. HOWELL, JAN. '23- WATER</u>	01/09/2023	102.96	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/23		
1844	TREASURE VALLEY FIRE PROTECTION INC	50684	14987	<u>REPLACE CORRODED PIPE ON FIRE SPRINKLER SYSTEM AT CITY HALL, S. HOWELL, JAN. '23- SEWER</u>	01/09/2023	102.96	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
1844	TREASURE VALLEY FIRE PROTECTION INC	50684	14987	<u>REPLACE CORRODED PIPE ON FIRE SPRINKLER SYSTEM AT CITY HALL, S. HOWELL, JAN. '23- P.I</u>	01/09/2023	39.60	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/23		
Total 50684:						396.00	.00					
Total TREASURE VALLEY FIRE PROTECTION INC:						396.00	.00					

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TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	3011185-00		<u>HARPER HAWK TURF SWEEPER FOR PARKS, B. WITHROW, DEC. '22</u>	12/22/2022	69,065.00	69,065.00	<u>40-6166 PP&E PURCHASES OPERATIONS</u>	1316	12/22	12/30/2022	
Total 3011185-00:						69,065.00	69,065.00					
Total TURF EQUIPMENT & IRRIGATION INC:						69,065.00	69,065.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	008523569000	14913	<u>IRWA, M. NADEAU MEMBRANE TREATMENT OF WASTEWATER CLASS, DEC. '22</u>	12/22/2022	225.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 00852356900019571300:						225.00	.00					
1444	U.S. BANK (VISA)	019723582062	14921	<u>IDAHO PIZZA, 3 EA GIFT CARDS FOR COLORING PAGE CONTEST WINNERS, C.SMITH, DEC.'22</u>	12/24/2022	150.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	1/23		
Total 01972358206288100474:						150.00	.00					
1444	U.S. BANK (VISA)	128923340300		<u>KUNA LUBE N GO, A/C RECHARGE FOR WATER TRUCK # 25, NOV. '22- WATER</u>	11/29/2022	156.80	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
1444	U.S. BANK (VISA)	128923340300		<u>KUNA LUBE N GO, A/C RECHARGE FOR WATER TRUCK # 25, NOV. '22- P.I</u>	11/29/2022	39.20	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	1/23		
Total 12892334030023602192:						196.00	.00					
1444	U.S. BANK (VISA)	133923480016	14852	<u>SMOKY MOUNTAIN PIZZERIA GRILL, LUNCH AT SMOKEY MTN PIZZA, P. STEVENS, T. FLEMING, DEC. '22</u>	12/13/2022	46.16	.00	<u>21-6155 MEETINGS/COMMITTEES</u>	0	1/23		
Total 13392348001645402467:						46.16	.00					

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1444	U.S. BANK (VISA)	170523476434	14832	<u>THE MUCK BOOT COMPANY, MUCK BOOTS FOR J. PEREZ, DEC.'22</u>	12/13/2022	180.20	.00	<u>01-6285 UNIFORMS</u>	1004	1/23		
Total 17052347643474038779:						180.20	.00					
1444	U.S. BANK (VISA)	170523532635	14890	<u>HSI, NEW CPR INSTRUCTOR PROGRAM, J. LORENTZ, DEC. '22</u>	12/19/2022	311.99	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	1/23		
Total 17052353263534351699:						311.99	.00					
1444	U.S. BANK (VISA)	170523576435	14892	<u>MUCK BOOTS.COM, BOOTS FOR B.VILLANUEVA AND B.REED, DEC.'22</u>	12/23/2022	317.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	1/23		
Total 17052357643573698207:						317.98	.00					
1444	U.S. BANK (VISA)	230423493935	14857	<u>BROADWAY TREE COMPANY, CHRISTMAS TREE FOR CHRISTMAS PARTY, S. JONES, DEC. '22</u>	12/14/2022	190.80	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
Total 23042349393500041190:						190.80	.00					
1444	U.S. BANK (VISA)	254523549000	14843	<u>ENDEAVOR BUSINESS MEDIA, ASCEA CERTIFICATION FOR J DURHAM, N.STAUFFER, DEC.'22</u>	12/19/2022	155.29	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	1/23		
Total 25452354900015908068:						155.29	.00					
1444	U.S. BANK (VISA)	263823423607	14818	<u>WALMART, CURTAINS AND CHAIRS FOR BREAK ROOM AT CITY HALL, N.STAUFFER, DEC.'22- ADMIN</u>	12/07/2022	46.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	263823423607	14818	<u>WALMART, CURTAINS AND CHAIRS FOR BREAK ROOM AT CITY HALL, N.STAUFFER, DEC.'22- WATER</u>	12/07/2022	31.81	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		

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1444	U.S. BANK (VISA)	263823423607	14818	<u>WALMART, CURTAINS AND CHAIRS FOR BREAK ROOM AT CITY HALL, N.STAUFFER, DEC.'22- SEWER</u>	12/07/2022	31.81	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	263823423607	14818	<u>WALMART, CURTAINS AND CHAIRS FOR BREAK ROOM AT CITY HALL, N.STAUFFER, DEC.'22- P.I</u>	12/07/2022	12.24	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 26382342360711229257:						122.36	.00					
1444	U.S. BANK (VISA)	310262343083	14796	<u>AMAZON, CHRISTMAS LIGHTS FOR CHRISTMAS PARTY, J. LORENTZ, DEC. '22</u>	12/09/2022	237.94	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
Total 310262343083726602387:						237.94	.00					
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- WATER</u>	12/01/2022	2.85	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- SEWER</u>	12/01/2022	2.85	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- P.I</u>	12/01/2022	1.08	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 31062335083349118894:						6.78	.00					
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, OFFICE SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- WATER</u>	12/01/2022	5.33	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, OFFICE SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- SEWER</u>	12/01/2022	5.33	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623350833	14789	<u>AMAZON, OFFICE SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- P.I</u>	12/01/2022	2.02	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		

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Total 31062335083353105647:						12.68	.00					
1444	U.S. BANK (VISA)	310623400837	14789	<u>AMAZON, OFFICE AND MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- WATER</u>	12/06/2022	15.14	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623400837	14789	<u>AMAZON, OFFICE AND MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22-SEWER</u>	12/06/2022	15.14	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623400837	14789	<u>AMAZON, OFFICE AND MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- P.I</u>	12/06/2022	5.77	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 31062340083755528829:						36.05	.00					
1444	U.S. BANK (VISA)	310623410837	14790	<u>AMAZON, 2023 WALL CALENDAR FOR CLERKS OFFICE, N. STANLEY, NOV. '22- ADMIN</u>	12/06/2022	29.25	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623410837	14790	<u>AMAZON, 2023 WALL CALENDAR FOR CLERKS OFFICE, N. STANLEY, NOV. '22- WATER</u>	12/06/2022	.62	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623410837	14790	<u>AMAZON, 2023 WALL CALENDAR FOR CLERKS OFFICE, N. STANLEY, NOV. '22- SEWER</u>	12/06/2022	.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623410837	14790	<u>AMAZON, 2023 WALL CALENDAR FOR CLERKS OFFICE, N. STANLEY, NOV. '22- P.I</u>	12/06/2022	.30	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 31062341083748790790:						30.79	.00					
1444	U.S. BANK (VISA)	310623480833	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- WATER</u>	12/14/2022	3.71	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	310623480833	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- SEWER</u>	12/14/2022	3.71	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		

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1444	U.S. BANK (VISA)	310623480833	14789	AMAZON. MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- P.I	12/14/2022	1.41	.00	25-6165 OFFICE SUPPLIES	0	1/23		
Total 31062348083345800573:						8.83	.00					
1444	U.S. BANK (VISA)	310623520837	14842	AMAZON. TV MOUNT FOR CITY HALL BREAKROOM, J ADAMS, DEC.'22- ADMIN	12/18/2022	11.21	.00	01-6140 MAINT. & REPAIR BUILDING	0	1/23		
1444	U.S. BANK (VISA)	310623520837	14842	AMAZON. TV MOUNT FOR CITY HALL BREAKROOM, J ADAMS, DEC.'22- WATER	12/18/2022	7.67	.00	20-6140 MAINT. & REPAIR BUILDING	0	1/23		
1444	U.S. BANK (VISA)	310623520837	14842	AMAZON. TV MOUNT FOR CITY HALL BREAKROOM, J ADAMS, DEC.'22- SEWER	12/18/2022	7.67	.00	21-6140 MAINT & REPAIR BUILDING	0	1/23		
1444	U.S. BANK (VISA)	310623520837	14842	AMAZON. TV MOUNT FOR CITY HALL BREAKROOM, J ADAMS, DEC.'22- P.I	12/18/2022	2.94	.00	25-6140 MAINT & REPAIR BUILDING	0	1/23		
Total 31062352083719912445:						29.49	.00					
1444	U.S. BANK (VISA)	310623550837	14880	AMAZON. 1 PHONE CASE FOR PARKS NEW EMPLOYEE, B. JACKSON, DEC. '22	12/21/2022	20.99	.00	01-6165 OFFICE SUPPLIES	1004	1/23		
Total 31062355083736235462:						20.99	.00					
1444	U.S. BANK (VISA)	316823448370	14838	CHEF STORE, TRI-TIP FOR A WORK MEAL AT THE PLANT, M.WEBB, DEC.'22- WATER	12/09/2022	30.69	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/23		
1444	U.S. BANK (VISA)	316823448370	14838	CHEF STORE, TRI-TIP FOR A WORK MEAL AT THE PLANT, M.WEBB, DEC.'22- SEWER	12/09/2022	30.69	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/23		
1444	U.S. BANK (VISA)	316823448370	14838	CHEF STORE, TRI-TIP FOR A WORK MEAL AT THE PLANT, M.WEBB, DEC.'22- P.I	12/09/2022	11.69	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/23		

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Total 31682344837000050860:						73.07	.00					
1444	U.S. BANK (VISA)	316823488370	14574	<u>US FOODS CHEF'S STORE, ITEMS FOR CHRISTMAS PARTY DINNER, N. STAUFFER, OCT. '22</u>	12/13/2022	635.74	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
Total 31682348837000088858:						635.74	.00					
1444	U.S. BANK (VISA)	330923330915	14768	<u>IRWA, REGISTRATION FOR REXAMS FOR J.COX AND J.OSBORN, NOV.'22</u>	11/28/2022	140.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 33092333091566015804:						140.00	.00					
1444	U.S. BANK (VISA)	330923370915	14607	<u>IDAHO DEPARTMENT OF TRANSPORTATION, NEW PLATES FOR PARKS BIG TEX TRAILER, A. PETERSON, OCT. '22</u>	12/02/2022	23.69	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	1/23		
Total 33092337091561012596:						23.69	.00					
1444	U.S. BANK (VISA)	330923474005	14844	<u>DOPL, WATER LICENSE REGISTRATION RENEWALFOR J. MORFIN, DEC.'22</u>	12/12/2022	30.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	1/23		
Total 33092347400546028965:						30.00	.00					
1444	U.S. BANK (VISA)	330923510915	14877	<u>IBOL, LICENSE RENEWAL FOR W.TAGGART, DEC.'22</u>	12/16/2022	50.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 33092351091564002876:						50.00	.00					
1444	U.S. BANK (VISA)	330923554005	14896	<u>DOPL, M.NADEAU, WASTE WATER LABORATORY OPERATOR LICENSE RENEWAL, DEC.'22</u>	12/20/2022	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		

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Total 33092355400544024668:						30.00	.00					
1444	U.S. BANK (VISA)	330923554005	14896	<u>DOPL, M.NADEAU, WASTE WATER COLLETION OPERATOR LICENSE RENEWAL, DEC.'22</u>	12/20/2022	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 33092355400544024817:						30.00	.00					
1444	U.S. BANK (VISA)	330923554005	14896	<u>DOPL, M.NADEAU, WASTE WATER TREATMENT OPERATOR LICENSE RENEWAL, DEC.'22</u>	12/20/2022	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 33092355400544024973:						30.00	.00					
1444	U.S. BANK (VISA)	330923564005	14904	<u>IDAHO STATE DEPARTMENT OF AGRICULTURE, STUDY MATERIAL FOR APPLICATORS LICENSE, J. LORENTZ, DEC 22</u>	12/21/2022	44.29	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	1/23		
Total 33092356400545024567:						44.29	.00					
1444	U.S. BANK (VISA)	330923570915	14910	<u>IBOL, J. LISH UPGRADE FOR OIT, TESTING FOR TREATMENT PLANT, D. CROSSLEY, DEC. '22</u>	12/22/2022	125.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 33092357091561011338:						125.00	.00					
1444	U.S. BANK (VISA)	430023498980		<u>COSTCO, MISC. CHRISTMAS SUPPLIES FOR CHRISTMAS PARTY, DEC. '22</u>	12/14/2022	74.45	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	1/23		
Total 43002349898000040819:						74.45	.00					
1444	U.S. BANK (VISA)	450023354001	14781	<u>WALMART, LAMINATING SHEETS, KEYS AND LOCKS FOR PARKS, NOV.' 22</u>	11/30/2022	90.89	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/23		

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1444	U.S. BANK (VISA)	450023354001	14781	<u>WALMART ICE SCRAPERS FOR PARKS VEHICLES, DEC. '22</u>	11/30/2022	62.54	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	1/23		
1444	U.S. BANK (VISA)	450023354001	14781	<u>WALMART SUPPLIES AND CANDY FOR CANDY CANES WITH THE MAYOR, DEC. '22</u>	11/30/2022	103.20	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/23		
Total 45002335400188703091:						256.63	.00					
1444	U.S. BANK (VISA)	921523307156		<u>ADOBE INC. REOCCURING MONTHLY DUES- WATER</u>	11/26/2022	14.27	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	1/23		
1444	U.S. BANK (VISA)	921523307156		<u>ADOBE INC. REOCCURING MONTHLY DUES- SEWER</u>	11/26/2022	14.27	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	1/23		
1444	U.S. BANK (VISA)	921523307156		<u>ADOBE INC. REOCCURING MONTHLY DUES- P.I</u>	11/26/2022	5.44	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	1/23		
Total 92152330715617075062:						33.98	.00					
1444	U.S. BANK (VISA)	921523367195	14799	<u>VISTAPRINT-200 CHRISTMAS CARDS, C. SMITH, DEC.'22- ADMIN</u>	12/02/2022	274.18	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921523367195	14799	<u>VISTAPRINT-200 CHRISTMAS CARDS, C. SMITH, DEC.'22- WATER</u>	12/02/2022	5.77	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921523367195	14799	<u>VISTAPRINT-200 CHRISTMAS CARDS, C. SMITH, DEC.'22- SEWER</u>	12/02/2022	5.77	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921523367195	14799	<u>VISTAPRINT-200 CHRISTMAS CARDS, C. SMITH, DEC.'22- P.I</u>	12/02/2022	2.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92152336719557100223:						288.61	.00					
1444	U.S. BANK (VISA)	921523418526	14820	<u>BRIGHT LOT, LIGHT POLE BASE COVER FOR STREET LIGHTS, S. HOWELL, DEC. '22</u>	12/07/2022	126.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	1/23		

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				<u>NOV.'22</u>	11/29/2022	131.80	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	1/23		
Total 92162333109468448426:						131.80	.00					
1444	U.S. BANK (VISA)	921623351007	14775	<u>AMAZON.COM. COOKIE MAKING KIT FOR CANDY CANES WITH THE MAYOR, A.BILLINGS, NOV.'22</u>	12/01/2022	33.99	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/23		
Total 92162335100728647608:						33.99	.00					
1444	U.S. BANK (VISA)	921623351012	14775	<u>AMAZON.COM. INFLATABLE FOR THE PARKS FLOAT, A.BILLINGS, NOV.'22</u>	12/01/2022	65.28	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/23		
Total 92162335101219496372:						65.28	.00					
1444	U.S. BANK (VISA)	921623361015	14789	<u>AMAZON. OFFICE SUPPLIES FOR WWTP. D. CROSSLEY, NOV. '22-WATER</u>	12/02/2022	24.44	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623361015	14789	<u>AMAZON. OFFICE SUPPLIES FOR WWTP. D. CROSSLEY, NOV. '22- SEWER</u>	12/02/2022	24.44	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623361015	14789	<u>AMAZON. OFFICE SUPPLIES FOR WWTP. D. CROSSLEY, NOV. '22- P.I</u>	12/02/2022	9.32	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162336101557327246:						58.20	.00					
1444	U.S. BANK (VISA)	921623381002	14775	<u>AMAZON.COM. UGLY SWEATER COOKIE MAKING KIT FOR CANDY CANES WITH THE MAYOR, A.BILLINGS, NOV.'22</u>	12/04/2022	67.58	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	1/23		
Total 92162338100295888863:						67.58	.00					

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1444	U.S. BANK (VISA)	921623401021	14802	<u>AMAZON, 2023 ERASABLE WALL CALENDAR, N. STANLEY, DEC. '22- ADMIN</u>	12/06/2022	26.18	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623401021	14802	<u>AMAZON, 2023 ERASABLE WALL CALENDAR, N. STANLEY, DEC. '22- WATER</u>	12/06/2022	.55	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623401021	14802	<u>AMAZON, 2023 ERASABLE WALL CALENDAR, N. STANLEY, DEC. '22- SEWER</u>	12/06/2022	.55	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623401021	14802	<u>AMAZON, 2023 ERASABLE WALL CALENDAR, N. STANLEY, DEC. '22- P.I</u>	12/06/2022	.28	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162340102142270473:						27.56	.00					
1444	U.S. BANK (VISA)	921623401023	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- WATER</u>	12/06/2022	8.81	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623401023	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- SEWER</u>	12/06/2022	8.81	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623401023	14789	<u>AMAZON, MED SUPPLIES FOR WWTP, D. CROSSLEY, NOV. '22- P.I</u>	12/06/2022	3.36	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162340102348048848:						20.98	.00					
1444	U.S. BANK (VISA)	921623411034	14809	<u>AMAZON, LAPTOP CASE, Z. MONTENEGRO, DEC. '22</u>	12/07/2022	25.89	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	1/23		
1444	U.S. BANK (VISA)	921623411034	14809	<u>AMAZON, REAM OF CARD STOCK FOR LETTERS TO SANTA, Z. MONTENEGRO, DEC. '22</u>	12/07/2022	14.29	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	1/23		
Total 92162341103416479435:						40.18	.00					
1444	U.S. BANK (VISA)	921623421037	14821	<u>AMAZON, OFFICE SUPPLIES FOR P&Z, J. REID, DEC. '22</u>	12/08/2022	82.64	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	1/23		

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Total 92162342103727504938:						82.64	.00					
1444	U.S. BANK (VISA)	921623421040		<u>VICTORY GREENS EMISSIONS, EMISSION TESTING FOR WATER TRUCK #25- WATER</u>	12/08/2022	16.00	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
1444	U.S. BANK (VISA)	921623421040		<u>VICTORY GREENS EMISSIONS, EMISSION TESTING FOR WATER TRUCK #25- P.I</u>	12/08/2022	4.00	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	1/23		
Total 92162342104053812085:						20.00	.00					
1444	U.S. BANK (VISA)	921623461075		<u>DROPBOX MEMBERSHIP FOR ECONOMIC DEVELOPEMENT, DEC. '22</u>	12/12/2022	119.88	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	4000	1/23		
Total 92162346107585025916:						119.88	.00					
1444	U.S. BANK (VISA)	921623491096	14859	<u>AMAZON, DESK FOR CLERKS OFFICE, N, STANLEY, DEC. '22- ADMIN</u>	12/15/2022	106.02	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623491096	14859	<u>AMAZON, DESK FOR CLERKS OFFICE, N, STANLEY, DEC. '22- WATER</u>	12/15/2022	72.54	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623491096	14859	<u>AMAZON, DESK FOR CLERKS OFFICE, N, STANLEY, DEC. '22- SEWER</u>	12/15/2022	72.54	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623491096	14859	<u>AMAZON, DESK FOR CLERKS OFFICE, N, STANLEY, DEC. '22- P.I</u>	12/15/2022	27.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162349109650383592:						278.99	.00					
1444	U.S. BANK (VISA)	921623501005	14864	<u>AMAZON, CHECK VALVE FOR PARKS SPRAYER, S.HOWELL, DEC.'22</u>	12/16/2022	33.97	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/23		

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Total 92162350100528345296:						33.97	.00					
1444	U.S. BANK (VISA)	921623541037	14872	<u>AMAZON.COM, PRINTER HEAD REPLACEMENT AND PENCILS, M.WEBB, DEC.'22- WATER</u>	12/20/2022	215.79	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623541037	14872	<u>AMAZON.COM, PRINTER HEAD REPLACEMENT AND PENCILS, M.WEBB, DEC.'22- SEWER</u>	12/20/2022	215.79	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623541037	14872	<u>AMAZON.COM, PRINTER HEAD REPLACEMENT AND PENCILS, M.WEBB, DEC.'22- P.I</u>	12/20/2022	82.21	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162354103724520874:						513.79	.00					
1444	U.S. BANK (VISA)	921623551053	14880	<u>AMAZON, USB WALL PHONE CHARGERS FOR STOCK, B.JACKSON, DEC.'22- ADMIN</u>	12/21/2022	18.76	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623551053	14880	<u>AMAZON, USB WALL PHONE CHARGERS FOR STOCK, B.JACKSON, DEC.'22- WATER</u>	12/21/2022	12.84	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623551053	14880	<u>AMAZON, USB WALL PHONE CHARGERS FOR STOCK, B.JACKSON, DEC.'22- SEWER</u>	12/21/2022	12.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/23		
1444	U.S. BANK (VISA)	921623551053	14880	<u>AMAZON, USB WALL PHONE CHARGERS FOR STOCK, B.JACKSON, DEC.'22- P.I</u>	12/21/2022	4.94	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/23		
Total 92162355105396348632:						49.38	.00					
1444	U.S. BANK (VISA)	921623570000		<u>HIGHER LEARNING TECHNOLOGIES, AWWA OP-CERT EXAM PREP FOR J COX, DEC.'22</u>	12/23/2022	49.99	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	1/23		
Total 92162357000030377628:						49.99	.00					

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				<u>NICHOLSON PARK</u>	01/03/2023	211.50	211.50	<u>01-6212_RENT-EQUIPMENT</u>	1004	1/23	01/06/2023	
	Total INV-01319654:					211.50	211.50					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-01319655		<u>STANDART PORTABLE RESTROOM RENTAL, 12/05/22-01/01/23, CITY FARM</u>	01/03/2023	100.00	100.00	<u>21-6090_FARM EXPENDITURES</u>	0	1/23	01/06/2023	
	Total INV-01319655:					100.00	100.00					
	Total UNITED SITE SERVICES OF NEVADA INC:					869.50	869.50					
UTILITY REFUND - #15												
2166	UTILITY REFUND - #15	120810.03		<u>AMERICAN HOME FOR RENT 5, 1826 W ESCONDIDO ST, UTILITY REFUND</u>	12/28/2022	40.98	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	120810.03		<u>AMERICAN HOME FOR RENT 5, 1826 W ESCONDIDO ST, UTILITY REFUND</u>	12/28/2022	44.56	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
2166	UTILITY REFUND - #15	120810.03		<u>AMERICAN HOME FOR RENT 5, 1826 W ESCONDIDO ST, UTILITY REFUND</u>	12/28/2022	31.18	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/23		
	Total 120810.03:					116.72	.00					
2166	UTILITY REFUND - #15	120960.02		<u>ANNA M RAY, 1880 W 4TH ST, UTILITY REFUND</u>	01/03/2023	100.20	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
	Total 120960.02:					100.20	.00					
2166	UTILITY REFUND - #15	162020.05		<u>PAULINO RIOS LANDA, 370 W CASE ST, UTILITY REFUND</u>	12/28/2022	51.65	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	162020.05		<u>PAULINO RIOS LANDA, 370 W CASE ST, UTILITY REFUND</u>	12/28/2022	54.61	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
2166	UTILITY REFUND - #15	162020.05		<u>PAULINO RIOS LANDA, 370 W CASE ST, UTILITY REFUND</u>	12/28/2022	36.39	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/23		

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Total 162020.05:						142.65	.00					
2166	UTILITY REFUND - #15	221901.00		<u>HUBBLE HOMES, 808 E GREAT BEAR ST. UTILITY REFUND</u>	12/28/2022	67.88	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	221901.00		<u>HUBBLE HOMES, 808 E GREAT BEAR ST. UTILITY REFUND</u>	12/28/2022	31.75	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 221901.00:						99.63	.00					
2166	UTILITY REFUND - #15	242025.00		<u>TRESIDIO HOMES, 2101 E THEA DR. UTILITY REFUND</u>	12/20/2022	57.69	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	242025.00		<u>TRESIDIO HOMES, 2101 E THEA DR. UTILITY REFUND</u>	12/20/2022	35.96	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
2166	UTILITY REFUND - #15	242025.00		<u>TRESIDIO HOMES, 2101 E THEA DR. UTILITY REFUND</u>	12/20/2022	-12.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/23		
Total 242025.00:						80.94	.00					
2166	UTILITY REFUND - #15	242077.00		<u>TRESIDIO HOMES, 2240 E WYTHE CREEK ST. UTILITY REFUND</u>	12/28/2022	65.61	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	242077.00		<u>TRESIDIO HOMES, 2240 E WYTHE CREEK ST. UTILITY REFUND</u>	12/28/2022	33.52	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 242077.00:						99.13	.00					
2166	UTILITY REFUND - #15	242084.00		<u>TRESIDIO HOMES, 160 S FUSION AVE. UTILITY REFUND</u>	12/20/2022	89.15	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	242084.00		<u>TRESIDIO HOMES, 160 S FUSION AVE. UTILITY REFUND</u>	12/20/2022	62.14	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		

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Total 242084.00:						151.29	.00					
2166	UTILITY REFUND - #15	261539.00		<u>CBH, 3071 W DARK SKY ST, UTILITY REFUND</u>	12/28/2022	53.30	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	261539.00		<u>CBH, 3071 W DARK SKY ST, UTILITY REFUND</u>	12/28/2022	25.79	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 261539.00:						79.09	.00					
2166	UTILITY REFUND - #15	277435.02		<u>ANDREW W TAMLYN, 2317 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	01/09/2023	61.78	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	277435.02		<u>ANDREW W TAMLYN, 2317 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	01/09/2023	82.99	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
2166	UTILITY REFUND - #15	277435.02		<u>ANDREW W TAMLYN, 2317 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	01/09/2023	55.50	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/23		
Total 277435.02:						200.27	.00					
2166	UTILITY REFUND - #15	277609.00		<u>CBH, 732 W WOLF WILLOW ST, UTILITY REFUND</u>	12/28/2022	65.41	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	277609.00		<u>CBH, 732 W WOLF WILLOW ST, UTILITY REFUND</u>	12/28/2022	41.05	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 277609.00:						106.46	.00					
2166	UTILITY REFUND - #15	277723.00		<u>CBH, 550 W SCREECH OWL DR, UTILITY REFUND</u>	12/28/2022	18.59	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	277723.00		<u>CBH, 550 W SCREECH OWL DR, UTILITY REFUND</u>	12/28/2022	10.20	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 277723.00:						28.79	.00					

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2166	UTILITY REFUND - #15	281041.01		<u>HEATHER HUTESON, 1905 N KLEMMER AVE, UTILITY REFUND</u>	01/09/2023	31.72	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	281041.01		<u>HEATHER HUTESON, 1905 N KLEMMER AVE, UTILITY REFUND</u>	01/09/2023	29.28	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
2166	UTILITY REFUND - #15	281041.01		<u>HEATHER HUTESON, 1905 N KLEMMER AVE, UTILITY REFUND</u>	01/09/2023	20.27	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/23		
Total 281041.01:						81.27	.00					
2166	UTILITY REFUND - #15	281501.00A		<u>HARDING HOMES, 1411 W SMOKY QUARTZ ST, UTILITY REFUND</u>	01/03/2023	69.32	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
Total 281501.00A:						69.32	.00					
2166	UTILITY REFUND - #15	281530.00		<u>HARDING HOMES, 2280 N OPAL FALLS WAY, UTILITY REFUND</u>	12/28/2022	85.73	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	281530.00		<u>HARDING HOMES, 2280 N OPAL FALLS WAY, UTILITY REFUND</u>	12/28/2022	76.38	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
Total 281530.00:						162.11	.00					
2166	UTILITY REFUND - #15	302570.00		<u>EAGLEWOOD HOMES, 878 E ESQUEL ST, UTILITY REFUND</u>	12/28/2022	57.77	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	302570.00		<u>EAGLEWOOD HOMES, 878 E ESQUEL ST, UTILITY REFUND</u>	12/28/2022	35.93	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
Total 302570.00:						93.70	.00					
2166	UTILITY REFUND - #15	303665.00		<u>HUBBLE HOMES, 3058 N RAPID CREEK PL, UTILITY REFUND</u>	12/28/2022	39.83	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	303665.00		<u>HUBBLE HOMES, 3058 N RAPID CREEK PL, UTILITY REFUND</u>	12/28/2022	24.01	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		

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Total 303665.00:						63.84	.00					
2166	UTILITY REFUND - #15	320224.00		<u>HAYDEN HOMES, 1001 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	44.83	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	320224.00		<u>HAYDEN HOMES, 1001 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	40.73	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 320224.00:						85.56	.00					
2166	UTILITY REFUND - #15	320235.00		<u>HAYDEN HOMES, 1141 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	18.84	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	320235.00		<u>HAYDEN HOMES, 1141 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	9.94	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 320235.00:						28.78	.00					
2166	UTILITY REFUND - #15	320250.00		<u>HAYDEN HOMES, 1048 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	70.72	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	320250.00		<u>HAYDEN HOMES, 1048 N RYDE AVE, UTILITY REFUND</u>	12/28/2022	22.92	.00	<u>21-4600 SEWER USER FEES</u>	0	1/23		
Total 320250.00:						93.64	.00					
2166	UTILITY REFUND - #15	323072.01		<u>2007 BENBOUGH FAMILY TRUST, 1924 N HURTSVILLE AVE, UTILITY REFUND</u>	01/03/2023	94.93	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
Total 323072.01:						94.93	.00					
2166	UTILITY REFUND - #15	330505.00		<u>TOLL BROS INC, 1101 E WHIG DR, UTILITY REFUND</u>	01/03/2023	67.70	.00	<u>20-4500 METERED WATER SALES</u>	0	1/23		
Total 330505.00:						67.70	.00					

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2166	UTILITY REFUND - #15	330519.00		<u>TOLL BROS INC, 955 E SWEET PEARL ST, UTILITY REFUND</u>	01/03/2023	43.79	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
Total 330519.00:						43.79	.00					
2166	UTILITY REFUND - #15	330527.00		<u>TOLL BROS INC, 2120 N DESTINY AVE, UTILITY REFUND</u>	01/03/2023	54.32	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
Total 330527.00:						54.32	.00					
2166	UTILITY REFUND - #15	330528.00		<u>TOLL BROS INC, 2136 N DESTINY WAY, UTILITY REFUND</u>	01/03/2023	55.46	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
Total 330528.00:						55.46	.00					
2166	UTILITY REFUND - #15	340098.00		<u>CBH, 6521 S BIRCH CREEK AVE, UTILITY REFUND</u>	12/28/2022	48.00	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	340098.00		<u>CBH, 6521 S BIRCH CREEK AVE, UTILITY REFUND</u>	12/28/2022	37.63	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
Total 340098.00:						85.63	.00					
2166	UTILITY REFUND - #15	340131.00		<u>CBH, 1351 W PACK RIVER DR, UTILITY REFUND</u>	12/28/2022	50.35	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	340131.00		<u>CBH, 1351 W PACK RIVER DR, UTILITY REFUND</u>	12/28/2022	41.46	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		
Total 340131.00:						91.81	.00					
2166	UTILITY REFUND - #15	360017.00		<u>SHALC GC INC, 12047 S COURAGE LN, UTILITY REFUND</u>	12/28/2022	36.78	.00	<u>20-4500_METERED WATER SALES</u>	0	1/23		
2166	UTILITY REFUND - #15	360017.00		<u>SHALC GC INC, 12047 S COURAGE LN, UTILITY REFUND</u>	12/28/2022	31.04	.00	<u>21-4600_SEWER USER FEES</u>	0	1/23		

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				<u>CLINTS TRUCK #24. J. DURHAM, DEC. '22- P.I</u>	12/29/2022	98.32	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23		
Total 86871PB:						491.62	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						491.62	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9924077078		<u>MODEM SERVICES 11/29-12/28/22- PARKS</u>	12/28/2022	172.54	.00	<u>01-6255 TELEPHONE</u>	1004	1/23		
1575	VERIZON WIRELESS	9924077078		<u>MODEM SERVICES 11/29-12/28/22- WATER</u>	12/28/2022	442.57	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/23		
1575	VERIZON WIRELESS	9924077078		<u>MODEM SERVICES 11/29-12/28/22- SEWER</u>	12/28/2022	580.60	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/23		
1575	VERIZON WIRELESS	9924077078		<u>MODEM SERVICES 11/29-12/28/22- P.I</u>	12/28/2022	227.76	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/23		
Total 9924077078:						1,423.47	.00					
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.-ADMIN</u>	01/01/2023	95.61	.00	<u>01-6255 TELEPHONE</u>	0	1/23		
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.- P&Z</u>	01/01/2023	37.58	.00	<u>01-6255 TELEPHONE</u>	1003	1/23		
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.- PARKS</u>	01/01/2023	317.31	.00	<u>01-6255 TELEPHONE</u>	1004	1/23		
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.- BUILDING</u>	01/01/2023	41.75	.00	<u>01-6255 TELEPHONE</u>	1005	1/23		
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.- WATER</u>	01/01/2023	208.05	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/23		
1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023.- SEWER</u>	01/01/2023	324.96	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/23		

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1575	VERIZON WIRELESS	9924250311		<u>CELL PHONE SERVICE, 12/02/22-01/01/2023,- P.I</u>	01/01/2023	60.29	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/23		
Total 9924250311:						1,085.55	.00					
Total VERIZON WIRELESS:						2,509.02	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9555557249	14786	<u>TIMER FOR CP LIFT STATION, M.NADEAU, DEC. '22</u>	12/27/2022	124.38	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		
Total 9555557249:						124.38	.00					
Total W.W. GRAINGER:						124.38	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0621529		<u>RECORDS DESTRUCTION, 12/01-12/31/2022- ADMIN</u>	01/01/2023	12.54	.00	<u>01-6052 CONTRACT SERVICES</u>	0	1/23		
1633	WESTERN RECORDS DESTRUCTION, INC.	0621529		<u>RECORDS DESTRUCTION, 12/01-12/31/2022- WATER</u>	01/01/2023	8.58	.00	<u>20-6052 CONTRACT SERVICES</u>	0	1/23		
1633	WESTERN RECORDS DESTRUCTION, INC.	0621529		<u>RECORDS DESTRUCTION, 12/01-12/31/2022- SEWER</u>	01/01/2023	8.58	.00	<u>21-6052 CONTRACT SERVICES</u>	0	1/23		
1633	WESTERN RECORDS DESTRUCTION, INC.	0621529		<u>RECORDS DESTRUCTION, 12/01-12/31/2022- P.I</u>	01/01/2023	3.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	1/23		
Total 0621529:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002245639	14898	<u>10 MILE LIFT STATION, TROUBLESHOOTING ON GENERATOR, DEC. '22</u>	12/20/2022	280.80	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/23		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 12/30/2022-1/12/2023

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN002245639:						280.80	.00					
Total WESTERN STATES EQUIPMENT CO.:						280.80	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- ADMIN</u>	12/31/2022	151.99	151.99	<u>01-6300 FUEL</u>	0	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- PARKS</u>	12/31/2022	330.95	330.95	<u>01-6300 FUEL</u>	1004	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- BUILDING INSPECTOR</u>	12/31/2022	188.70	188.70	<u>01-6300 FUEL</u>	1005	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- WATER</u>	12/31/2022	548.89	548.89	<u>20-6300 FUEL</u>	0	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- SEWER</u>	12/31/2022	632.58	632.58	<u>21-6300 FUEL</u>	0	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>FUEL, DEC. '22- P.I</u>	12/31/2022	152.42	152.42	<u>25-6300 FUEL</u>	0	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>NON FUEL, CARD REPLACEMENT FEE, WATER, DEC. '22</u>	12/31/2022	4.80	4.80	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/23	01/06/2023	
2160	WEX FLEET UNIVERSAL	86247142		<u>NON FUEL, CARD REPLACEMENT FEE, P.I, DEC. 22</u>	12/31/2022	1.20	1.20	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	1/23	01/06/2023	
Total 86247142:						2,011.53	2,011.53					
Total WEX FLEET UNIVERSAL:						2,011.53	2,011.53					
ZAYO GROUP LLC												
2188	ZAYO GROUP LLC	19102680		<u>TELEPHONE, DATA & NETWORK SERVICES, 01/01-01/31/2023-ADMIN</u>	01/01/2023	380.11	.00	<u>01-6255 TELEPHONE</u>	0	1/23		
2188	ZAYO GROUP LLC	19102680		<u>TELEPHONE, DATA & NETWORK SERVICES, 01/01-01/31/2023-WATER</u>	01/01/2023	352.96	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/23		
2188	ZAYO GROUP LLC	19102680		<u>TELEPHONE, DATA & NETWORK SERVICES, 01/01-01/31/2023-SEWER</u>	01/01/2023	352.96	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 12/30/2022-1/12/2023

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2188	ZAYO GROUP LLC	19102680		TELEPHONE, DATA & NETWORK SERVICES, 01/01- 01/31/2023-PI	01/01/2023	135.75	.00	25-6255 TELEPHONE EXPENSE	0	1/23		
2188	ZAYO GROUP LLC	19102680		TELEPHONE, DATA & NETWORK SERVICES, 01/01- 01/31/2023-P&Z	01/01/2023	135.76	.00	01-6255 TELEPHONE	1003	1/23		
Total 19102680:						1,357.54	.00					
Total ZAYO GROUP LLC:						1,357.54	.00					
Grand Totals:						491,305.67	345,739.08					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 12/30/2022-1/12/2023

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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Report Criteria:

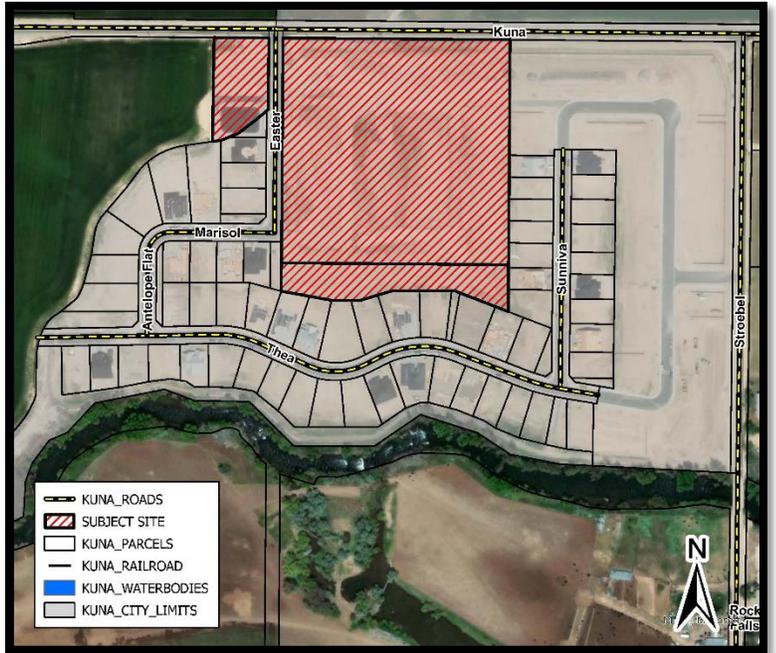
- Detail report.
 - Invoices with totals above \$0.00 included.
 - Paid and unpaid invoices included.
-

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-15-FP (Final Plat)**
)
M3 ID RISING SUN, LLC)
)
For Final Plat of Rising Sun (FKA Rising Sun) **STAFF MEMO FOR FINAL PLAT**
Commons) Subdivision No. 3.) **APPLICATION.**

TABLE OF CONTENTS

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



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdraw	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Final Plat Application			X
2.3	Statement of Conformance			X
2.4	Final Plat			X
2.5	Original FCO's – Approved 12.15.2020			X

2.6	Landscape Plan			X
2.7	Common Area Maintenance Agreement			X
2.8	Agency Transmittal			X
2.9	Central District Health Department			X
2.10	Department of Environmental Quality			X
2.11	City Engineer's Memo			X

II PROJECT SUMMARY

Description	Details
Acreage	11.93
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	43 residential, 11 common
Number of Residential Units	43
Number of Phases	1
Net Density (Dwelling Units per Acre)	4.29 DUA

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Rising Sun (FKA Rising Sun Commons) Subdivision No. 3, located generally at 2067 E Kuna Road (APNs: R0615250700, R0615250651, R0615250525): Section 30, Township 2 North, Range 1 East.

IV GENERAL PROJECT FACTS

4.1 Site Features

- 4.1.1** The subject sites are located within Kuna City Limits with an R-6 (Medium Density Residential) zone.
- 4.1.2** The proposed project sites have been cleared of vegetation and are generally flat. According to the USDA Soil Survey for Ada County, bedrock depth is estimated between 20 – 40 inches.
- 4.1.3** Staff is not aware of any environmental issues, health or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

V STAFF ANALYSIS

3.1 Site Layout and Dimensional Standards

The Applicant proposes 43 buildable lots and 11 common lots, four (4) of which are shared driveways; the Final Plat is in accordance with the original Preliminary Plat approved by Council

December 15, 2020. [KCC 5-3-3](#) provides recommended street frontages and minimum lot size requirements; all lots exceed both recommendations and requirements.

3.2 Central District Health Department (CDHD)

In Exhibit 2.9, CDHD provides their approval of the Final Plat for central water and sewer facilities and have lifted the sanitary restrictions per [I.C. §50-13](#).

3.3 City Engineer's Memo

The City Engineer, in Exhibit 2.11, provides support of approval for this application.

3.4 Conclusion

Upon review, staff has determined the Final Plat for Rising Sun (FKA Rising Sun Commons) Subdivision No. 3 appears to be in substantial compliance with the approved Preliminary Plat, [KCC 6-2-4](#), Comprehensive Plan Future Land Use Map (FLUM) and [I.C. §50-13](#).

IV CONDITIONS OF APPROVAL

4.1 Transportation and Connectivity

4.1.1 Developer/Owner/Applicant shall install a sign at the terminus of each proposed stub street stating, "This Road to be Extended in the Future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

4.1.2 Developer/Owner/Applicant shall adhere to the plans reviewed and approved by ACHD and ITD.

4.2 Site Layout, Dimensional Standards and Parking

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

4.2.2 Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).

4.2.3 It is the responsibility of the Developer to ensure any anticipated structures fit any given buildable lot in accordance with [KCC 5-3-3](#).

4.3 Landscape, Open Space and Fencing

4.3.1 Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).

4.3.2 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.

4.3.3 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.

- 4.3.4 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](#).
- 4.3.5 If any revisions are made, the Applicant shall provide Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- 4.3.6 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.

4.4 Public Works

- 4.4.1 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](#).
- 4.4.2 Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 4.4.3 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- 4.4.4 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- 4.4.5 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 any other improvements as determined.
- 4.4.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties, shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior lots.
- 4.4.7 Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

4.5 General

- 4.5.1 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:
 - 4.5.1.1 The City Engineer shall approve all sewer connections.
 - 4.5.1.2 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.

- 4.5.1.3 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”.
- 4.5.1.4 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.
- 4.5.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 4.5.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 4.5.1.7 All public rights-of-way shall be dedicated and constructed to the 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.
- 4.5.2 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.
- 4.5.3 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 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 4.5.4 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.
- 4.5.5 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 17th day of January, 2023.



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): 22-15-FP

Project Name: Rising Sun No. 3 (FKA Rising Sun Commons)

Date Received: 12.19.2022

Date Accepted as Complete: 12.19.2022

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: M3 ID Rising Sun, LLC - Mark Tate

Address: 7033 E Greenway Pkwy, Scottsdale, AZ

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

Applicant (Developer) Information

Name: M3 Companies - Mark Tate

Address: 1673 Shoreline Drive, Ste 200

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

Engineer/Representative Information

Name: J-U-B Engineers - Wendy Shrief, Sr Planner

Address: 2760 W Excursion Lane, Ste 400

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

Subject Property Information

Site Address: 2067 E Kuna Road, Kuna 83634

Nearest Major Cross Streets: North of E State Street and West of N Webb Way

Parcel No.(s): R0615250700

Section, Township, Range: Section 30, Township 2N, Range 1E

Property Size: 11.93 Acres

Current Land Use: Agricultural Land Proposed Land Use: Residential

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: Rising Sun Subdivision No 3

General Description of Project: Construction of 43 residential lots, 7 common lots, 4 common driveways and associated streets, sidewalks and infrastructure.

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

- Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
- Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: pathways

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: 43 No. of Building Lots: 43

No. of Common Lots: 7 No. of Other Lots: 4 driveways

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

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

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

Gross Density (Dwelling Units ÷ Total Acreage): 3.66 units/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 4.29 units/acre

Percentage of Open Space provided: 11.9% Acreage of Open Space: .23 acres

Type of Open Space provided (i.e. public, common, landscaping): Common lots with landscaping

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 12/15/22 (Revised)
By signing, you are confirming you have provided all required items listed on this application.

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



Final Plat Application

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



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

****Office Use Only****

Case No(s): 22-15-FP

Project Name: Rising Sun No. 3

Date Received: 11.03.2022; corrected coversheet 12.19.2022

Date Accepted as Complete: 12.19.2022

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

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

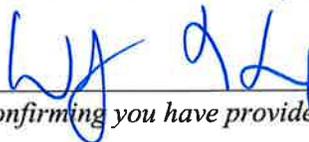
The Final Plat shall include and be in compliance with all items required Under Idaho Code §50-13.

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

Information to Note:

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

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

Applicant Signature:  Date: 8/9/22

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



October 11, 2021

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

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

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

1) *Approvals from the following Agencies:*

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

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

Understood.

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

Understood.

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

Understood.

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

Understood.

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



J·U·B ENGINEERS, INC.

Understood.

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

Understood.

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

Understood.

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

Understood.

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

Understood.

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

Understood.

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

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

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

Understood.

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

Understood.

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

Understood.

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

Understood.



J·U·B ENGINEERS, INC.

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

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

Sincerely,

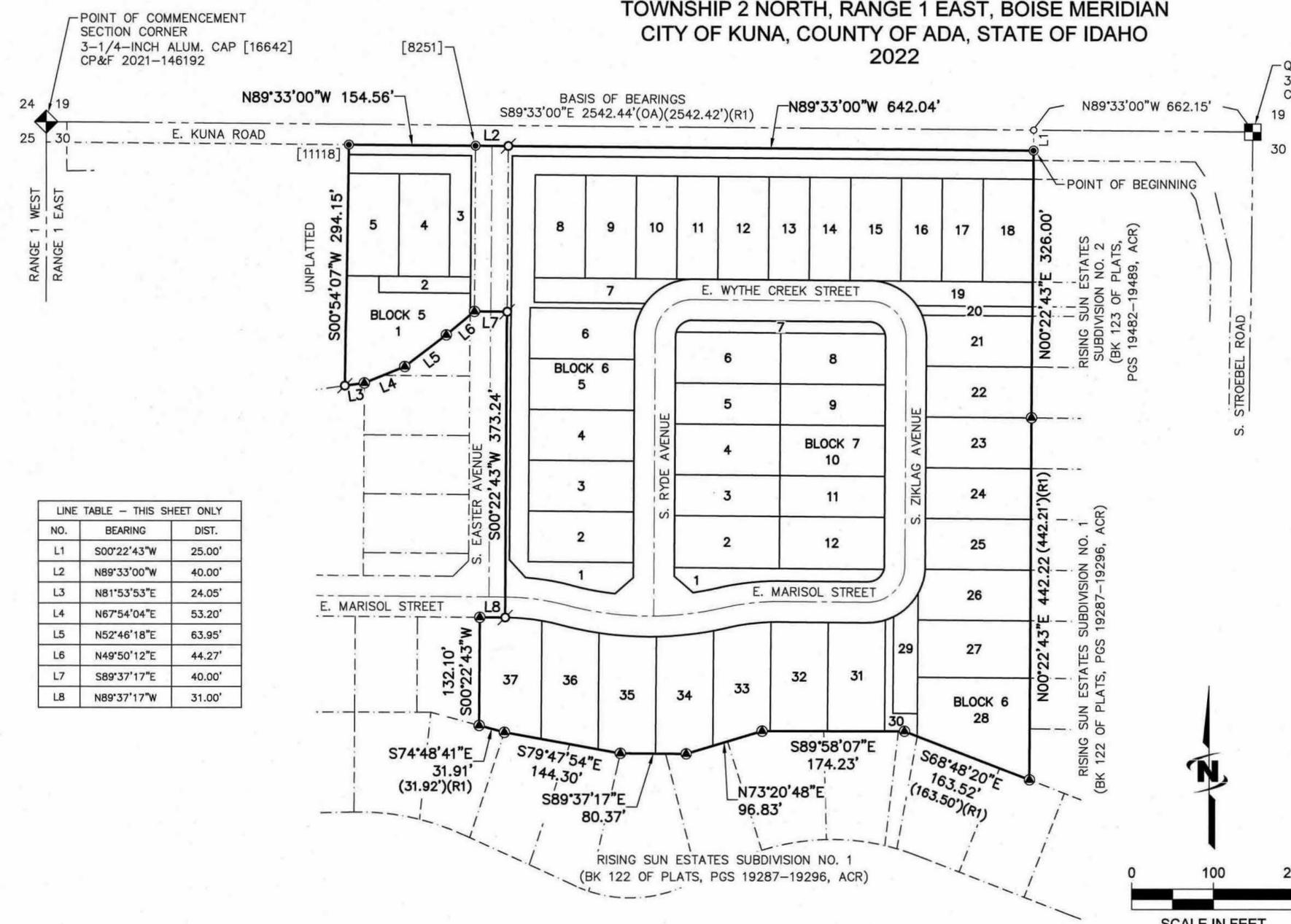
J-U-B Engineers, Inc.

A handwritten signature in black ink, appearing to read "Wendy Shrief". The signature is fluid and cursive, with a small dot above the letter 'i' in "Shrief".

**Wendy Shrief
Land Development**

PLAT OF
RISEING SUN SUBDIVISION NO. 3
 SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN
 CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO
 2022

BOOK _____ OF PLATS, PAGE _____

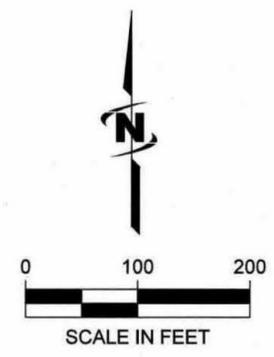


LINE TABLE — THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°22'43"W	25.00'
L2	N89°33'00"W	40.00'
L3	N81°53'53"E	24.05'
L4	N67°54'04"E	53.20'
L5	N52°46'18"E	63.95'
L6	N49°50'12"E	44.27'
L7	S89°37'17"E	40.00'
L8	N89°37'17"W	31.00'

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - MATCH LINE
 - TIE LINE
 - UTILITY EASEMENT LINE
 - CITY OF KUNA IRRIGATION EASEMENT LINE
 - ACHD STORM DRAIN EASEMENT LINE
 - UTILITY AND IRRIGATION EASEMENT LINE (SEE EASEMENT NOTE 9)
 - EX. PERMANENT ACHD SIDEWALK EASEMENT LINE (SEE EASEMENT NOTE 7)

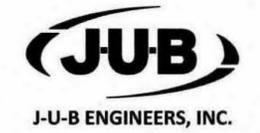
- ◆ SECTION CORNER
- QUARTER SECTION CORNER
- ☆ SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- ⊙ SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665" OR AS NOTED
- ⊙ FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665" OR AS NOTED
- FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
- ⊙ FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 16642"
- DIMENSION POINT — NOT SET OR FOUND
- C# CURVE COURSE NUMBER (TYPICAL)
- L# LINE COURSE NUMBER (TYPICAL)
- # LOT NUMBER (TYPICAL)
- [####] PLS NUMBER FOUND ON MONUMENT
- ACR ADA COUNTY RECORDS
- ORAC OFFICIAL RECORDS OF ADA COUNTY
- (OA) OVERALL DIMENSION
- (R1) RECORD DIMENSION PER RISEING SUN SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 192887-19296, ACR)



SEE SHEET 6 FOR NOTES,
 EASEMENT NOTES, REFERENCES,
 AND SURVEYOR'S NARRATIVE

PROFESSIONAL LAND SURVEYOR
 LICENSED
 17665
 STATE OF IDAHO
 TIMOTHY HARRIGAN

9/28/2022



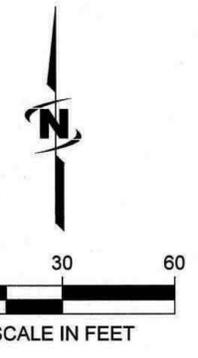
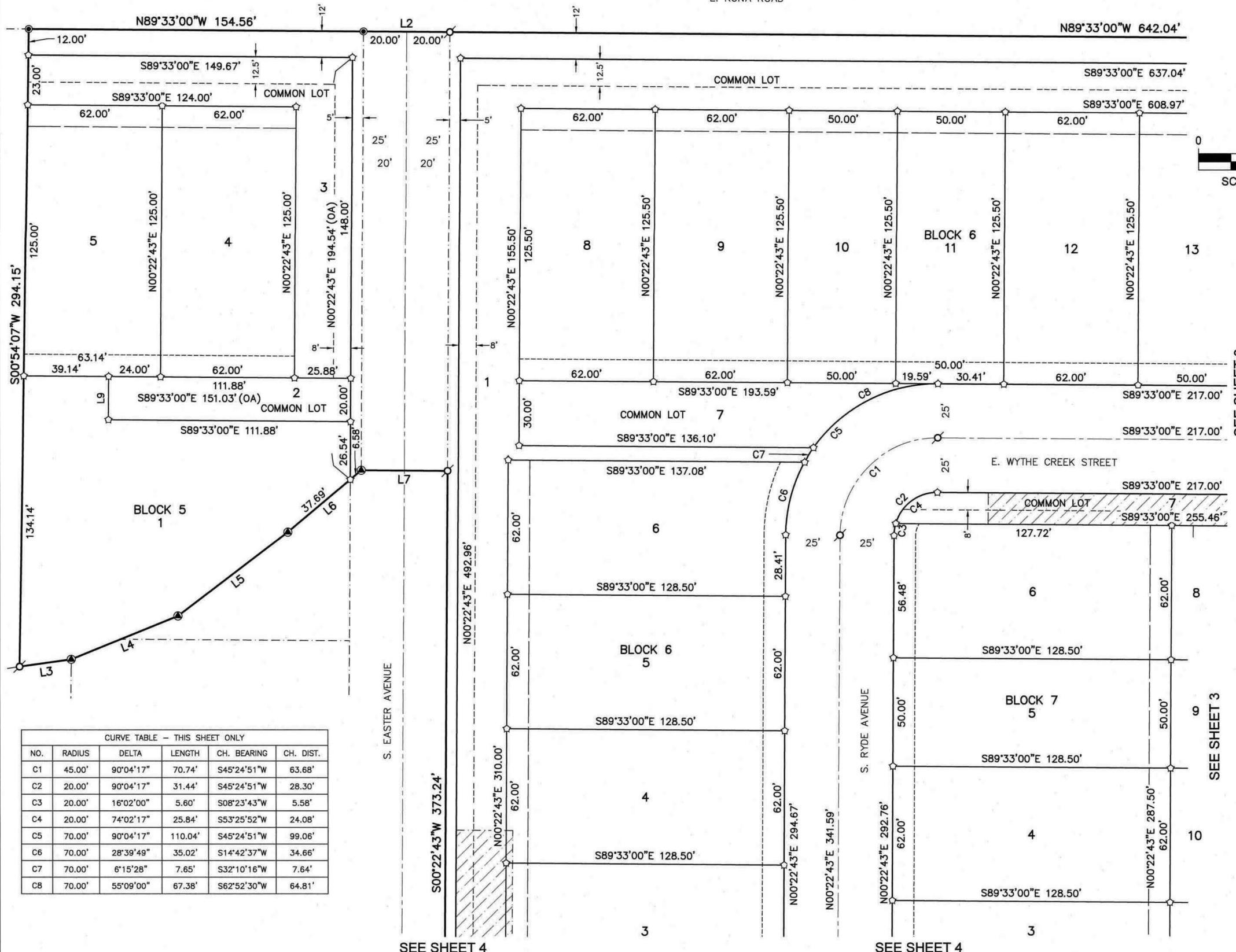
\\jub.com\Central\clients\103\Projects\10-20-112_RisingSun\SubPlat\Survey\Draw\10-20-112_V-PP_RisingSun3.dwg, 09/28/22 03:42:08pm, therrigan

PLAT OF RISING SUN SUBDIVISION NO. 3

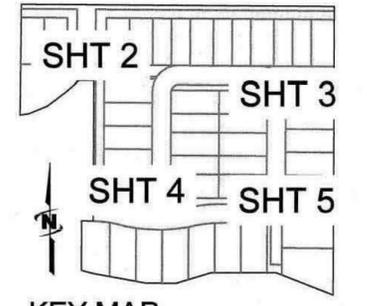
BOOK _____ OF PLATS, PAGE _____

S89°33'00"E 2542.44'(OA) (2542.42')(R1)

E. KUNA ROAD



LINE TABLE - THIS SHEET ONLY		
NO.	BEARING	DIST.
L2	N89°33'00"W	40.00'
L3	N81°53'53"E	24.05'
L4	N67°54'04"E	53.20'
L5	N52°46'18"E	63.95'
L6	N49°50'12"E	44.27'
L7	S89°37'17"E	40.00'



SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

CURVE TABLE - THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	45.00'	90°04'17"	70.74'	S45°24'51"W	63.68'
C2	20.00'	90°04'17"	31.44'	S45°24'51"W	28.30'
C3	20.00'	16°02'00"	5.60'	S08°23'43"W	5.58'
C4	20.00'	74°02'17"	25.84'	S53°25'52"W	24.08'
C5	70.00'	90°04'17"	110.04'	S45°24'51"W	99.06'
C6	70.00'	28°39'49"	35.02'	S14°42'37"W	34.66'
C7	70.00'	6°15'28"	7.65'	S32°10'16"W	7.64'
C8	70.00'	55°09'00"	67.38'	S62°52'30"W	64.81'

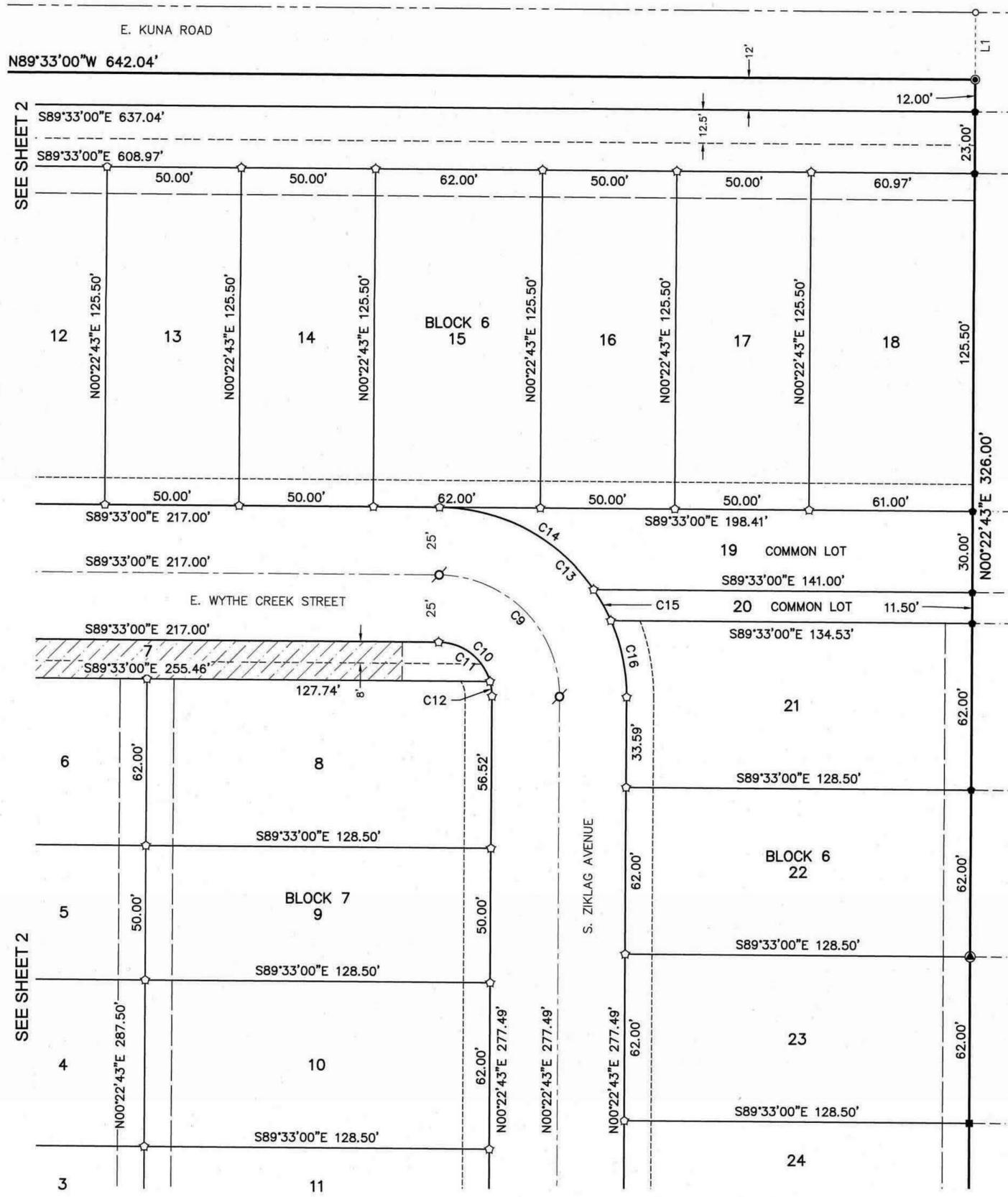
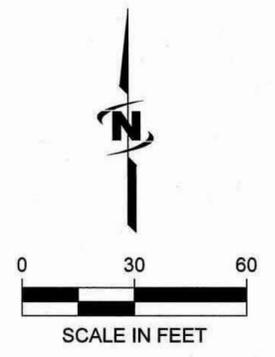


Timothy Harrigan
9/20/2022



PLAT OF RISING SUN SUBDIVISION NO. 3

BOOK _____ OF PLATS, PAGE _____



SEE SHEET 2

SEE SHEET 2

SEE SHEET 5

SEE SHEET 5

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L1	S00°22'43"W	25.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C9	45.00'	89°55'43"	70.63'	N44°35'09"W	63.60'
C10	20.00'	89°55'43"	31.39'	N44°35'09"W	28.27'
C11	20.00'	74°02'17"	25.84'	N52°31'52"W	24.08'
C12	20.00'	15°53'26"	5.55'	N07°34'00"W	5.53'
C13	70.00'	89°55'43"	109.87'	N44°35'09"W	98.93'
C14	70.00'	55°09'00"	67.38'	N61°58'30"W	64.81'
C15	70.00'	10°49'28"	13.22'	N28°59'16"W	13.20'
C16	70.00'	23°57'15"	29.27'	N11°35'54"W	29.05'



KEY MAP
1" = 300'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

RISING SUN ESTATES SUBDIVISION NO. 2
(BK 123 OF PLATS, PGS 19482-19489, ACR)



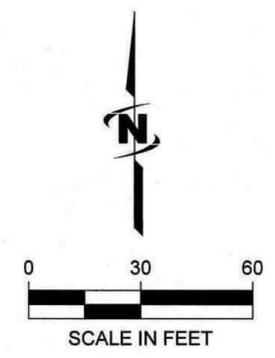
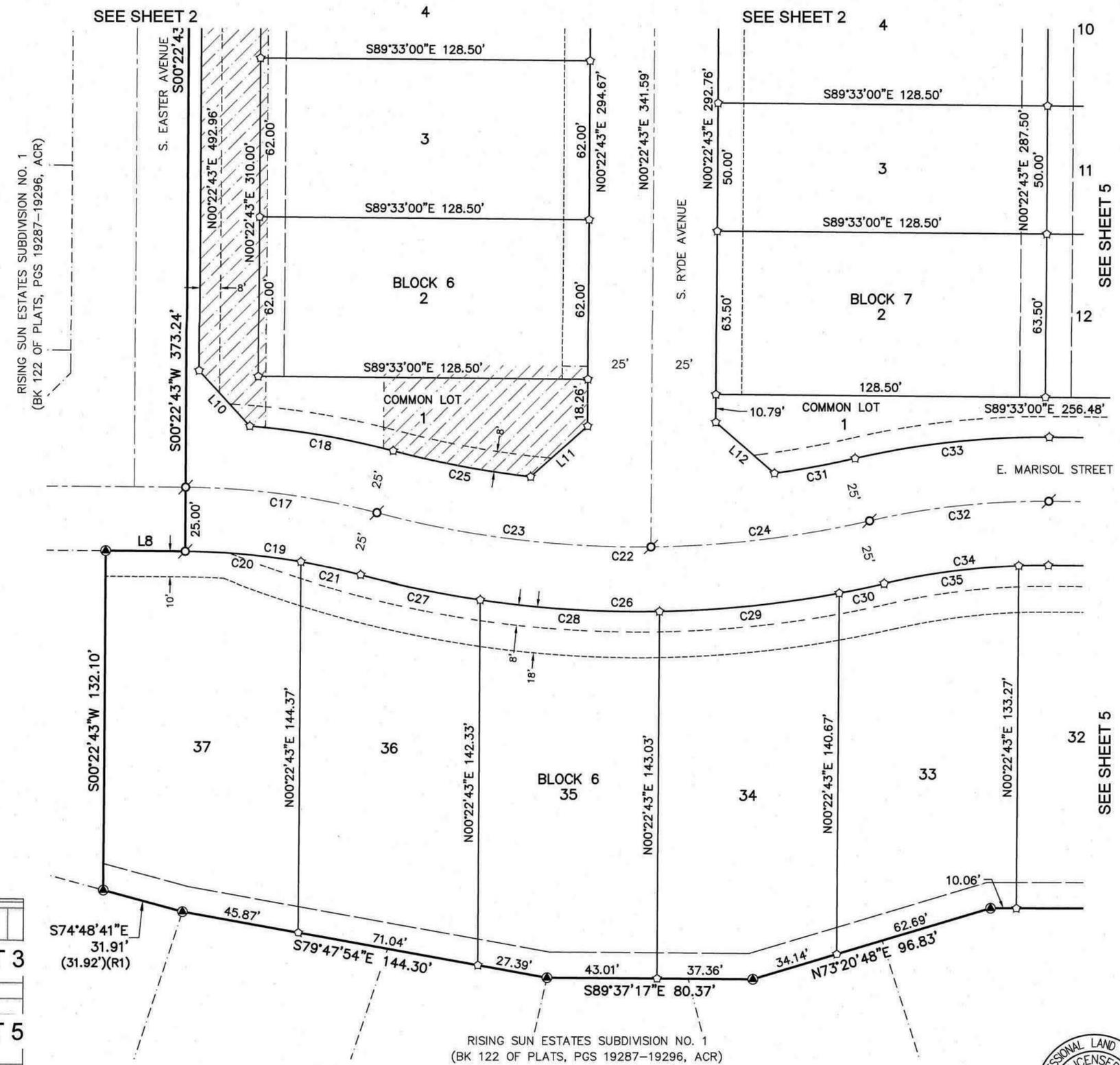
9/29/2022



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PLAT OF RISING SUN SUBDIVISION NO. 3

BOOK _____ OF PLATS, PAGE _____

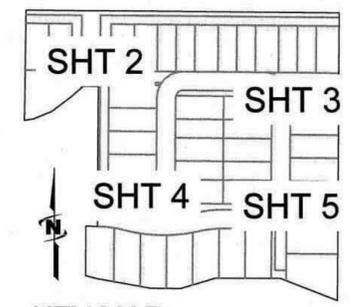


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
LB	N89°37'17"W	31.00'

CURVE TABLE - THIS SHEET ONLY

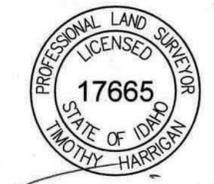
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C17	300.00'	14°24'00"	75.40'	N82°25'17"W	75.20'
C18	325.00'	10°00'49"	56.80'	N80°13'42"W	56.73'
C19	275.00'	14°24'00"	69.11'	N82°25'17"W	68.93'
C20	275.00'	9°25'38"	45.25'	N84°54'28"W	45.20'
C21	275.00'	4°58'21"	23.87'	N77°42'28"W	23.86'
C22	400.00'	27°47'28"	194.02'	S89°07'01"E	192.12'
C23	400.00'	15°28'08"	107.99'	S82°57'21"E	107.67'
C24	400.00'	12°19'20"	86.03'	N83°08'55"E	85.86'
C25	375.00'	8°19'48"	54.52'	S79°23'11"E	54.47'
C26	425.00'	27°47'28"	206.15'	S89°07'01"E	204.13'
C27	425.00'	6°24'54"	47.58'	S78°25'44"E	47.56'
C28	425.00'	9°27'47"	70.19'	S86°22'05"E	70.11'
C29	425.00'	9°30'14"	70.50'	N84°08'55"E	70.42'
C30	425.00'	2°24'34"	17.87'	N78°11'31"E	17.87'
C31	375.00'	4°53'34"	32.02'	N79°26'02"E	32.01'
C32	300.00'	13°27'46"	70.49'	S83°43'07"W	70.33'
C33	325.00'	13°27'46"	76.36'	S83°43'07"W	76.19'
C34	275.00'	13°27'46"	64.62'	S83°43'07"W	64.47'
C35	275.00'	11°03'58"	53.11'	S82°31'13"W	53.03'



KEY MAP
1" = 300'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE

RISING SUN ESTATES SUBDIVISION NO. 1
(BK 122 OF PLATS, PGS 19287-19296, ACR)



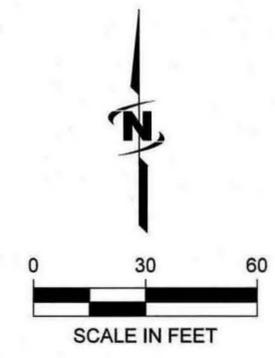
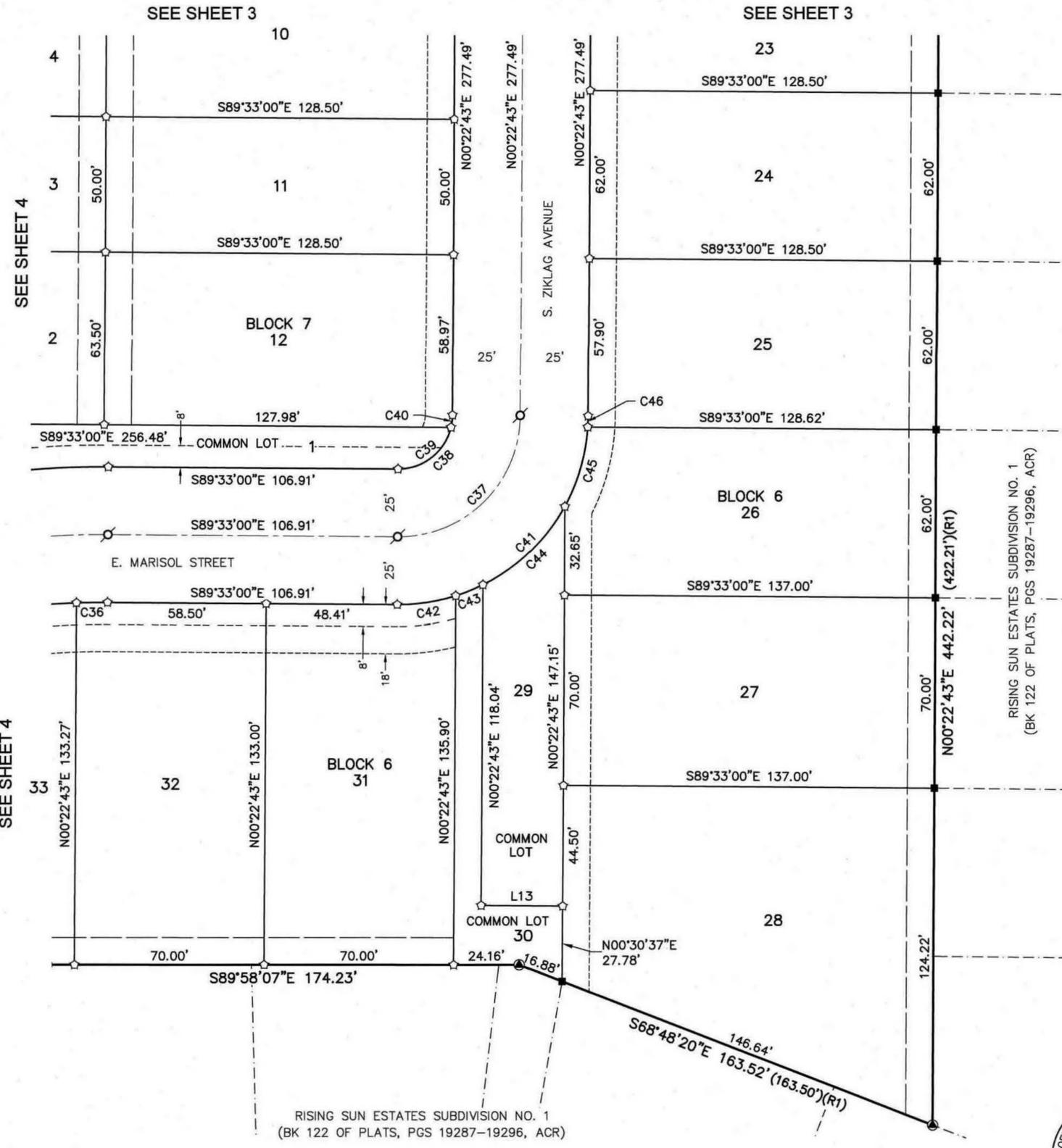
Timothy Harrigan
9/28/2022



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PLAT OF RISING SUN SUBDIVISION NO. 3

BOOK _____ OF PLATS, PAGE _____



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L13	S89°33'00"E	30.00'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C36	275.00'	2°23'48"	11.50'	S89°15'06"W	11.50'
C37	45.00'	90°04'17"	70.74'	N45°24'51"E	63.68'
C38	20.00'	90°04'17"	31.44'	N45°24'51"E	28.30'
C39	20.00'	76°58'04"	26.87'	N51°57'58"E	24.89'
C40	20.00'	13°06'13"	4.57'	N06°55'50"E	4.56'
C41	70.00'	90°04'17"	110.04'	N45°24'51"E	99.06'
C42	70.00'	17°57'31"	21.94'	N81°28'15"E	21.85'
C43	70.00'	8°51'24"	10.82'	N68°03'48"E	10.81'
C44	70.00'	34°43'37"	42.43'	N46°16'17"E	41.78'
C45	70.00'	25°10'27"	30.76'	N16°19'16"E	30.51'
C46	70.00'	3°21'20"	4.10'	N02°03'23"E	4.10'



KEY MAP
1" = 300'

SEE SHEET 1 FOR LEGEND.
SEE SHEET 6 FOR NOTES,
EASEMENT NOTES, REFERENCES,
AND SURVEYOR'S NARRATIVE



Timothy Harrigan
9/20/2022



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PLAT OF
RIISING SUN SUBDIVISION NO. 3

BOOK _____ OF PLATS, PAGE _____

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. LOTS 1, 2, AND 3 OF BLOCK 5, LOTS 1, 7, 19, 20, 29, AND 30 OF BLOCK 6, AND LOTS 1 AND 7 OF BLOCK 7 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE INDIAN CREEK RANCH HOMEOWNERS' ASSOCIATION, INC. THE OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
3. LOT 2 OF BLOCK 5 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 1, 4, AND 5 OF BLOCK 5. LOT 7 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 8, 9, AND 10 OF BLOCK 6. LOT 19 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 15, 16, 17, AND 18 OF BLOCK 6. LOT 29 OF BLOCK 6 IS A COMMON DRIVEWAY LOT FOR LOT ACCESS TO LOTS 26, 27, AND 28 OF BLOCK 6. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIAN CREEK RANCH HOMEOWNERS' ASSOCIATION, INC.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
9. MAINTENANCE OF ANY IRRIGATION, DRAIN PIPE, OR DITCH WHICH CROSSES ANY LOT SHOWN HEREON IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE ENTITY OR DISTRICT.
10. THE INDIAN CREEK RANCH HOMEOWNERS' ASSOCIATION, INC. (ICRHOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH ICRHOA COMMON LOT THAT RECEIVES MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE ICRHOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
11. THIS DEVELOPMENT IS SUBJECT TO ACHD TEMPORARY LICENSE AGREEMENT INSTRUMENT NO. 2022-_____, ORAC.
12. THIS DEVELOPMENT IS BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, TO BE RECORDED SUBSEQUENT TO THE PLAT, AND AS MAY BE AMENDED BY EXISTING OR FUTURE AMENDMENTS, RESTATEMENTS, AND/OR SUPPLEMENTS TO SAID DECLARATION.
13. DIRECT LOT ACCESS TO E. KUNA ROAD IS HEREBY PROHIBITED.

REFERENCE DOCUMENTS

SUBDIVISIONS: RISING SUN SUBDIVISION NO. 1 (BK 122 OF PLATS, PGS 19287-19296, ACR), RISING SUN SUBDIVISION NO. 2 (BK 123 OF PLATS, PGS 19482-19489, ACR), AVALON ORCHARD TRACTS (BK 4 OF PLATS, PG 189, ACR), AMENDED PLAT OF PART OF AVALON ORCHARD TRACTS (BK 6 OF PLATS, PG 254, ACR)
 SURVEYS: ROS NO. 10912, ROS NO. 10925
 DEEDS: INST. NO. 2020-147825, 2021-039873, ORAC
 EASEMENTS: 2017-013829, 2020-044292, 2021-154349, 2021-166476, ORAC

EASEMENT NOTES

1. LOTS 1, 2, AND 3 OF BLOCK 5, LOTS 1, 7, 19, 20, 29, AND 30 OF BLOCK 6, AND LOTS 1 AND 7 OF BLOCK 7 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. LOT 2 OF BLOCK 5, AND LOTS 7, 19, AND 29 OF BLOCK 6 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET PRIVATE ACCESS (INGRESS/EGRESS) EASEMENT OVER SAID LOTS.
3. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC AND PRIVATE UTILITIES, PRESSURIZED & GRAVITY IRRIGATION, IRRIGATION WASTE DITCHES, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
4. THE CITY OF KUNA IRRIGATION EASEMENTS SHOWN HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF CITY OF KUNA IRRIGATION PIPES AND APPURTENANCES.
5. PORTIONS OF LOTS 1-4 OF BLOCK 6, AND LOT 7 OF BLOCK 7, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
6. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE ARCS THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
7. SEE INSTRUMENT NO. 2022-_____, ORAC FOR EXISTING PERMANENT ACHD SIDEWALK EASEMENT.
8. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
9. ALL FRONT LOT LINES HAVE A 10-FOOT WIDE UTILITY EASEMENT AS SHOWN, UNLESS OTHERWISE SHOWN OR NOTED. ALL REAR LOT LINES HAVE A 10-FOOT WIDE IRRIGATION EASEMENT, AND ALL SIDE LOT LINES HAVE A 5-FOOT WIDE UTILITY EASEMENT AND IRRIGATION EASEMENT AS SHOWN, UNLESS OTHERWISE SHOWN OR NOTED.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS FOR ALIQUOT LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING CORNERS OF RISING SUN SUBDIVISION NO. 1, RISING SUN SUBDIVISION NO. 2, AND FOUND PER RECORD OF SURVEY NO. 10925 (REPRESENTING CORNERS OF AVALON ORCHARDS TRACT AND AMENDED AVALON ORCHARDS TRACT).



9/23/2022



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PLAT OF
RISEING SUN SUBDIVISION NO. 3

BOOK _____ OF PLATS, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT M3 ID RISING SUN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS RISING SUN SUBDIVISION NO. 3 AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A REPLAT OF LOTS 2 AND 4 OF THE NE QUARTER OF THE NW QUARTER OF SECTION 30 OF AVALON ORCHARD TRACTS, AND OF A PORTION OF LOTS 5 AND 8 OF BLOCK 5 AND A PORTION OF LOT 1 OF BLOCK 6 OF AMENDED AVALON ORCHARD TRACTS, BEING TRACTS OF LAND SITUATE IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 30, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°33'00" EAST, A DISTANCE OF 2,542.44 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30, AND
2. REVERSING COURSE, NORTH 89°33'00" WEST, A DISTANCE OF 662.15 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°22'43" WEST, A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF THE PLAT OF RISING SUN SUBDIVISION NO. 2, RECORDED IN BOOK 123 OF PLATS, AT PAGES 19482 THROUGH 19489, ADA COUNTY RECORDS, SAID PLAT BEING HEREINAFTER REFERRED TO AS 'RISING SUN 2', SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF E. KUNA ROAD AS SHOWN ON RECORD OF SURVEY NO. 10925, ADA COUNTY RECORDS, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 89°33'00" WEST, A DISTANCE OF 642.04 FEET TO THE NORTHWEST CORNER OF BLOCK 5 OF THE AMENDED PLAT OF AVALON ORCHARD TRACTS RECORDED IN BOOK 6 OF PLAT BOOKS, AT PAGE 254, ADA COUNTY RECORDS, AS SAID BLOCK IS SHOWN ON SAID RECORD OF SURVEY NO. 10925,
2. CONTINUING NORTH 89°33'00" WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEASTERLY CORNER OF BLOCK 6 OF SAID AMENDED PLAT OF AVALON ORCHARD TRACTS, AS SAID BLOCK IS SHOWN ON SAID RECORD OF SURVEY NO. 10925, AND
3. CONTINUING NORTH 89°33'00" WEST, A DISTANCE OF 154.56 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF THE TRACT OF LAND SHOWN AS "TAX PARCEL NO. R0615250525" ON SAID RECORD OF SURVEY NO. 10925;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00°54'07" WEST, COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 294.15 FEET TO A POINT ON THE NORTHERLY LINE OF THE PLAT OF RISING SUN SUBDIVISION NO. 1, RECORDED IN BOOK 122 OF PLATS, AT PAGES 19287 THROUGH 19296, ADA COUNTY RECORDS, SAID PLAT BEING HEREINAFTER REFERRED TO AS 'RISING SUN 1'; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID RISING SUN 1, THE FOLLOWING FOUR (4) CONSECUTIVE COURSES AND DISTANCES:

1. NORTH 81°53'53" EAST, A DISTANCE OF 24.05 FEET TO A 5/8-INCH REBAR,
2. NORTH 67°54'04" EAST, A DISTANCE OF 53.20 FEET TO A 5/8-INCH REBAR,
3. NORTH 52°46'18" EAST, A DISTANCE OF 63.95 FEET TO A 5/8-INCH REBAR, AND
4. NORTH 49°50'12" EAST, A DISTANCE OF 44.27 FEET TO A 5/8-INCH REBAR MARKING A POINT ON THE EASTERLY LINE OF THE AFORESAID BLOCK 6;

THENCE LEAVING THE NORTHERLY LINE OF SAID RISING SUN 1, SOUTH 89°37'17" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID BLOCK 5; THENCE SOUTH 00°22'43" WEST, COINCIDENT WITH THE WESTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 373.24 FEET TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED CONVEYING PUBLIC RIGHT-OF-WAY RECORDED AS INSTRUMENT NO. 2021-152919, OFFICIAL RECORDS OF ADA COUNTY; THENCE LEAVING THE WESTERLY LINE OF SAID BLOCK 5, NORTH 89°37'17" WEST, COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT OF LAND, A DISTANCE OF 31.00 FEET TO A 5/8-INCH REBAR MARKING THE NORTHEASTERLY CORNER OF LOT 1 OF BLOCK 2 OF SAID RISING SUN 1; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°22'43" WEST, COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 132.10 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN THE NORTHERLY LINE OF BLOCK 2 OF SAID RISING SUN 1; THENCE COINCIDENT WITH THE NORTHERLY LINE OF BLOCK 2, THE FOLLOWING SIX (6) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 74°48'41" EAST, A DISTANCE OF 31.91 FEET TO A 5/8-INCH REBAR,
2. SOUTH 79°47'54" EAST, A DISTANCE OF 144.30 FEET TO A 5/8-INCH REBAR,
3. SOUTH 89°37'17" EAST, A DISTANCE OF 80.37 FEET TO A 5/8-INCH REBAR,
4. NORTH 73°20'48" EAST, A DISTANCE OF 96.83 FEET TO A 5/8-INCH REBAR,
5. SOUTH 89°58'07" EAST, A DISTANCE OF 174.23 FEET TO A 5/8-INCH REBAR, AND
6. SOUTH 68°48'20" EAST, A DISTANCE OF 163.52 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN THE BOUNDARY LINE OF SAID RISING SUN 1, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID BLOCK 2;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 00°22'43" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 442.22 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID RISING SUN 2; THENCE LEAVING THE BOUNDARY OF RISING SUN 1, NORTH 00°22'43" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID RISING SUN 2, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.93 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF OWNERS
(CONTINUED)**

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA, AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE-KUNA IRRIGATION DISTRICT VIA THE CITY OF KUNA, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BOISE-KUNA IRRIGATION DISTRICT VIA THE CITY OF KUNA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

M3 ID RISING SUN, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: M3 BUILDERS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: THE M3 COMPANIES, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: AW
WILLIAM I. BROWNLEE, MANAGER

ACKNOWLEDGMENT

STATE OF Idaho }
COUNTY OF Ada } ss.

ON THIS 19th DAY OF September, IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Idaho, PERSONALLY APPEARED WILLIAM I. BROWNLEE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE M3 COMPANIES, LLC, THE LLC THAT IS THE SOLE MEMBER OF M3 BUILDERS, LLC, THE LLC THAT IS THE MANAGER OF M3 ID RISING SUN, LLC, THE LLC THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT M3 ID RISING SUN, LLC EXECUTED THE SAME.

Jenna Nelson-Hendren
NOTARY PUBLIC FOR Idaho
MY COMMISSION NO. 49495
MY COMMISSION EXPIRES 3-15-2025



ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

PRESIDENT - ADA COUNTY HIGHWAY DISTRICT
TRUSTEE OF EXISTING PUBLIC RIGHT-OF-WAY

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss.

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID DISTRICT AND ACKNOWLEDGED TO ME THAT ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME..

NOTARY PUBLIC FOR _____
MY COMMISSION NO. _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF RISING SUN SUBDIVISION NO. 3 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

TH 9/19/2022
TIMOTHY HARRIGAN SLS 17665 DATE



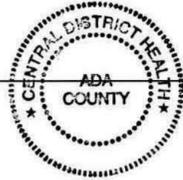
PLAT OF
RISEING SUN SUBDIVISION NO. 3

PLAT BOOK _____ PAGE _____

APPROVAL OF CENTRAL DISTRICT HEALTH

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

Lois Bealy REHS
CENTRAL DISTRICT HEALTH



8-17-2022
DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, ON THIS DAY

_____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF KUNA, IDAHO.

CITY CLERK

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

CERTIFICATE OF COUNTY TREASURER

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

ADA COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS. INSTRUMENT NO. 20____-_____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF J-U-B ENGINEERS, INC.

AT _____ MINUTES PAST _____ O'CLOCK __M.,

THIS _____ DAY OF _____, 20____, IN MY OFFICE, AND WAS RECORDED IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____.

FEE: \$ _____

DEPUTY

EX-OFFICIO RECORDER



Timothy Harrigan
6/9/2022



J-U-B ENGINEERS, INC.

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752

8	Subdivision Name Reservation			X
9	Vicinity Map			X
10	Preliminary Plat			X
11	Landscape Plan			X
12	Colored Landscape Plan			X
13	City Park Legal Description			X
14	City Park (East) Conceptual Plan			X
15	City Park (West) Conceptual Plan			X
16	Request for Agency Comment			X
17	City Engineer Letter			X
18	Ada County Highway District Letter			X
19	Boise Project Board of Control Letter			X
20	Central District Health Department Letter			X
21	Department of Environmental Quality Letter			X
22	450 ft Legal Notification			X
23	Kuna Melba News Legal Notification			X
24	Proof of Property Posting			X
25	Planning and Zoning Commission Meeting Minutes – October 13, 2020			X
26	Applicant Power Point Presentation			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The Council heard this on December 1, 2020. The FCO's have been requested to go to the Council December 15, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 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 Tate, M3 Companies, LLC

1.3.1.3 Neighboring Property Owners appearing neutral:
None.

1.3.1.4 Neighboring Property Owners appearing in opposition:
None.

1.3.1.5 Neighboring Property Owners appearing in support:
None.

1.3.2 Those who testified at the Council’s December 1, 2020 hearing are as follows, to-wit:

1.3.2.1 City Staff:
Jace Hellman, Interim Planning and Zoning Director

1.3.2.2 Appearing for the Applicant:
Mark Tate, M3 Companies, LLC

1.3.2.3 Neighboring Property Owners appearing neutral:
None.

1.3.2.4 Neighboring Property Owners appearing in opposition:
None.

1.3.2.5 Neighboring Property Owners appearing in support:
None.

1.3.3 No other witnesses appeared at the hearing on December 1, 2020, and the hearing was then closed for the receipt of evidence and testimony.

**II
DECISION**

WHEREUPON THE CITY COUNCIL 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 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 December 1, 2020 hearing on the annexation and preliminary plat for Rising Sun Commons Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	November 11, 2020

3.1.2.2 Notice for the December 1, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the November 10, 2020 to all known and affected property owners within four hundred-fifty (450) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 1, 2020 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed annexation is comprised of multiple parcels totaling approximately 97 acres. The parcels include the following:

Property Owner	Parcel Size – Approx.	Current Zone	Parcel Number
Debra Young	1.06 acres	RUT- Rural Urban Transition	R0615250525
Debra Young	9.34 acres	M2 – General Industrial	R0615250700

3.2.2 All private landowners have consented to annexation.

3.2.3 The parcels are located along Kuna Road, near the intersection of Kuna Road and Stroebel Road and future extensions of Ardell Road and Stroebel Road, within Section 30, Township 2 North, Range 1 East.

3.2.4 All parcels are currently in Ada County and have county zoning district classifications of Rural Urban Transition (RUT) and General Industrial (M2).

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

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

- 3.2.6 The parcels are contiguous to Kuna City boundaries on the Southern and Eastern sides, and the parcels have historically been used for single family and agricultural purposes.
- 3.2.7 There is currently one (1) residence and several outbuildings spread throughout the parcels. Otherwise, the land is agricultural in nature.
- 3.2.8 The parcels have an estimated slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the development area.
- 3.2.9 This proposal, with the inclusion of public park, generally complies with the Kuna Comprehensive Plan. The proposed zoning district is R-6 (Medium Density Residential). The Comprehensive Plan Map designates the properties as Mixed Use

3.3 Findings Regarding Preliminary Plat Application

- 3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.
- 3.3.2 The proposal was for a multi-phased, Subdivision that would include 43 single-family dwelling units.
- 3.3.3 The applicant a zoning district classification of R-6 (Medium Density Residential).
- 3.3.4 Applicant requested to divide 11.74 acres into 43 single-family lots and 10 common lots.
- 3.3.5 The Orchard Lift Station has sufficient capacity to service Rising Sun Commons Subdivision.
- 3.3.6 The Comprehensive Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space.

3.4 Testimony of the City Planner

- 3.4.1 **Conclusions:** The City Planner, in a memo to the council dated December 1, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:
 - 3.4.1.1 Applicant proposes to annex approx. 11.74 acres into the City of Kuna with an R-6 zone and to create a subdivision with the same 11.74 ac. known as *Rising Sun Commons* Subdivision. The site is adjacent to Kuna City limits and is currently zoned M2 (Ada County Industrial), applicant seeks a Medium Density Residential [MDR] zone. As these

lands touch current City limits, they are eligible for annexation into Kuna, should the Council reach that decision.

- 3.4.1.2** The City of Kuna Future Land Use Map and the Comprehensive Plan for Kuna identifies this parcel as Mixed-Uses. The applicant proposes the R-6 zone which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 3.66 gross DUA and 1.24 acres (10.7%) of usable open space in addition to the trail along Indian Creek and expanded open space (Rising Sun Estates - 2017). The developer has stated that this subdivision will be an extension of the Rising Sun Estates (RSE Sub) development. The applicant has formally committed to expanding the trail and open space whereby reducing the overall density in RSE Sub. The applicant will be improving the open space in accordance to the Kuna Parks and Recreation Department's standards and in the end will dedicate a completed park to the City as a public amenity. With the commitment for expanding an approved public amenity (open space and trail), coupled with making Rising Sun Commons an extension of RSE Sub, staff views this proposal to generally comply with the Future Land Use Map and Comprehensive Plan. Applicant proposes 43 home lots and 10 common lot (53 total).
- 3.4.1.3** Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide utility stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub and external streets that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31st lot threshold for permanent secondary access. Staff recommends that all streets (including Kuna Road Frontage) be improved, widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths. Staff recommends the applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
- 3.4.1.4** The landscape plans appear to be in substantial compliance with KCC 5-17. In the event that during phase development there is a valid reason to relocate trees and shrubs, staff recommends that the applicant be conditioned to relocate the affected items to another location rather than removal from the project. Acceptable reasons for relocating landscaping includes ACHD drainage and vision triangles at intersections. It is the *responsibility of the developer* to ensure that wire baskets, twine and other forms of non-biodegradable items are removed from trees and shrubs appropriately. Applicant is hereby notified that this project is

subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

3.4.1.5 Staff has reviewed the proposed preliminary plat and annexation for technical compliance, and finds the annexation request and preliminary plat comply with Title 5 and Title 6 of Kuna City Code; Idaho Code Title 50 Chapter 2 and Title 67 Chapter 65; and the Kuna Comprehensive Plan. On October 13, 2020, the Planning and Zoning Commission voted 4-0-1 (one vacant seat) to approve case no 20-08-DR (Design Review) and recommend approval of 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) to City Council. Staff would recommend that if the City Council approves case nos. 20-02-AN and 20-04-S, the applicant be subject to the conditions of approval listed in section "J" of this report, as well as any additional conditions request by City Council.

3.4.2 Staff Recommendations: As a result of the review, the City Interim Planning and Zoning Director, Jace Hellman, recommended that if the City Council approves case nos. 20-02-AN and 20-04-S, the applicant be subject to the following conditions of approval:

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

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

3.4.2.1.2 The City Engineer shall approve drainage and grading plans.

3.4.2.1.3 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".

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

- 3.4.2.1.5 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
- 3.4.2.1.6 The Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.7 No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
- 3.4.2.1.8 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
- 3.4.2.2 Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3.4.2.3 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.
- 3.4.2.4 Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
- 3.4.2.5 Parking within the site shall comply with KCC 5-9-3.
- 3.4.2.6 Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
- 3.4.2.7 A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval*
- 3.4.2.8 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
- 3.4.2.9 Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the

irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.

- 3.4.2.10 Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
- 3.4.2.11 Applicant shall improve and widen Kuna Road with curb, gutter and sidewalk at the appropriate width.
- 3.4.2.12 The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and Council, or seek amending them through the public hearing process.
- 3.4.2.13 The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.4.2.14 The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.4.2.15 Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
- 3.4.2.16 All streets shall be improved and dedicated as public roads.
- 3.4.2.17 Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
- 3.4.2.18 Applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
- 3.4.2.19 Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
- 3.4.2.20 Compliance with all local, state and federal laws is required.

3.5 Other Testimony

- 3.5.1 10/13/2020 Public Hearing – Mark Tate, M3 Companies, testified about the specifics of the development; Located adjacent to previously approved Rising Sun Estates Preliminary Plat; A new City Park with creek put in is proposed with this

development; discussed the entire vision for both projects, including connectivity and lot configuration.

- 3.5.2** 12/1/2020 Public Hearing – Mark Tate, M3 Companies, presented a Power Point presentation to the City Council; discussed the specifics of development. The properties location as it relates to Indian Creek and its inclusion in the previously approved Rising Sun Estates preliminary plat. The applicant then discussed the proposed public park amenities along Indian Creek and requested that condition 18, which stated “Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 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 city council to hear this matter as provided in Idaho Code §§ 50-222, 67-6513, & 67-6615, and Kuna City Code § 6-2-3 (F).
- 4.3** The Kuna City Council has the exclusive general supervisory authority over all plat approvals and certification under their jurisdiction as provided in Idaho Code § 50-1308.
- 4.4** The Kuna City Council cannot exercise extraterritorial jurisdiction and give final approval on land use applications for lands outside of the Kuna City boundaries unless said lands are first annexed into the city boundaries. *See Casteneda v. Brighton Corp.*, 130 Idaho 923 (1997); *see also* Article XII, § 2, of the Idaho Constitution.
- 4.5** “Annexation” is legislative act of city government accomplished by enactment of ordinance. I.C. § 50-222; *Crane Creek Country Club v. City of Boise*, 1990, 121 Idaho 485 (1990) (on rehearing).
- 4.6** Annexation ordinances are not creatures of Local Planning Act, I.C. § 67-6501 et seq.; rather, annexation authority flows from statute antedating Local Planning Act which broadly authorizes a city to annex adjacent territory and by ordinance to declare the annexed area part of city. I.C. § 50-222; *Coeur D'Alene Indus. Park Property Owners Ass'n, Inc. v. City of Coeur D'Alene*, 108 Idaho 843 (1985).

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION**

- 5.1 The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. § 50-222.
- 5.2 I.C. § 50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.
- 5.3 The proposed annexation is a Category A annexation as described in I.C. § 50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed annexation.
- 5.4 The annexation, proposed by the Annexation Application in Case No. 20-02-AN, is able to connect to City sewer facilities, as the Orchard Lift Station has sufficient capacity.

**VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT**

- 6.1 The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to I.C. § 50-13 & 67-65.
- 6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

**VII
ORDER OF APPROVAL OF APPLICATIONS FOR ANNEXATION AND
PRELIMINARY PLAT**

The Kuna City Council, having review 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 annexation application (Case No. 20-02-AN) is approved.

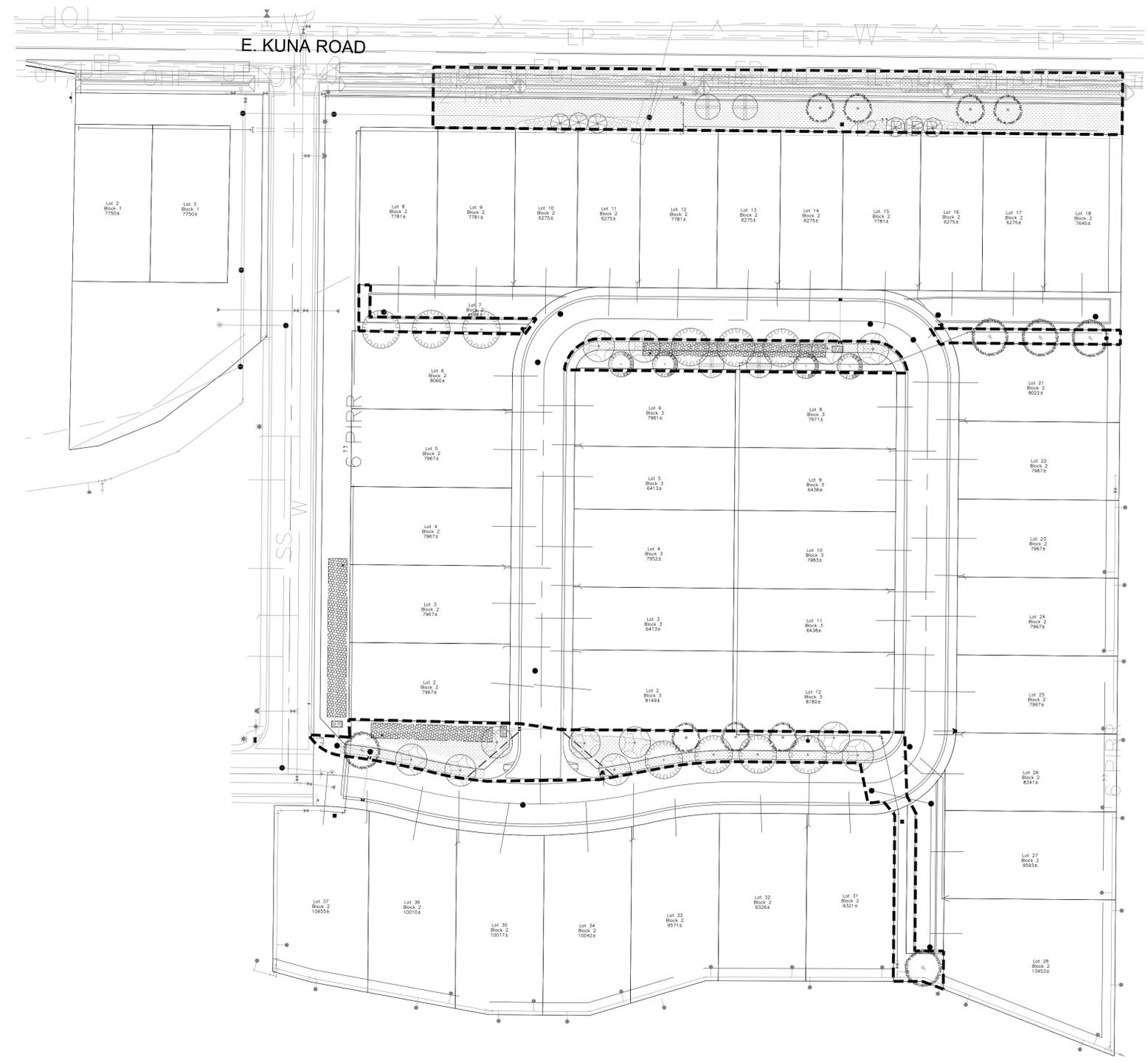
7.2 That the Preliminary Plat application (Case No. 20-04-S) is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of December, 2020.

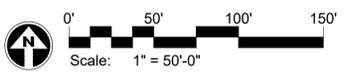


Joe Stear, Mayor

LANDSCAPE PLANS FOR RISING SUN COMMONS CITY OF KUNA, IDAHO 2020



OVERALL LANDSCAPE PLAN



APPROVED
KUNA PLANNING & ZONING DEPT

Ensure trees are planted at
least 10 feet from all PI
valves and underground
facilities

DEVELOPER

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

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
250 S. Beechwood Ave. Suite 201
Boise, ID 83709-0944
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

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

GREEDY PICKETT
landscape architecture community design
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
480.609.0009 480.609.0068



RISING SUN
SUBDIVISION NO. 3
Landscape Construction Documents
KUNA, IDAHO

revisions:
project #: MTC089
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06-09-2021
drawing: Overall Landscape Plan

SHEET INDEX

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Planting Plans	L3.1-L3.4
Planting Details	L7.1
Planting Specifications	L8.1

sheet #
L0.0
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PLANTING GENERAL NOTES:

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

GRADING GENERAL NOTES:

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

HARDSCAPE GENERAL NOTES:

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

MATERIAL SCHEDULE:

KEY	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
1.1	EDGING				SEE DETAIL 1.6/ SHEET L7.1
	LIMIT OF TURF				
3.1	PLANTING AREA	CONTRACTOR			
		CONTRACTOR	BARK MULCH	COLOR: PREMIUM BLEND	
3.2	TURF AREA	CONTRACTOR			
		CONTRACTOR	SCODED FESCUE		
5.1	NEIGHBORHOOD SIDEWALK				
	N.I.C.	CONTRACTOR			PER JUB ENGINEER PLANS

LANDSCAPE CALCULATIONS:

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. KUNA ROAD	20'	785/100'	8 Ornamental Trees* (Class I trees only due to OHP) 6 Evergreen Trees 160 Shrubs	14 Ornamental Trees 6 Evergreen Trees 160 Shrubs

NOTES:
*CLASS I TREES PROVIDED DUE TO OVERHEAD POWER LINES (OHP)
THERE ARE NO EXISTING TREES ON SITE.

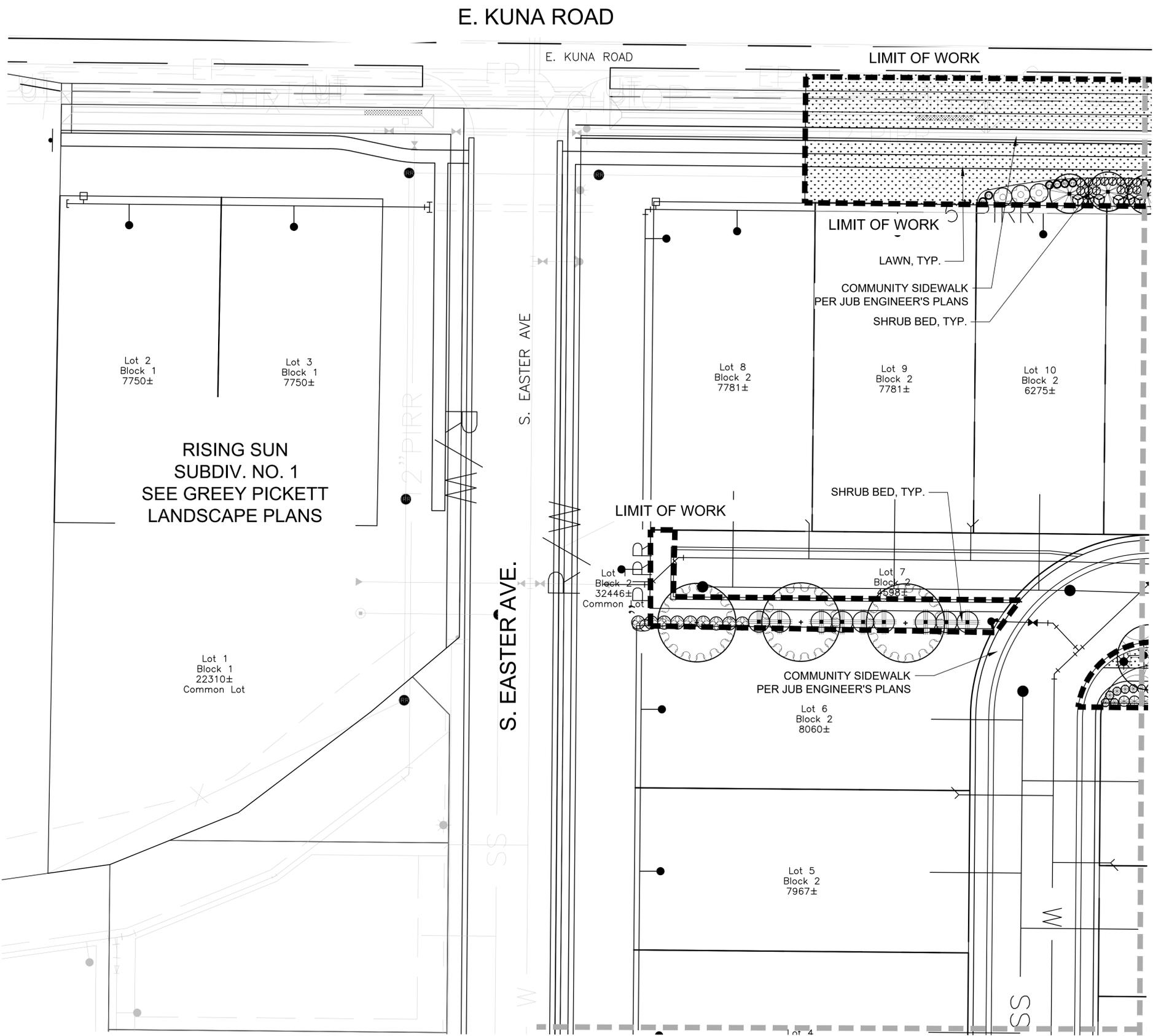
GENERAL NOTES:

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



RISING SUN
SUBDIVISION NO. 3
 Landscape Construction Documents
 KUNA, IDAHO

revisions:
 project #: MTC089
 scale: NTS
 issued for: REVIEW
 drawn by: TEAM
 date: 06-09-2021
 drawing: General Notes



Lot 2 Block 1 7750±
 Lot 3 Block 1 7750±
 Lot 1 Block 1 22310± Common Lot
 Lot 8 Block 2 7781±
 Lot 9 Block 2 7781±
 Lot 10 Block 2 6275±
 Lot 7 Block 2 7595±
 Lot 6 Block 2 8060±
 Lot 5 Block 2 7967±
 Lot 4 Block 2 32446± Common Lot

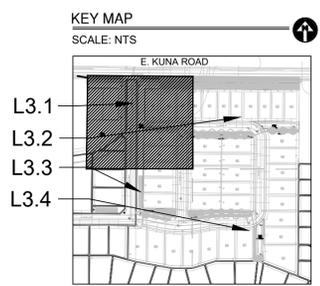
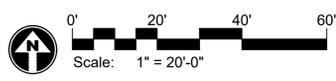
PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	15	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' B&B	16	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2' B&B	20	Standard
Class II Trees				
	<i>Acer truncatum</i> x 'Pacific Sunset' Pacific Sunset Maple	2' B&B	10	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2' B&B	13	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2' B&B	12	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' Ht. B&B	6	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	<i>Carvopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	209	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	18	
	<i>Juniperus chinensis</i> 'Monlep' Mini Julep Juniper	5 Gal.	4	
	<i>Photinia x fraseri</i> Photinia Fraseri	5 Gal.	81	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	73	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine	5 gal.	82	
	<i>Prunus x cistena</i> Cistena Plum	5 gal.	12	
	<i>Rosa</i> x 'Noare' Flower Carpet™ Red Rose	5 Gal.	219	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostratum Germander	5 gal.	118	
INERTS				
	BARK MULCH, PREMIUM BLEND			
MASS PLANTING				
	SODDED FESCUE			

MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.3

PLANTING PLAN - L3.1



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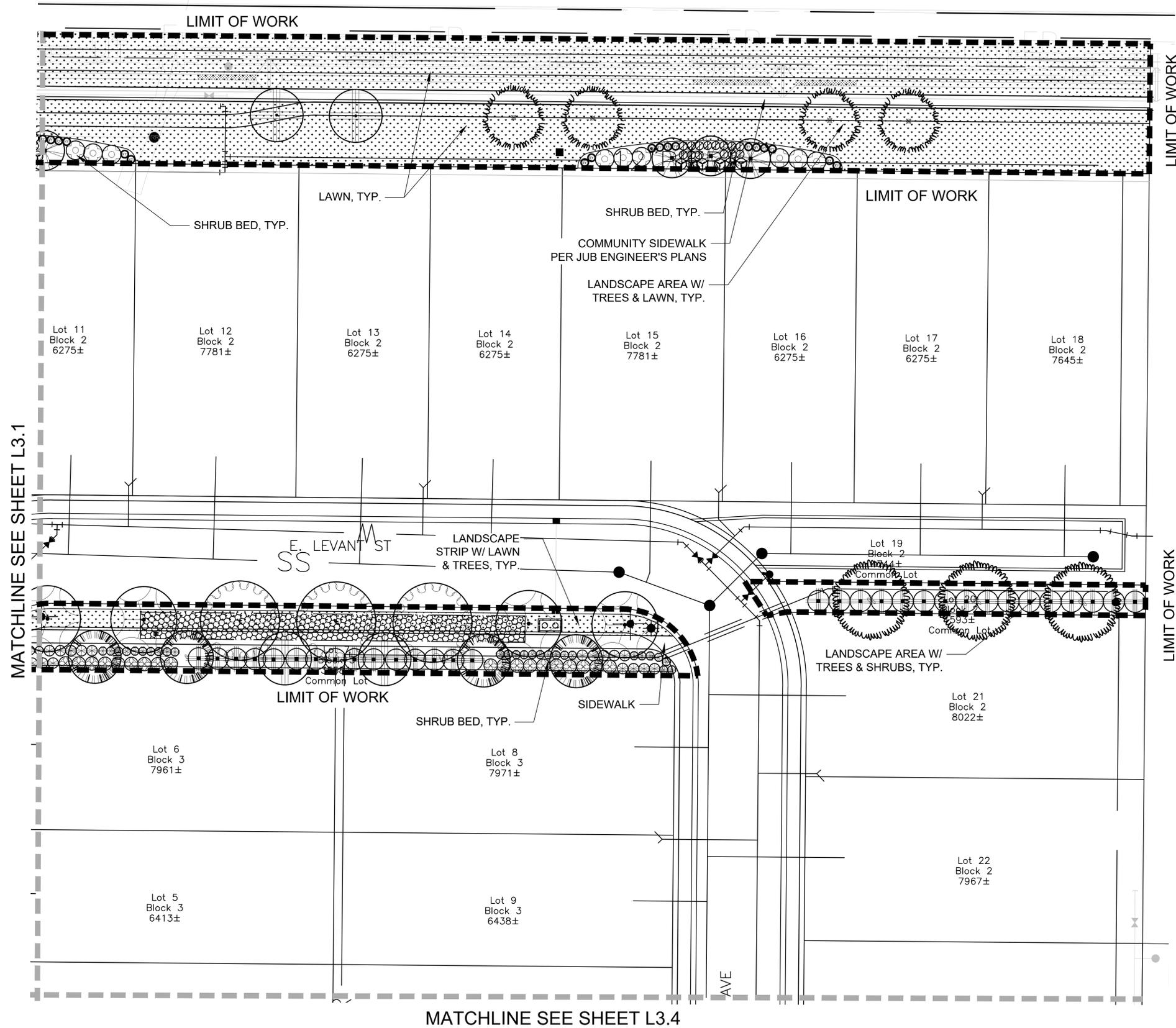


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E. KUNA ROAD



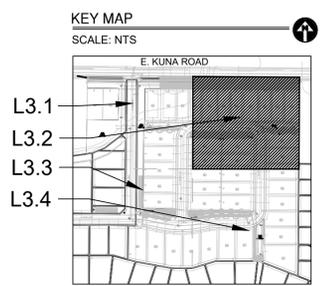
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Sym.	Plant Name	Size	Qty.	Rem
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	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2' B&B	20	Stand
Class II Trees				
	<i>Acer truncatum</i> x 'Pacific Sunset' Pacific Sunset Maple	2' B&B	10	Stand
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2' B&B	13	Stand
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2' B&B	12	Stand
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' Ht. B&B	6	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	<i>Carvopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	209	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	18	
	<i>Juniperus chinensis</i> 'Monlep' Mini Julep Juniper	5 Gal.	4	
	<i>Photinia x fraseri</i> Photinia Fraseri	5 Gal.	81	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	73	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine	5 gal.	82	
	<i>Prunus x cistena</i> Cistena Plum	5 gal.	12	
	<i>Rosa</i> x 'Noare' Flower Carpet™ Red Rose	5 Gal.	219	
	<i>Rosa</i> x 'Noalesa' Flower Carpet™ Yellow Rose	5 Gal.	24	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostratum Germander	5 gal.	118	
INERTS				
Sym.	Description			
	BARK MULCH, PREMIUM BLEND			
MASS PLANTING				
Sym.	Description			
	SODDED FESCUE			

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RIISING SUN
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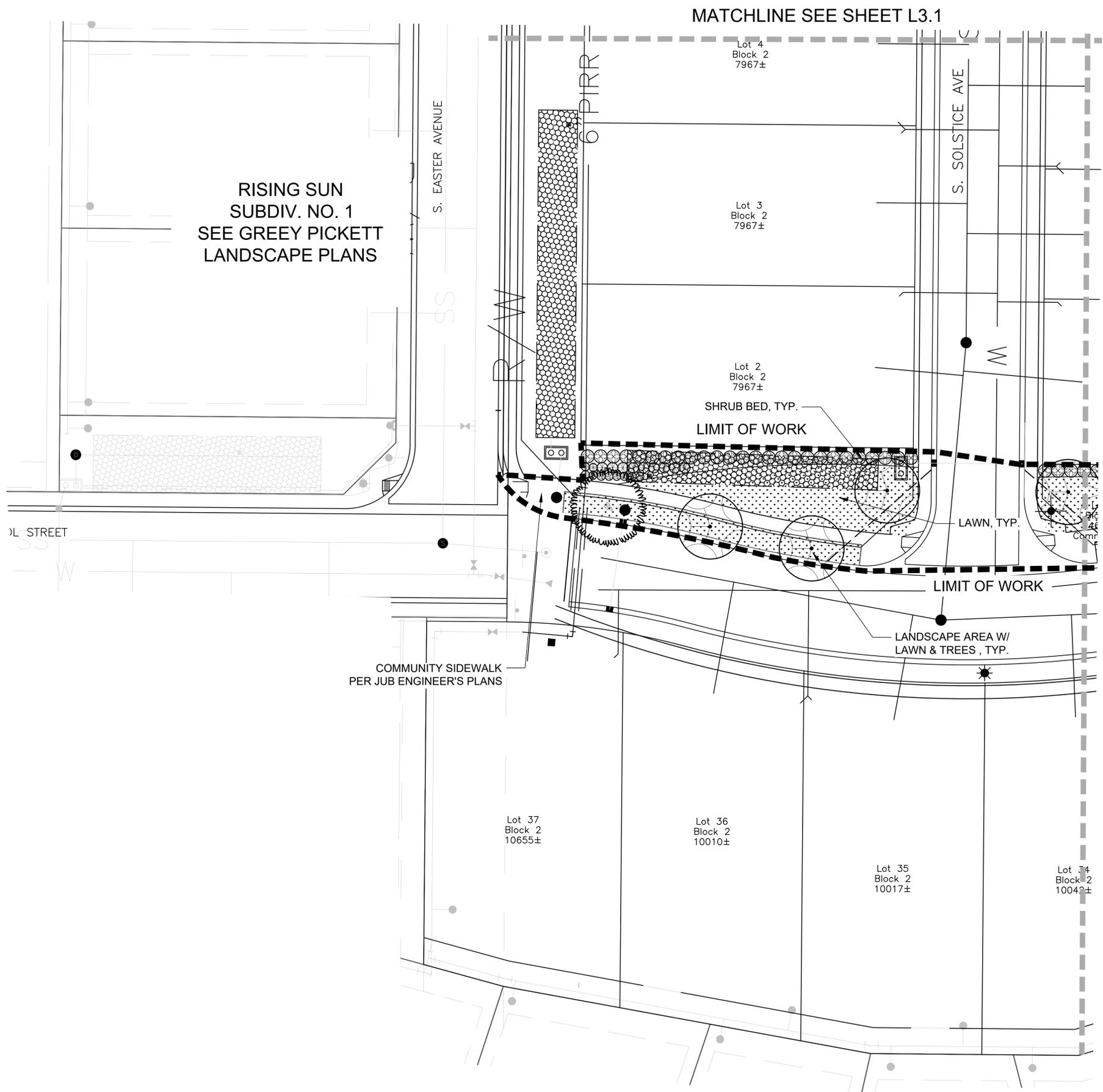
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 drawing: Planting Plan



PLANTING PLAN - L3.2



sheet #
L3.2
 05 of 09

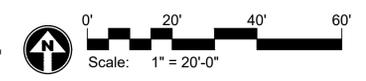


MATCHLINE SEE SHEET L3.1

MATCHLINE SEE SHEET L3.4

RISE SUN
SUBDIV. NO. 1
SEE GREY PICKETT
LANDSCAPE PLANS

PLANTING PLAN - L3.3



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	15	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' B&B	16	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2' B&B	20	Standard
Class II Trees				
	<i>Acer truncatum</i> x 'Pacific Sunset' Pacific Sunset Maple	2' B&B	10	Standard
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	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2' B&B	12	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8 HI. B&B	6	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	<i>Carvopteris</i> x <i>claudensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	209	
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	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	140	
Groundcovers				
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostratum Germander	5 gal.	118	
INERTS				
	BARK MULCH, PREMIUM BLEND			
MASS PLANTING				
	SODDED FESCUE			

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RISE SUN
SUBDIVISION NO. 3
Landscape Construction Documents
KUNA, IDAHO

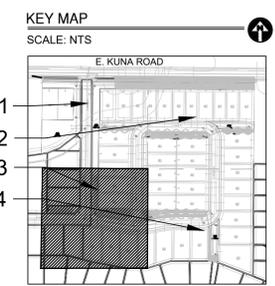
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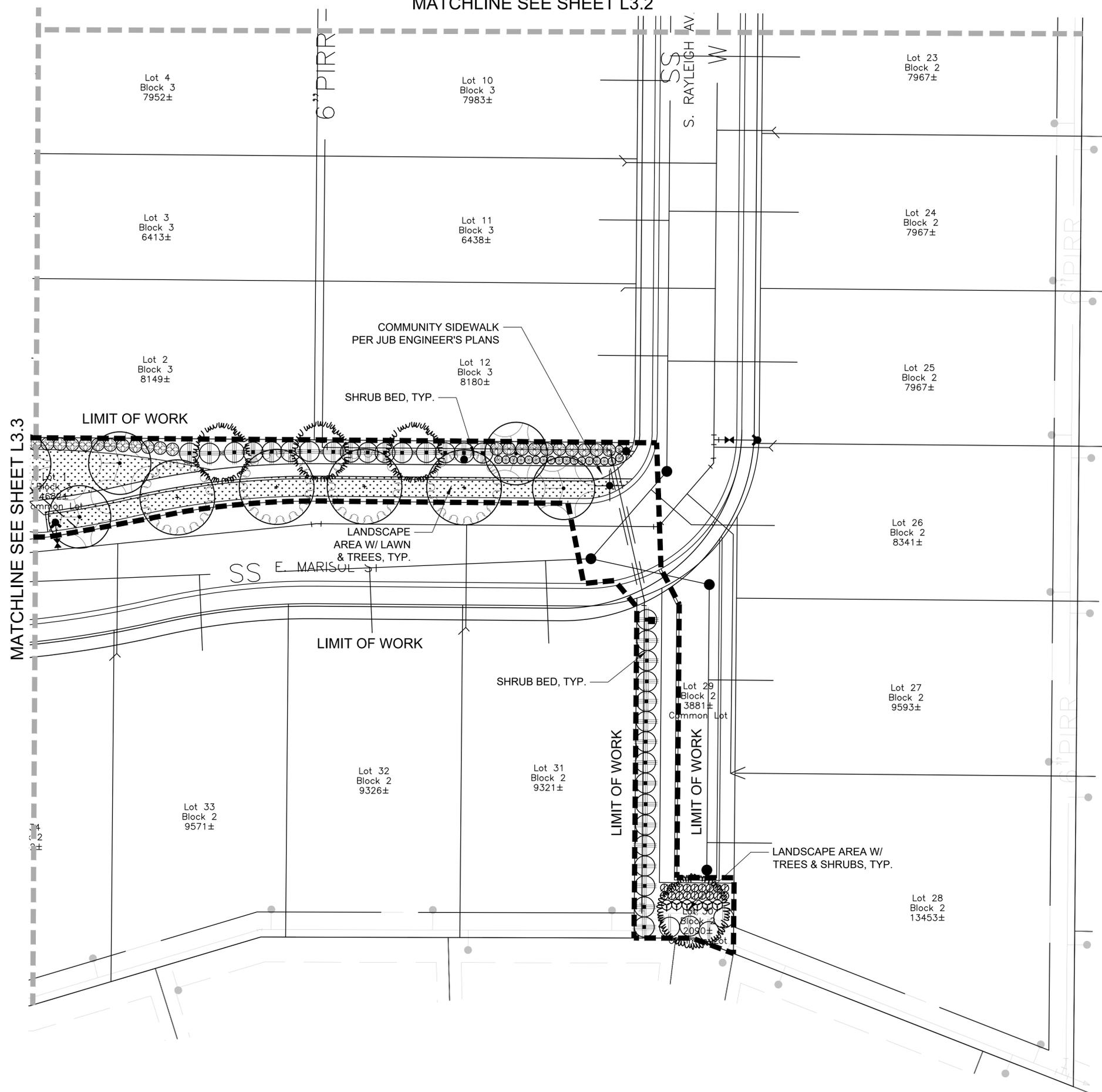
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scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 06-09-2021
drawing: Planting Plan

sheet #

L3.3
06 of 09



MATCHLINE SEE SHEET L3.2



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	Rem
Class I Trees				
	<i>Cercis canadensis</i> Eastern Redbud	2' B&B	15	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' B&B	16	Standard
	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2' B&B	20	Standard
Class II Trees				
	<i>Acer truncatum</i> x 'Pacific Sunset' Pacific Sunset Maple	2' B&B	10	Standard
	<i>Ginkgo biloba</i> 'Autumn Gold' Autumn Gold Ginkgo	2' B&B	13	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2' B&B	12	Standard
Conifer Trees				
	<i>Pinus flexilis</i> 'Vanderwolfs' Vanderwolfs Pine	8' Ht. B&B	6	
Shrubs				
	<i>Berberis thunbergii</i> 'Gentry' Royal Burgundy Barberry	5 gal.	18	
	<i>Carvopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	78	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.	209	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	18	
	<i>Juniperus chinensis</i> 'Monlep' Mini Julep Juniper	5 Gal.	4	
	<i>Photinia x fraseri</i> Photinia Fraseri	5 Gal.	81	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	5 gal.	73	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine	5 gal.	82	
	<i>Prunus x cistena</i> Cistena Plum	5 gal.	12	
	<i>Rosa</i> x 'Noare' Flower Carpet™ Red Rose	5 Gal.	219	
	<i>Rosa</i> x 'Noalesa' Flower Carpet Yellow Rose	5 Gal.	24	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spiraea	5 gal.	140	
Groundcovers				
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostratum Germander	5 gal.	118	
INERTS				
	BARK MULCH, PREMIUM BLEND			
MASS PLANTING				
	SODDED FESCUE			

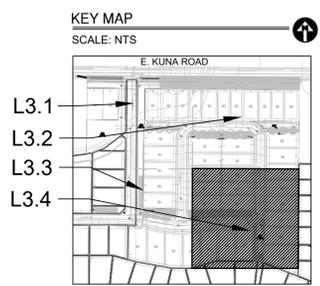
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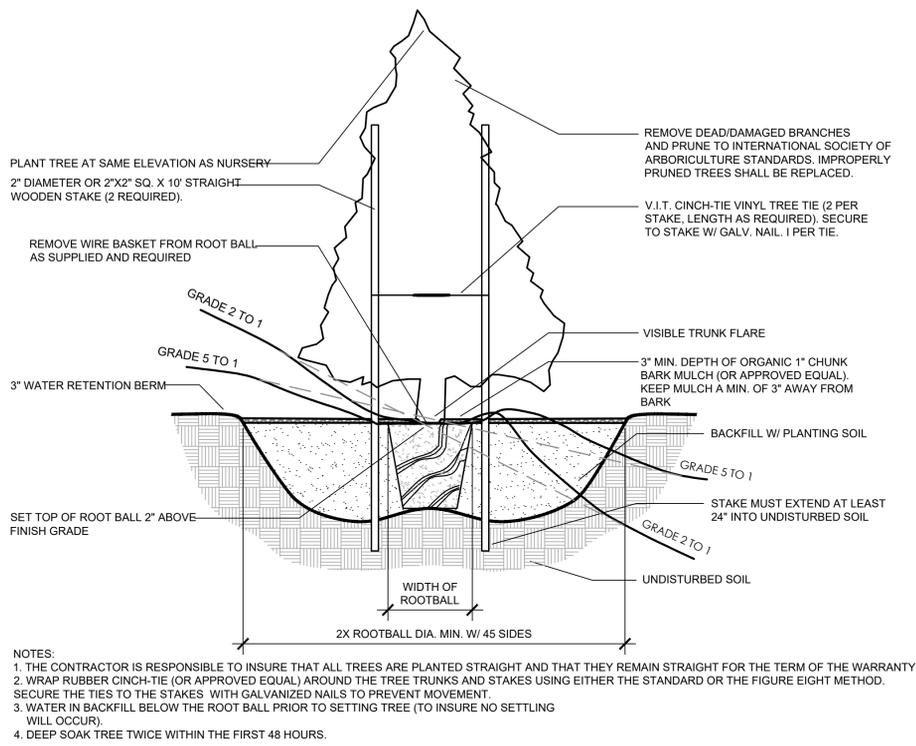
RISEING SUN
SUBDIVISION NO. 3
 Landscape Construction Documents
 KUNA, IDAHO

MATCHLINE SEE SHEET L3.3

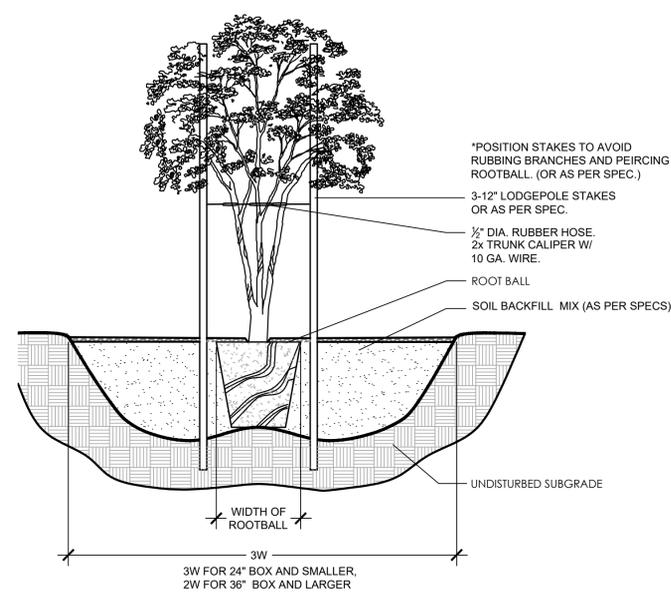
PLANTING PLAN - L3.4



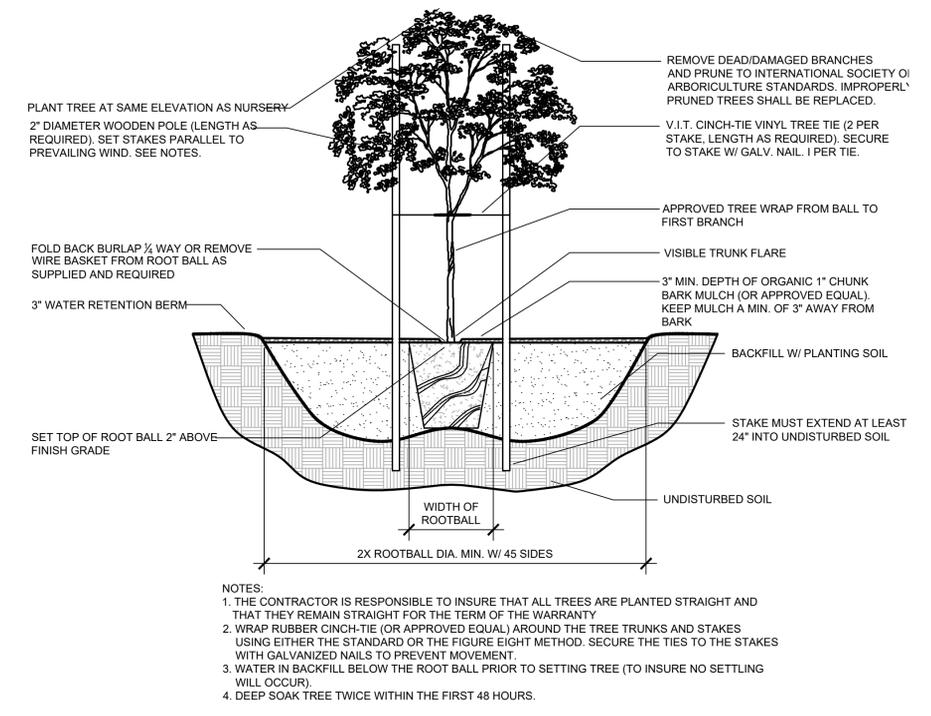
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 project #: MTC089
 scale: As Shown
 issued for: REVIEW
 drawn by: TEAM
 date: 06-09-2021
 drawing: Planting Plan
 sheet # **L3.4**
 07 of 09
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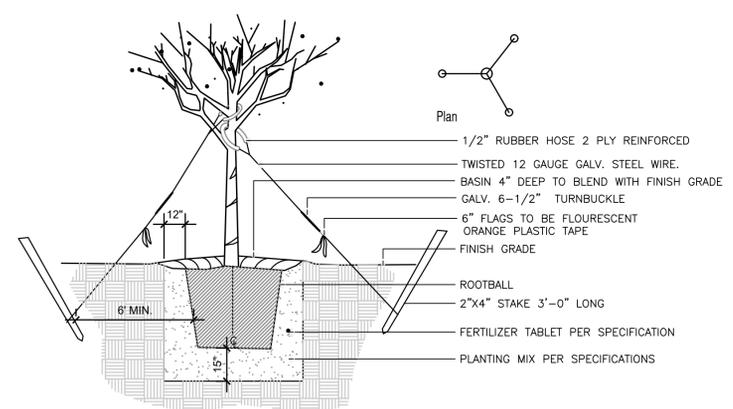
1.3 Evergreen Tree Planting Detail
Scale: N.T.S.



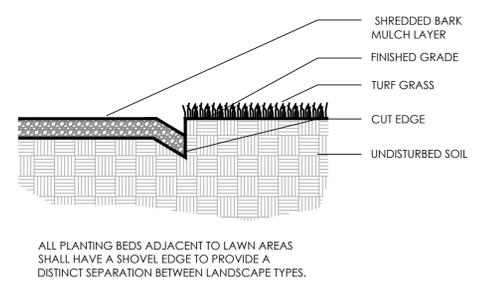
1.2 Tree Staking Detail
Scale: N.T.S.



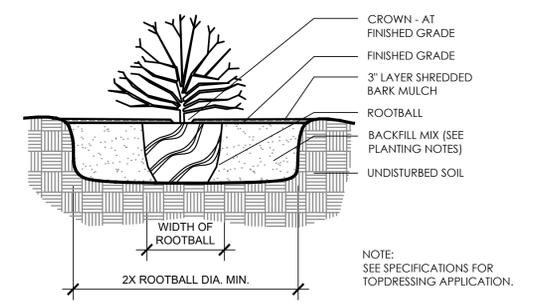
1.1 Deciduous Tree Planting Detail
Scale: N.T.S.



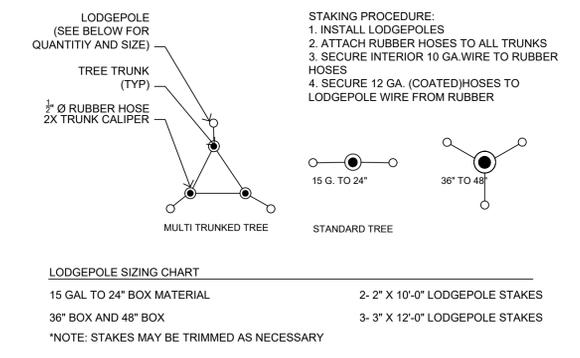
1.7 Tree Guying Detail
Scale: N.T.S.



1.6 Cut Edge Detail
Scale: N.T.S.



1.5 Shrub Planting Detail
Scale: N.T.S.



1.4 Tree Staking Diagram
Scale: N.T.S.

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RISING SUN
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 date:
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 drawing:
 Planting Details

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs other than trees and turf.

Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

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

1.03 SOURCE QUALITY CONTROL

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

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

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

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

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

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Reserved
- Boulders.

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

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

1.06 PRODUCT DATA

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

1.07 CERTIFICATES AND TEST REPORTS

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

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

- Topsoil and planting backfill.
- Soil PH.
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP.
- Free lime.

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

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

- Irrigated trees and shrubs.
- Turf.

1.08 MAINTENANCE DATA

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

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

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

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

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

1.10 SITE CONDITIONS

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

Maintain grade stakes set by others until directed otherwise.

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

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

Coordinate with other contractors.

1.11 WARRANTY

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

Trees:

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

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

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

Shrubs and Other Plantings:

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

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

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

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

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

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

2.02 COMMERCIAL GRADE FERTILIZERS

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

2.03 SOIL AMENDMENTS

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

2.04 TREE SUPPORTS

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

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

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

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

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

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

2.06 PLANTING MATERIAL

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

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

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

2.07 TURF SOD

As noted on plans.

2.08 MULCH

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

2.09 SEED MIXTURE

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

2.10 TREE ROOT BARRIER

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

PART 3 - EXECUTION

3.01 GENERAL

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

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

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

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

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

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ¾" Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

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

3.04 LANDSCAPE FINE GRADING

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

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

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

3.05 MULCH

3.06 HERBICIDE APPLICATION

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

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

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

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

3.07 TREE SUPPORT

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

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

3.08 TREES, SHRUBS, AND VINES

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

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

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

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

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

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

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

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

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

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

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

Finish grade to 2 inches below headers or concrete work.

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

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

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

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

3.11 TURF SOD

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

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

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

3.12 WATERING

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

3.13 CLEAN UP

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

3.14 ADJUSTMENT

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

3.15 MAINTENANCE PERIOD

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

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

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

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

3.16 FIELD QUALITY CONTROL

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

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

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

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

2.02 ACCESSORY MATERIALS

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

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

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

Ash content 0.8% - 0.3% max.

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

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

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

PART 5 - EXECUTION

5.01 PREPARATION

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

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

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

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

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

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

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

5.03 ESTABLISHMENT

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

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

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

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

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

5.05 ACCEPTANCE

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

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



revisions:

3.8 “Building Lot” shall mean and refer to any plot of land showing upon any recorded plat of the Property. The term “Building Lot” shall not include Common Area but may include condominium units to the extent that any are located on the Property.

3.9 “Bylaws” shall mean the Bylaws of the Association.

3.10 “Class B Member Termination Date” shall mean the date on which: (a) Grantor no longer owns or has an option to purchase any Building Lot or any other portion of the real property described on Exhibit B, attached hereto and made a part hereof (the **“Development Property”**); and (b) Grantor informs the Board in writing that Class B Member status is terminated.

3.11 “Common Areas” shall mean all real property (including all the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. Common Area may include, without limitation, parcels designated as common landscaped areas, irrigation facilities, private streets or drives, parking areas or drives, common open space, park areas, Association facilities (including storage and maintenance facilities), homeowner recreation facilities, and other amenities and facilities. Common Area shall be owned and maintained by the Association, or its assigns and may include easement and/or license rights. Common Area may be established from time to time by the Grantor by describing such area on a recorded Plat, by granting or reserving Common Area in a deed or other instrument, or by designating Common Area as such in this Declaration or any Supplemental Declaration.

3.12 “County” shall mean Ada County, Idaho.

3.13 “Declaration” shall mean this Declaration of Covenants, Conditions, and Restrictions for Rising Sun Subdivision, as it may be amended from time to time.

3.14 “Grantor” shall mean M3 ID Rising Sun, LLC, an Arizona limited liability company, and any successor in interest, or any person or entity to whom the rights under this Declaration are expressly transferred by M3 ID Rising Sun, LLC or its successor, but excluding transfers to individual Building Lot Owners by Grantor.

3.15 “Improvement” shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed or placed upon, under or in any portion of the Property, including but not limited to buildings, fences, streets, drives, driveways, sidewalks, curbs, landscaping, signs, lights, street lights, mail boxes, electrical lines, pipes, pumps, ditches, ponds, and fixtures of any kind whatsoever. Improvement(s) include(s) both original improvements existing on the Property on the date hereof and all alter changes and improvements.

3.16 “Limited Assessment” shall mean a charge against a particular Owner, and such Owner’s Building Lot, directly attributable to such Owner, equal to the cost incurred by an Association in connection with corrective action performed pursuant to the provisions of this Declaration, including, without limitation, damage to any Common Area, or the failure of an Owner to keep such Owner’s Building Lot and/or Improvements in proper repair, and including interest thereon as provided in this Declaration.

3.17 “Member” shall mean each Owner holding a membership in the Association.

From: [Jessica Reid](#)
To: [ACHD - Mindy Wallace](#); [Ada County Engineer](#); [Ada County Highway District](#); [Adam Ingram](#); [Bobby Withrow](#); [Boise Kuna Irrigation District](#); [Boise Project Board of Control](#); [Brent Moore \(Ada County\)](#); [Cable One TV](#); [Catherine Feistner](#); [CDHD \(lbadigian@cdhd.idaho.gov\)](#); [Chief Fratusco](#); [COMPASS](#); [Danielle - KSD Planner](#); [DEQ](#); [Eric Adolfson](#); [Idaho Power Easements](#); [Idaho Power Easements 2](#); [Intermountain Gas](#); [ITD](#); [ITD - Niki](#); [ITD Planning Manager](#); [J&M Sanitation](#); [Jake Lorentz](#); [KRFD Fire Code \(scott@fccnwi.com\)](#); [Krystal Hinkle](#); [Leon Letson \(Ada County\)](#); [Marc Boyer \(Kuna Postmaster\)](#); [Megan Leatherman](#); [Meridian Fire \(Chief Bongiorno\)](#); [Nampa Meridian Irrigation District](#); [New York Irrigation](#); [Olvera - NMID](#); [Paris Dickerson](#); [Planning Manager \(Ada County Development Services\)](#); [PWoffice](#); [Robie Reno](#); [Stacy Yarrington \(Ada County\)](#); [TJ Lawrence \(Interim KRFD Chief\)](#); [USPS](#)
Cc: [Doug Hanson](#)
Subject: Rising Sun No. 3 (FKA Rising Sun Commons) Agency Transmittal
Date: Monday, December 19, 2022 10:17:57 AM
Attachments: [image001.png](#)

Agency Transmittal – December 19, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-15-FP (Final Plat) Rising Sun No. 3 (FKA Rising Sun Commons)
PROJECT DESCRIPTION	M3 ID Rising Sun, LLC requests Final Plat approval for 49 lots (43 residential, 11 common). Subject site is located generally at 2067 E Kuna Road (APNs: R0615250700, R0615250651, R0615250525); Section 30, Township 2 North, Range 1 East.
SITE LOCATION(S)	Generally at 2067 E Kuna Road
REPRESENTATIVE	Wendy Shrief wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, January 17, 2023 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Associate Planner jreid@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8331/Rising-Sun-No-3---FKA-Rising-Sun-Commons
<ul style="list-style-type: none"> • The above referenced Case may have potential impacts on which your agency may wish to comment. • <i>Please provide comments within 15 days; if your agency needs additional time for review, please notify our office ASAP.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. • If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it. • If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address. 	

Sincerely,

Jessica Reid

Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

File Number: 5819

August 17, 2022

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

RE: Rising Sun Subdivision No. 3

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given August 17, 2022.

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

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

Sincerely,



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

cc: M3 Companies / Mark Tate
M3 ID Rising Sun, LLC / Mark Tate
JUB Engineers, Inc.
City of Kuna

LB:bk

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

January 5, 2023

Jessica Reid
Associate Planner
751 W 4th Street
Kuna, ID 83634
jreid@kunaid.gov

Subject: Rising Sun No. 3 (FKA Rising Sun Commons)

Dear Ms. Reid:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

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

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

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

Brady Barroso
 Engineering Technician I

FINAL PLAT MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
 Catherine Feistner - Assistant City Engineer
Date: 9 January 2023
RE: Public Works Comments
 Rising Sun Subdivision No. 3 – 22-15-FP (Final Plat)

The Rising Sun Subdivision No. 3, 22-15-FP, Final Plat request dated 19 December 2022 has been reviewed. This review is based on land use as allowed or permitted in a “R-6” zone. This application encompasses approximately 12 acres. This application contains a total of 43 single-family residential lots, 7 common lots and 4 shared driveway lots.

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

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

1) Inspection & Fees

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

2) General

- a) Rising Sun Subdivision No. 3, 22-15-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plans.
- b) This project has previously reserved capacity in the Orchard Lift Station.

4) Potable Water Connection

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

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

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

7) Final Plat

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

8) As-Built Drawings

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

9) Exhibits

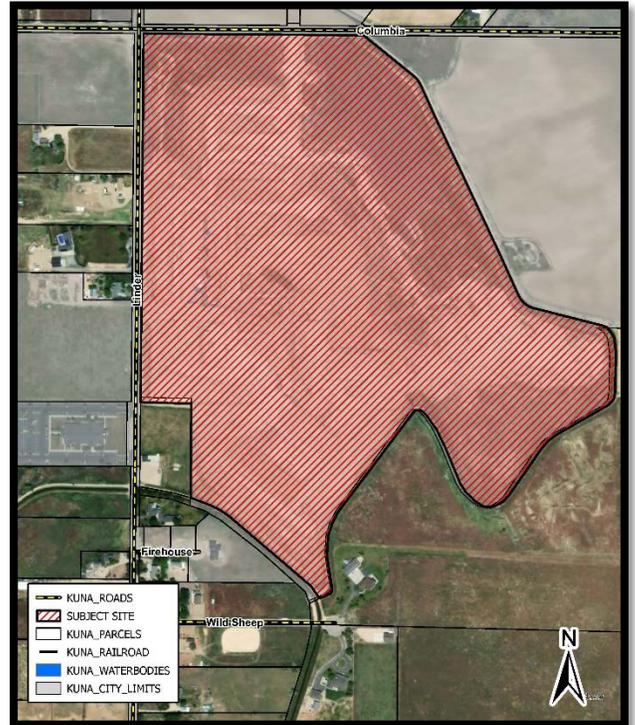
- a) Due to previous approvals for this project, no maps are needed or included to support Public Works comments.

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-14-FP (Final Plat)**
)
TOLL BROTHERS)
)
)
)
)
) **STAFF MEMO FOR FINAL PLAT**
) **APPLICATION.**

TABLE OF CONTENTS

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



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdraw	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Final Plat Application			X
2.3	Statement of Conformance			X
2.4	Final Plat			X
2.5	Original FCO's – Approved 05.24.2021			X

2.6	Landscape Plan			X
2.7	Common Area Maintenance Agreement			X
2.8	Agency Transmittal			X
2.9	Central District Health Department			X
2.10	Department of Environmental Quality			X
2.11	City Engineer's Memo			X

II PROJECT SUMMARY

Description	Details
Acreage	8.03
Existing Land Use(s)	R-4 (Medium Density Residential) R-6 (Medium Density Residential) R-8 (Med/High Density Residential) C-1 (Neighborhood Commercial)
Future Land Use Designation	Mixed Use
Proposed Land Use(s)	R-8 (Med/High Density Residential)
Lots (No. and Type)	48 residential, 9 common
Number of Residential Units	48
Number of Phases	3 of 8
Net Density (Dwelling Units per Acre)	10.17 DUA

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Paloma Ridge Subdivision No. 3, located at 8430 S Linder Road (APN: S1312223000); Section 30, Township 2 North, Range 1 West.

IV GENERAL PROJECT FACTS

4.1 Site Features

- 4.1.1** The subject site was Annexed into Kuna City Limits April 20, 2021, with the zones listed within the Project Summary table above.
- 4.1.2** The applicable portion of the project site has been cleared of vegetation and is generally flat. According to the USDA Soil Survey for Ada County, bedrock depth is estimated between 20 – 40 inches.
- 4.1.3** Staff is not aware of any environmental issues, health or safety conflicts beyond the site being located within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

V STAFF ANALYSIS

3.1 Site Layout and Dimensional Standards

The Applicant proposes 48 single-family buildable lots and 9 common lots; the Final Plat is in accordance with the original Preliminary Plat approved by Council April 20, 2021, with the Findings of Fact signed May 4, 2021. [KCC 5-3-3](#) provides recommended street frontages and minimum lot size requirements; all lots exceed both recommendations and requirements.

3.2 Central District Health Department (CDHD)

In Exhibit 2.9, CDHD provides their approval of the Final Plat for central water and sewer facilities and have lifted the sanitary restrictions per [I.C. §50-13](#).

3.3 City Engineer's Memo

Per the City Engineer's Memo (Exhibit 2.11), Public Works can support approval of this application.

3.4 Conclusion

Upon review, staff has determined the Final Plat for Paloma Ridge Subdivision No. 3 appears to be in substantial compliance with the approved Preliminary Plat, [KCC 6-2-4](#), Comprehensive Plan Future Land Use Map (FLUM) and [I.C. §50-13](#).

IV CONDITIONS OF APPROVAL

4.1 Transportation and Connectivity

4.1.1 Developer/Owner/Applicant shall install a sign at the terminus of each proposed stub street stating, "This Road to be Extended in the Future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

4.1.2 Developer/Owner/Applicant shall follow all plans as reviewed and approved by ACHD and ITD.

4.2 Site Layout, Dimensional Standards and Parking

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

4.2.2 Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).

4.2.3 It is the responsibility of the Developer to ensure any anticipated structures fit any given buildable lot in accordance with [KCC 5-3-3](#).

4.3 Landscape, Open Space and Fencing

4.3.1 Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).

4.3.2 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.

- 4.3.3 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.
- 4.3.4 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](#).
- 4.3.5 If any revisions are made, the Applicant shall provide Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- 4.3.6 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.

4.4 Public Works

- 4.4.1 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](#).
- 4.4.2 Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 4.4.3 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- 4.4.4 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- 4.4.5 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 any other improvements as determined.
- 4.4.6 Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties, shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior lots.
- 4.4.7 Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

4.5 General

- 4.5.1 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:

- 4.5.1.1 The City Engineer shall approve all sewer connections.
 - 4.5.1.2 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.
 - 4.5.1.3 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”.
 - 4.5.1.4 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.
 - 4.5.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 4.5.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - 4.5.1.7 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.
- 4.5.2 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.
 - 4.5.3 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 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
 - 4.5.4 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.
 - 4.5.5 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 17th day of January, 2023.



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): 22-14-FP

Project Name: Paloma Ridge No. 3

Date Received: 12.12.2022

Date Accepted as Complete: 12.19.2022

Type of review requested (check all that apply):

<input type="checkbox"/> Annexation & Zoning	<input type="checkbox"/> Appeal
<input type="checkbox"/> Comp. Plan Map Amendment	<input type="checkbox"/> Combination Pre & Final Plat
<input type="checkbox"/> Design Review	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Final Planned Unit Development	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Business
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance

Owner of Record

Name: Arroyo Cap II-2, LLC

Address: 18575 Jamboree Ave, Suite 350, Irvine, CA 92612

Phone: (949) 272-1172 Email: jbrouelette@arroyocapital.com

Applicant (Developer) Information

Name: Toll Brothers / Kyle Prewett

Address: 3103 W Sheryl Dr, Suite 100, Meridian, ID 83642

Phone: (208) 576-3625 Email: kprewett@tollbrothers.com

Engineer/Representative Information

Name: ESE Consultants, Inc. / Justin Bozovich, PE

Address: 3103 W Sheryl Dr, Suite 100, Meridian, ID 83642

Phone: (208) 955-6555 Email: jbozovich@eseconsultants.com

Subject Property Information

Site Address: 8430 S Linder Rd, Meridian, ID 83642

Nearest Major Cross Streets: S Linder Rd, W Columbia Rd

Parcel No.(s): S1312223000

Section, Township, Range: 12, 2N, 1W

Property Size: 113 Acres

Current Land Use: Under Development Proposed Land Use: Residential, Single-Family

Current Zoning: C-1, R-8, R-6, R-4 Proposed Zoning: C-1, R-8, R-6, R-4

Project Description

Project Name: Paloma Ridge Subdivision No. 3

General Description of Project: Final Plat for 48 single-family residential lots and 9 common lots on 8.30 acres. The property is located southeast of the intersection of S Linder Road and W

Columbia Road. Gross density of the phase is 5.78 du/acre and net density is 10.17 du/acre.

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

- Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
- Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: Open space and walking paths.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: 48 No. of Building Lots: 48

No. of Common Lots: 9 No. of Other Lots: 0

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

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

Minimum square footage of structure(s): 1,382

Gross Density (Dwelling Units ÷ Total Acreage): 5.78

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 10.17

Percentage of Open Space provided: 2% Acreage of Open Space: 0.17

Type of Open Space provided (i.e. public, common, landscaping): Please see attached landscape plan

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature: Kyle Prewett Date: 12/07/22

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 to you for application attachments to be uploaded to the cloud.



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



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

Office Use Only	
Case No(s): <u>22-14-FP</u>	_____
Project Name: <u>Paloma Ridge No. 3</u>	_____
Date Received: <u>12.12.2022</u>	_____
Date Accepted as Complete: 12.19.2022	_____

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

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

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

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

Information to Note:

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

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

Applicant Signature: Kyle Prewett Date: 12/07/22

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

Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 7, 2022

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

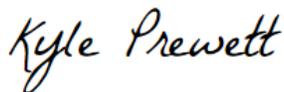
Paloma Ridge Subdivision No. 3 – Final Plat Application Statement of Conformance

Toll Brothers hereby applies for a final plat for 48 single-family residential lots and 9 common lots on 8.30 acres. The property is located southeast of the intersection of S Linder Road and W Columbia Road in the NW ¼ of the NW ¼ of Section 12, T2N, R1W, B.M., City of Kuna, Ada County, Idaho. The subject site was rezoned in May of 2021 from A (Agriculture) to R-8 (Medium Residential). Paloma Ridge Subdivision No. 3 has lots ranging in size from 4,040 square feet to 7,063 square feet, with an average residential lot size of 4,287 square feet. The gross density of this project is 5.78 dwelling units per acre (du/acre), and the net density is 9.79 du/acre. Paloma Ridge Subdivision No. 3 contains 0.17 acres of open space, which equates to 2% of the phase being dedicated to open space.

The phase includes 9 common lots and proposed amenities include open space and walking paths. The primary open space and amenity are located within phase 1 of the subdivision. Further recreational opportunities will be provided for residents with continuations of pathways and pocket parks throughout the development. The project will have primary access via W. Paloma Ridge Drive. Toll Brothers is proposing that streets within this phase feature 5-foot-wide detached sidewalks with 7-foot-wide landscape buffers and 36-foot-wide street sections. Storm drainage within this phase will be provided via catch basins, groundwater observation wells, sand and grease traps, and seepage beds in conformance with the design standards of the City of Kuna.

The final plat and preliminary plat are in conformance with acceptable engineering, architectural and surveying practices, and local standards. This phase is in substantial compliance with the Paloma Ridge Subdivision preliminary plat, which meets all requirements and conditions as stipulated in the Paloma Ridge Subdivision Findings of Fact signed by the City of Kuna Mayor on May 4th, 2021. No variances or waivers are being requested as part of this development. I thank you for your time and consideration of this final plat. If you have any questions or need further information, please don't hesitate to reach out to me at (208) 576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,



Kyle Prewett
Assistant Land Entitlement Manager

PALOMA RIDGE SUBDIVISION NO. 3

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T. 2 N., R. 1 W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
2022

BOOK _____, PAGE _____

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" REBAR, PLS 11118, OR AS NOTED
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- RM REFERENCE MONUMENT AS INDICATED, PLASTIC CAP MARKED "REFERENCE PLS 11118"
- WC WITNESS CORNER AS INDICATED, PLASTIC CAP MARKED "WITNESS PLS 11118"
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1, 2 & 3
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
- OTHER EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER

NOTES

- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
- 3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____
- 6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, 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 CONDITION 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.
- 8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PALOMA RIDGE SUBDIVISION.
- 9- LOT 37, BLOCK 1; LOTS 10 AND 20, BLOCK 3; LOTS 1 AND 11, BLOCK 10; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13 AND LOT 1, BLOCK 14 ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. SAID LOTS ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PALOMA RIDGE HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.
- 10- LOT 10, BLOCK 3 AND LOT 1, BLOCK 12 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256. OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE PALOMA RIDGE HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH NEW YORK IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID DISTRICT.
- 13- DIRECT LOT ACCESS TO S. GROVELAND AVE. AND W. COLUMBIA ROAD IS PROHIBITED.
- 14- THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN OF THE FIRM PANEL 250 OF 875, ADA COUNTY, IDAHO AND INCORPORATED AREAS, AND IS NOT LOCATED WITHIN THE FLOODPLAIN.
- 15- THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP, AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT THAT RECEIVES MUNICIPAL IRRIGATION. IF THE ASSESSMENTS ARE NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY FOR PALOMA RIDGE SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 6860, 6993, 7860, 8888, 8909, 9609, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

CP&F INST. NO. 2021-147962

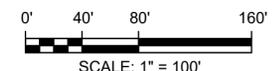
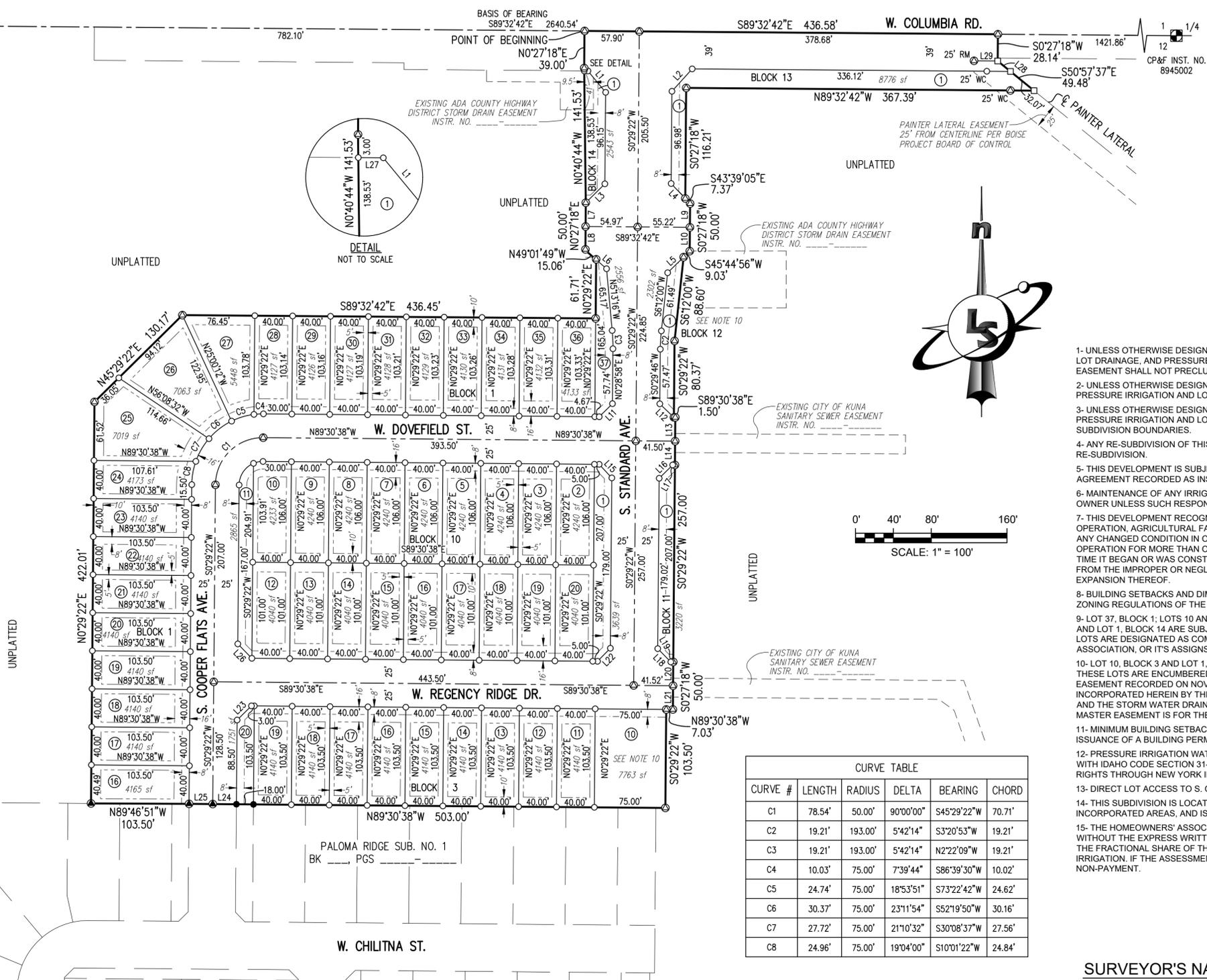
11 12

S. LINDER RD.

S0729'22"W 2652.33'

CP&F INST. NO. 2017-094752

11 12



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	78.54'	50.00'	90°00'00"	S45°29'22"W	70.71'
C2	19.21'	193.00'	5°42'14"	S3°20'53"W	19.21'
C3	19.21'	193.00'	5°42'14"	N2°22'09"W	19.21'
C4	10.03'	75.00'	7°39'44"	S86°39'30"W	10.02'
C5	24.74'	75.00'	18°53'51"	S73°22'42"W	24.62'
C6	30.37'	75.00'	23°11'54"	S52°19'50"W	30.16'
C7	27.72'	75.00'	21°10'32"	S30°08'37"W	27.56'
C8	24.96'	75.00'	19°04'00"	S10°01'22"W	24.84'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.26'	S39°41'25"E
L2	31.80'	N42°17'33"E
L3	28.28'	S45°28'20"W
L4	21.64'	N43°39'05"W
L5	23.56'	S45°44'56"W
L6	14.53'	N49°01'49"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	25.00'	S02°17'18"W
L8	25.00'	S02°17'18"W
L9	25.00'	N02°29'02"E
L10	25.00'	N02°25'34"E
L11	19.57'	N45°28'20"E
L12	20.60'	S46°15'13"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	25.00'	N02°29'22"E
L14	25.00'	N02°29'22"E
L15	19.56'	S43°07'24"E
L16	19.98'	S45°28'20"W
L17	2.38'	N89°30'38"W
L18	19.61'	S44°34'14"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	2.62'	S89°30'38"E
L20	25.00'	N02°17'18"E
L21	25.00'	N02°17'18"E
L22	19.33'	S44°45'20"W
L23	21.21'	S45°29'22"W
L24	25.00'	S89°30'38"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	25.00'	S89°30'38"E
L26	21.21'	N44°30'38"W
L27	3.94'	N89°32'42"W
L28	17.41'	S50°57'37"E
L29	25.00'	N89°32'42"W

PALOMA RIDGE SUBDIVISION NO. 3

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF PALOMA RIDGE SUBDIVISION NO. 3;

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 12 BEARS SOUTH 89°32'42" EAST A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE NW ¼ SOUTH 89°32'42" EAST A DISTANCE OF 782.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 89°32'42" EAST A DISTANCE OF 436.58 FEET TO A POINT ON THE CENTERLINE OF THE PAINTER LATERAL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 0°27'18" WEST A DISTANCE OF 28.14 FEET TO A POINT;

THENCE SOUTH 50°57'37" EAST A DISTANCE OF 49.48 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE NORTH 89°32'42" WEST A DISTANCE OF 367.39 FEET TO A POINT;

THENCE SOUTH 0°27'18" WEST A DISTANCE OF 116.21 FEET TO A POINT;

THENCE SOUTH 43°39'05" EAST A DISTANCE OF 7.37 FEET TO A POINT;

THENCE SOUTH 0°27'18" WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 45°44'58" WEST A DISTANCE OF 9.03 FEET TO A POINT;

THENCE SOUTH 6°12'00" WEST A DISTANCE OF 88.60 FEET TO A POINT;

THENCE SOUTH 0°29'22" WEST A DISTANCE OF 80.37 FEET TO A POINT;

THENCE SOUTH 89°30'38" EAST A DISTANCE OF 1.50 FEET TO A POINT;

THENCE SOUTH 0°29'22" WEST A DISTANCE OF 257.00 FEET TO A POINT;

THENCE SOUTH 0°27'18" WEST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 89°30'38" WEST A DISTANCE OF 7.03 FEET TO A POINT;

THENCE SOUTH 0°29'22" WEST A DISTANCE OF 103.50 FEET TO A POINT;

THENCE NORTH 89°30'38" WEST, BEING PARTIALLY ALONG THE NORTHERLY BOUNDARY OF PALOMA RIDGE SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____ RECORDS OF ADA COUNTY, IDAHO, A DISTANCE OF 503.00 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 89°48'51" WEST A DISTANCE OF 103.50 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY NORTH 0°29'22" EAST A DISTANCE OF 422.01 FEET TO A POINT;

THENCE NORTH 45°29'22" EAST A DISTANCE OF 130.17 FEET TO A POINT;

THENCE SOUTH 89°32'42" EAST A DISTANCE OF 436.45 FEET TO A POINT;

THENCE NORTH 0°29'22" EAST A DISTANCE OF 61.71 FEET TO A POINT;

THENCE NORTH 48°01'49" WEST A DISTANCE OF 15.08 FEET TO A POINT;

THENCE NORTH 0°27'18" EAST A DISTANCE OF 50.00 FEET TO A POINT;

THENCE NORTH 0°40'44" WEST A DISTANCE OF 141.53 FEET TO A POINT;

THENCE NORTH 0°27'18" EAST A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.30 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 20th DAY OF OCTOBER, 2022.

ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

Jeff B Brouelette
BY: JEFFREY BROUETTE, EXECUTIVE VICE PRESIDENT, ARROYO CAPITAL II, LLC

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

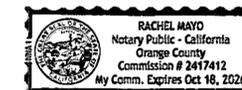
ON THIS 21st DAY OF October, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY BROUETTE, KNOWN OF IDENTIFIED TO ME TO BE THE EXECUTIVE VICE PRESIDENT OF ARROYO CAPITAL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MEMBER OF ARROYO CAP II-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES Oct 18, 2026

RESIDING AT California, Orange County

Rachel Mayo
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA



CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118

Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

PALOMA RIDGE SUBDIVISION NO. 3

BOOK _____, PAGE _____

HEALTH CERTIFICATE

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



[Signature] EHS 11.2.2022
CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER ~ KUNA, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 298-2040 www.landsolutions.biz

8	Rezone Checklist			X
9	Vicinity Map			X
10	Site Photos			X
11	Homeowners Maintenance Agreement			X
12	Legal Description			X
13	Affidavit of Legal Interest			X
14	Deed			X
15	Letter of Intent			X
16	Commitment to Property Posting			X
17	TIS Executive Summary			X
18	Subdivision Name Reservation			X
19	Phasing Plan			X
20	Landscape Plan			X
21	Neighborhood Meeting Certification			X
22	Preliminary Plat			X
23	Agency Transmittal			X
24	Central District Health Department			X
25	Boise Project Board of Control			X
26	Department of Environmental Quality			X
27	Idaho Transportation Department			X
28	COMPASS			X
29	City Engineer			X
30	Ada County Highway District			X
31	P&Z Kuna Melba News			X
32	P&Z Mailer			X
33	P&Z Proof of Property Posting			X
34	CC Kuna Melba News			X
35	CC Mailer			X
36	CC Proof of Property Posting			X

1.2 Hearings

1.2.1 These matters came before the City Council on April 20, 2021, the FCO's have been requested to go to the City Council on May 4, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 9, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Sabrina Durtschi

1.3.2 Those who testified at the Council’s April 20, 2021 hearing are as follows, to-wit:

1.3.2.1 City Staff:
Doug Hanson, Planner II

1.3.2.2 Appearing for the Applicant:
Sabrina Durtschi

**II
DECISION**

WHEREUPON THE CITY COUNCIL 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 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 April 20, 2021 hearing on the Rezone and Preliminary Plat for Paloma Ridge 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.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	March 31, 2021

3.1.2.2 Notice for the April 20, 2021 hearing containing the description of the property proposed to be developed, was mailed on March 31, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the April 20, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on March 16, 2021. A Proof of Property Posting was provided to staff on March 18, 2021.

3.1.2.4 Notice for the April 20, 2021 hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one (1) parcel totaling approximately 113.25 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Patterson Family Enterprises	113.25 acres	A – Agriculture	S1312223000

3.2.2 The landowner of the parcel at issue did not oppose rezoning.

3.2.3 The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcel as Mixed Use.

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

North	A P	Agriculture – Kuna City Public – Kuna City
South	RR	Rural Residential – Ada County
East	RR PUD	Rural Residential – Ada County Planned Unit Development – Kuna City
West	A RR	Agriculture – Kuna City Rural Residential – Ada County

3.3 Findings Regarding Preliminary Plat Application

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

3.3.2 The proposal is for a multi-phased Subdivision that would include 388 lots (341 residential lots, 42 common lots and five (5) commercial lots).

3.3.3 The applicant requested C-1 (Neighborhood Commercial), R-4 (Medium Residential), R-6 (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts.

3.3.4 Paloma Ridge Subdivision will be conveyed to the Springhill Lift Station. Developer participation may be needed to expand lift station and associated force main capacity. Sewer and Water “Will Serve” commitments shall be based on available water and sewer capacities at the time of construction drawing approval.

3.4 Testimony of the City Planner

3.4.1 Conclusions: The City Planner, in a staff memo to the City Council dated April 20, 2021, confirmed that a review of the site and records on file at the City of Kuna have been completed with the following conclusions:

- 3.4.1.1** The applicant held a virtual Neighborhood Meeting on July 21, 2020 with two (2) attendees. An on-site Neighborhood Meeting was held on July 23, 2020 with three (3) attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.
- 3.4.1.2** The applicant is proposing to Rezone approximately 113.25 acres from A (Agriculture) to C-1 (Neighborhood Commercial), R-4 (Medium Density Residential), R-6 (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts. The applicant also requests Preliminary Plat approval in order to subdivide the approximate 113.25 acres into 388 total lots (341 residential lots, 42 common lots and five (5) commercial lots). The overall gross density of the project is 3.01 dwelling units per acre (DUA), the net density is 5.20 DUA.
- 3.4.1.3** The applicant has proposed 12.11% qualified open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a community pool with pool house, pickleball court, playground, pocket parks and pathways for pedestrian connectivity. A public pedestrian trail will run along the southern and western boundaries of the development. KCC 5-17-14 requires that public pathways shall be a minimum of five (5) feet in width and constructed of an impervious surface that is acceptable by the City Engineer and in compliance with Americans with Disabilities Act accessibility guidelines. The pathway shall be centered in a public easement at least ten (10) feet in width. KCC 5-17 requires developments with a range of 301 to 350 homes/dwelling units to devote 10% of the development area as qualified open space. Staff views the 12.11% qualified open space provided to be in compliance with KCC.
- 3.4.1.4** The applicant is proposing improvements to S Linder Road running along the site's western frontage. Linder Road is listed as a North-South Minor Arterial on the City of Kuna Street Circulation Map. Ada County Highway District (ACHD) calls for the applicant to dedicate additional right-of-way to total 50-feet from centerline. Staff would recommend that S Linder Road be improved with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The applicant is proposing improvements to W Columbia Road running along the site's northern frontage. Columbia Road is listed as an east west minor arterial on the City of Kuna Street Circulation Map. ACHD calls for the applicant to dedicate additional right-of-way to total 39-feet from centerline. Staff would recommend that Columbia Road be improved with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. A single lane roundabout is planned for the intersection of Linder and Columbia Roads, ACHD requests that the applicant provides sufficient right-of-way to accommodate the roundabouts future construction, staff agrees with this request. Roundabout construction was not specified to be a part of ACHD's

Integrated Five Year Work Plan and is not a part of the Capital Improvement Plan, staff will require that the intersection be fully improved with four-to-eight-foot irrigated planter strip, eight-foot-wide detached sidewalk and 20-to-30-foot landscape buffer. The applicant has not proposed the construction of any collector roadways with this application. The City of Kuna Street Circulation Map proposes a collector roadway through the southern portion of the project; however, it would be required to cross the Kuna Canal at two points, ACHD has recommended that the collector roadway be shifted to the south to avoid crossing the Kuna Canal, Staff supports this decision.

- 3.4.1.5** Per the ACHD staff report and the submitted Traffic Impact Study (TIS), the current roadway segments of Columbia Road between Meridian Road and Linder Road, and Linder Road between Columbia and Hubbard Road, will not meet minimum operational thresholds with the buildout of this development neither will the current intersections of Meridian Road and Lake Hazel Road, Linder Road and Hubbard Road and Meridian Road and Columbia Road. ACHD has listed several mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report.
- 3.4.1.6** The Paloma Ridge Subdivision will convey its sewage directly to the Springhill Lift Station. Comments from the City Engineer in exhibit B-7 confirm that the Springhill Lift Station has the capacity to serve the 346 proposed EDU's.
- 3.4.1.7** Correspondence from the Boise Project Board of Control and Public Works confirms that the applicant does not possess any surface irrigation water rights. The subdivision must support their own pressurized irrigation (PI) system, and cannot connect to the City of Kuna PI system. Staff would recommend the condition that the applicant be required to work with the Public Works Department to develop a private PI system that will meet or exceed City of Kuna standards.
- 3.4.1.8** The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.
- 3.4.1.9** A Design Review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fencing. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of

civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

- 3.4.1.10** Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included in Section "H" of the staff memo. Staff has reviewed the proposed Rezone and Preliminary Plat for technical compliance with KCC, and finds the Pre-Plat and landscape plan are in compliance with, Title 5 and Title 6 of the Kuna City Code; Idaho Statute §67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the City Council approves Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone), the applicant be subject to the conditions of approval listed in section 3.4.2 of this report, as well as any additional conditions requested by the City Council.

- 3.4.2 Staff Recommendations:** As a result of the review, Planner II, Doug Hanson, recommended that if the City Council approves of Case Nos. 20-07-ZC (Rezone) and 20-10-S (Preliminary Plat), the applicant be subject to the following Conditions of Approval, including one additional condition:

- 3.4.2.1** The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
- 3.4.2.1.1** The City Engineer shall approve all sewer hook-ups.
 - 3.4.2.1.2** 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.
 - 3.4.2.1.3** 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".
 - 3.4.2.1.4** The Kuna Rural Fire District (KRFD) shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by KRFD are required.

- 3.4.2.1.5 The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.4.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and ACHD. No public street construction may commence without the approval and permit from ACHD.
- 3.4.2.2 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.
- 3.4.2.3 Compliance with Idaho Code, §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.4.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation system of the City.
- 3.4.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
- 3.4.2.6 To the extent necessary to serve this project, the developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional sewer capacity.
- 3.4.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
- 3.4.2.8 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.
- 3.4.2.9 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 3.4.2.10 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- 3.4.2.11 Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).

- 3.4.2.12 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 3.4.2.13 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.
- 3.4.2.14 The applicant shall install sod wherever the landscape plan (dated September 8, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
- 3.4.2.15 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.
- 3.4.2.16 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.
- 3.4.2.17 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
- 3.4.2.18 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the Public Hearing processes.
- 3.4.2.19 Developer/owner/applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.
- 3.5.2.20 Developer/owner/applicant shall comply with all local, state and federal laws.
- 3.4.2.21 Applicant shall not request Final Plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Springhill Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
- 3.4.2.22 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC §6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- 3.4.2.23 Developer/owner/applicant shall work with Public Works to develop a pressurized irrigation system that meets Kuna City Code requirements.
- 3.4.2.24 Developer/owner/applicant shall include all subdivision amenities as presented in the applicant presentation to the City Council.

3.5 Other Testimony

- 3.5.1** 2/9/2021 Public Hearing – Sabrina Durtschi, Toll Brothers, testified about the specifics of the project including: improvements and construction of public right-of-way, open space and amenities, the projects conformance to the Comprehensive Plan and the type of housing product that would be delivered.
- 3.5.2** 4/20/2021 Public Hearing – Sabrina Durtschi, Toll Brothers, testified about the specifics of the project including: improvements and construction of public right-of-way, open space and amenities. Specifically focusing on the pathways, parks and pool area. She also discussed the projects conformance to the Comprehensive Plan and the type of housing product that would be delivered.

IV CONCLUSIONS OF LAW RE: POWERS AND DUTIES OF THE CITY COUNCIL

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

V CONCLUSIONS OF LAW RE: APPLICATION FOR REZONE

- 5.1** The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.
- 5.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3** The Rezone, proposed by the Rezone Application in Case No. 20-07-ZC, complies with the Comprehensive Plan.

VI CONCLUSIONS OF LAW RE: APPLICATION FOR PRELIMINARY PLAT

- 6.1** The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.
- 6.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 6.3** Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & §67-65 and Article 12, section 2.

**VII
ORDER OF APPROVAL OF APPLICATIONS FOR
REZONE AND PRELIMINARY PLAT**

The Kuna City Council, 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 Rezone application (Case No. 20-07-ZC) is approved.
- 7.2 That the Preliminary Plat application (Case No. 20-10-S) is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4th day of May, 2021.



Joe Stear, Mayor



WILLET C HOWARD, PLA
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 WILL@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

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PRELIMINARY



NOT FOR CONSTRUCTION

PALOMA RIDGE PHASE 3

REVISIONS

MRK	DATE	Description
▲	**	**

JOB NO: 21-2024
 DATE: 10.14.2021
 DRAWN BY: EV/MW
 CHECKED BY: WH

DRAWING TITLE

OVERALL LANDSCAPE PLAN PHASE 3

SHEET NUMBER

L1.00

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPMWC (Idaho Standard Public Works Construction), 2021 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.
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 10' away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9' away.
 - 5.6.1. Install 3/8" 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. LAWN AREAS
 - 7.1. All lawn areas shall be sodded with tall turf-type fescue or approved.
 - 7.2. Lay sod with tightly fitting joints, install within 24 hours of harvesting.
 - 7.3. All lawn areas to have cut edge.
8. PLANTS
 - 8.1. All plant material shall be installed per industry standards.
 - 8.2. 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.
 - 8.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - 8.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - 8.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
9. IRRIGATION
 - 9.1. Irrigation system shall be built to the following specifications:
 - 9.2. Adhere to city codes when connecting to city water.
 - 9.3. All irrigation material to be new with manufacturers' warranty fully intact.
 - 9.4. 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.
 - 9.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - 9.5. All remote control valves (including master control valve) to have flow control device.
 - 9.6. 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. All 2-wire & splices to be done by landscape contractor at valve locations. No splices to be buried or located in non approved locations. Tracer wire to be buried with mainline per detail.
 - 9.9. Use common trenching where possible.
 - 9.10. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 9.11. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - 9.12. Connect mainline to point of connection in approximate location shown on plan.
 - 9.13. Contractor is responsible complying with all codes and paying all permits necessary.
 - 9.14. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 9.15. All drip irrigation to be buried 2" below finished grade.
 - 9.16. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 9.17. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 9.18. 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.
 - 9.19. If any discrepancies are found, then local codes shall prevail.
 10. CONTRACTOR RESPONSIBILITIES
 - 10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 10.2. 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.
 - 10.3. 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.
 - 10.4. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

- LANDSCAPE BUFFER REQUIREMENTS:**
- (2) 2" CAL TREE PER 100 LF
 - (3) 6"-7" MIN HEIGHT EVERGREEN TREES PER 100 LF
 - (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
W. COLUMBIA RD.	370'	8 / 8	12 / 12	48 / 94

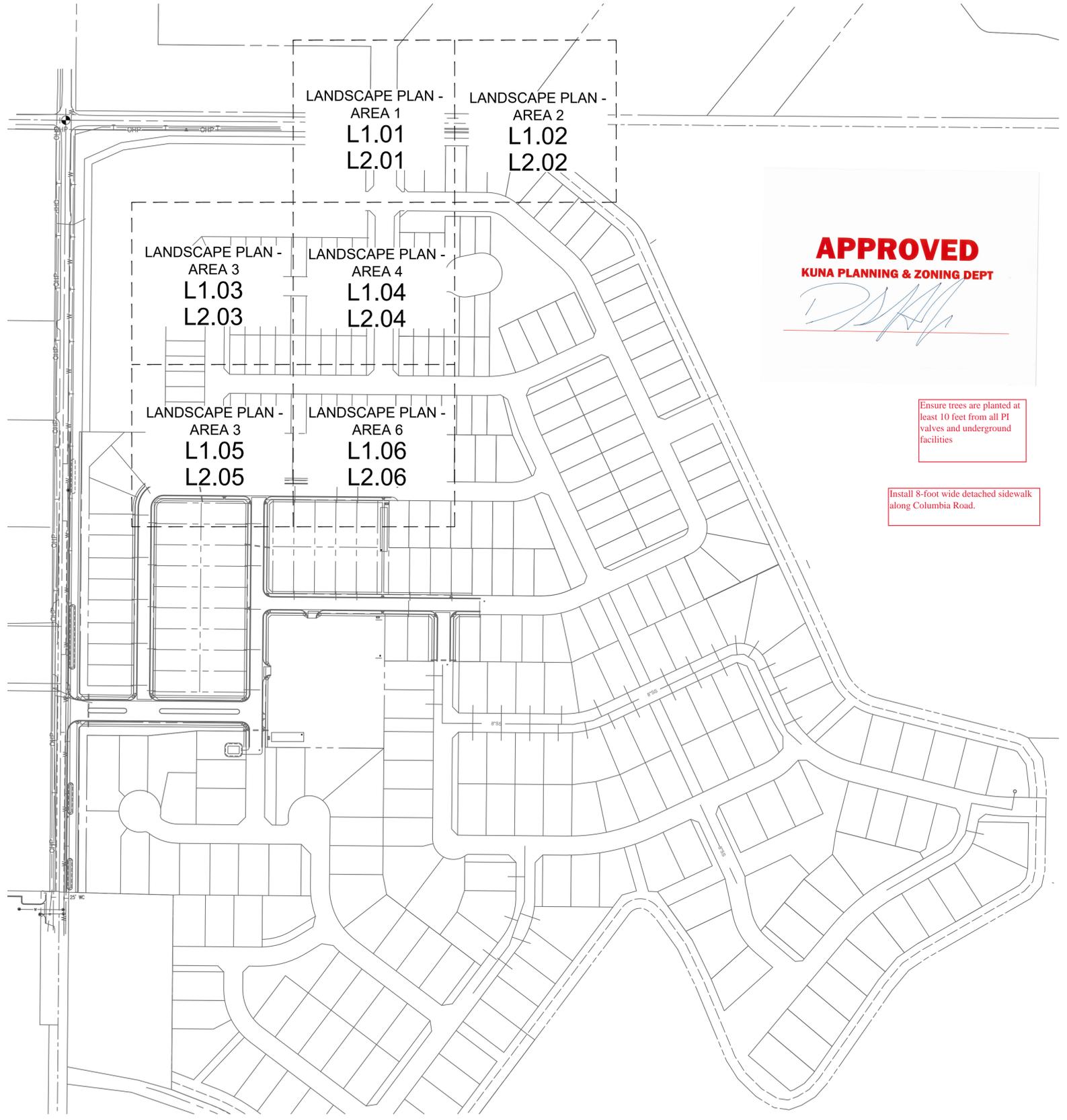
COMMON LOT LANDSCAPING

* 1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
BLOCK 1 / LOT 38C	950	1	7
BLOCK 16 / LOT 1	1,021	1	7
BLOCK 2 / LOT 1	1,655	2	6
BLOCK 1 / LOT 37C	1,613	2	5
BLOCK 15 / LOT 1C	1,407	2	5
BLOCK 2 / LOT 11	2,375	3	7
BLOCK 15 / LOT 1C(2)	1,710	2	5
BLOCK 3 / LOT 20	1,140	1	3
BLOCK 3 / LOT 10	7,310	9	9

GENERAL REQUIREMENTS:

- TREE SIZING:**
- SHADE TREES: MIN 2" CAL, B&B
 - ORNAMENTAL TREES: MIN 2" CAL, B&B
 - CONIFER TREES: MIN 6" H, B&B
- SHRUB SIZING:**
- WOODY SHRUBS: 2 GAL



APPROVED
 KUNA PLANNING & ZONING DEPT

[Signature]

Ensure trees are planted at least 10 feet from all PI valves and underground facilities

Install 8-foot wide detached sidewalk along Columbia Road.

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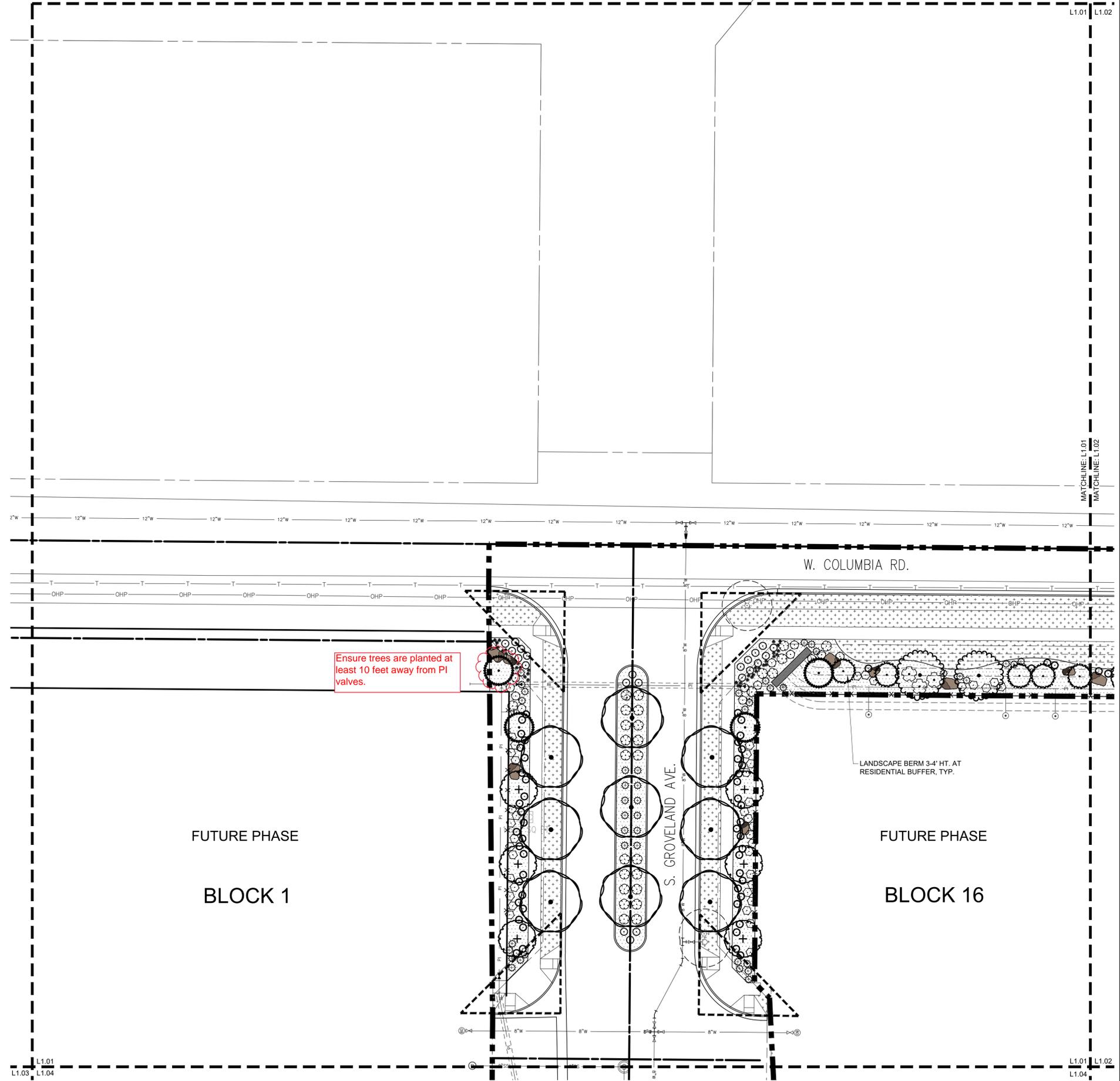
PLANT SCHEDULE						
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	CB	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35' h x 15' w Class II	B&B	2"		19
	CC	Cercis canadensis / Eastern Redbud 30' h x 25' w, CLASS I	B & B	2"		9
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' h x 25' w Class II	B & B	2"		18
	PO	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	12
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	9
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 20' w Class II	B & B	2"		7
	TA	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		32
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
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	CX	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5' h x 3' w	2 gal			139
	GP	Genista pilosa 'Gold Flash' / Pilosa Broom 12" h x 3' w	2 gal			133
	PA2	Pennisetum alopecuroides 'Mouly' / Black Flowering Fountain Grass 3' h x 3' w	2 gal			143
	PA	Perovskia atriplicifolia 'Blue Spires' / Russian Sage 4' h x 4' w	2 gal			44
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3' h x 3' w	5 gal			121
	PL	Prunus laurocerasus 'Otto Luyken' / Otto Luykens English Laurel 3' h x 6' w	2 gal			13
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			65
	RX	Rosa x 'Noaschnee' / Flower Carpet White Groundcover Rose 3' H X 3' W	2 gal			13

LANDSCAPE MATERIALS LEGEND:

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- LANDSCAPE MULCH PER NOTE 5/L100
- CONCRETE INTERLOCKING UNIT PAVER, ACKERSTONE UMBRIANO GREYSTONE. SEE DETAIL 8/L150
- 6' CLOSED VISION PRIVACY FENCE, VINYL TAN COLOR SEE DETAIL 5/L150
- 6' FENCE WITH LATTICE, VINYL TAN COLOR SEE DETAIL 6/L150
- 4' WROUGHT IRON, BLACK COLOR SEE DETAIL 7/L150
- LANDSCAPE ACCENT BOULDERS SEE DETAIL 4/L150

NOTE:
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**FENCING:
 -6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS
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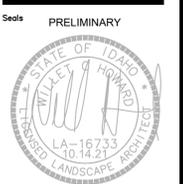
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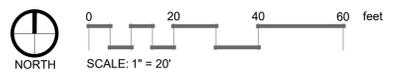
PALOMA RIDGE PHASE 3

MRK	DATE	Description
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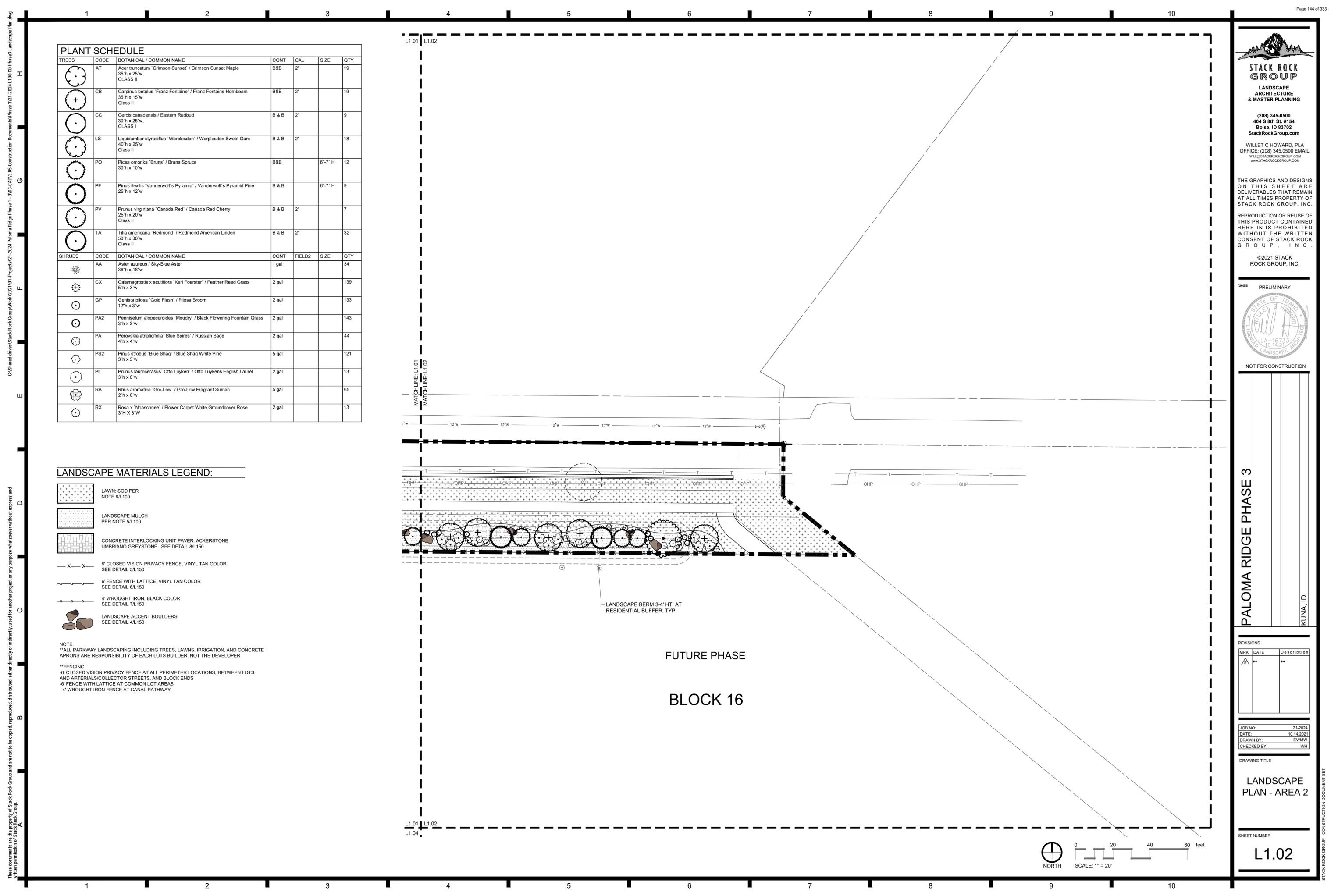
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LANDSCAPE PLAN - AREA 1

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PLANT SCHEDULE

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	PA2	Pennisetum alopecuroides 'Mouduy' / Black Flowering Fountain Grass 3' h x 3' w	2 gal			143
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	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3' h x 3' w	5 gal			121
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	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			65
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FUTURE PHASE
 BLOCK 16



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PALOMA RIDGE PHASE 3
 KUNA, ID

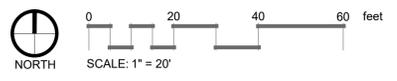
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MRK	DATE	Description
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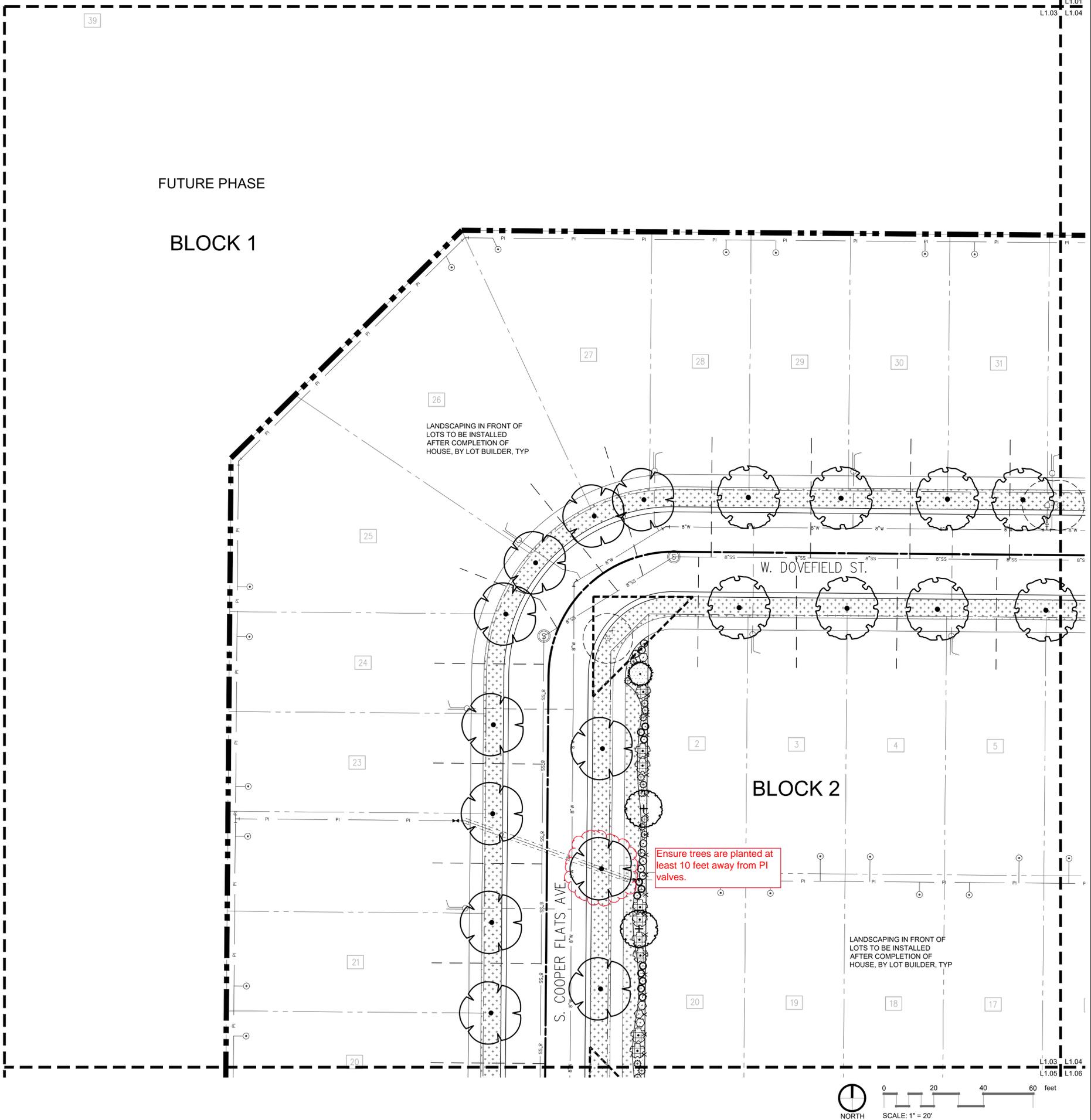
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PALOMA RIDGE PHASE 3

KUNA, ID

REVISIONS

MRK	DATE	Description
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LANDSCAPE PLAN - AREA 3

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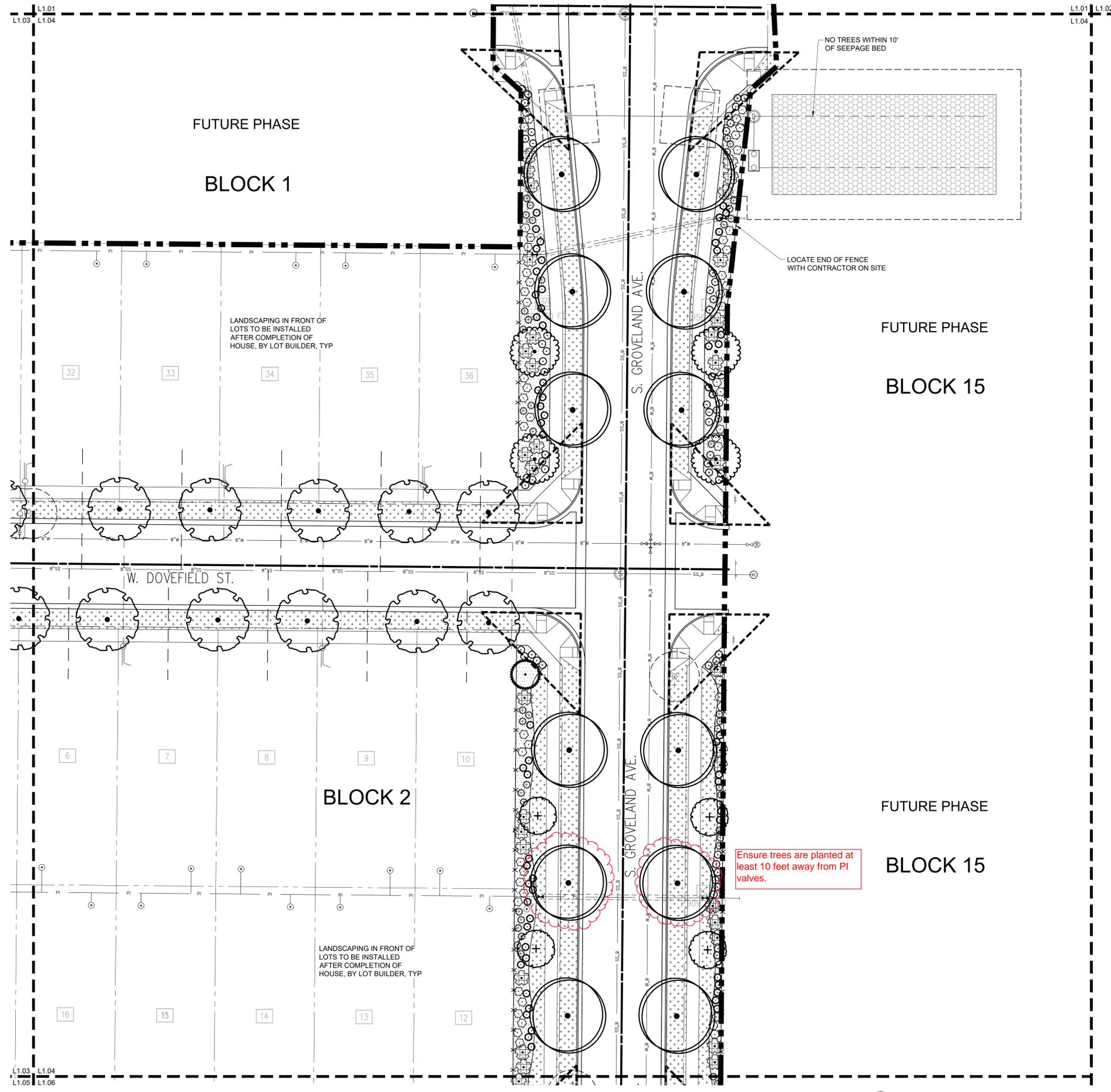
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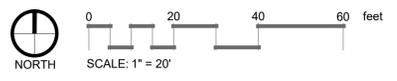
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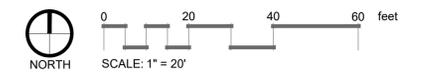
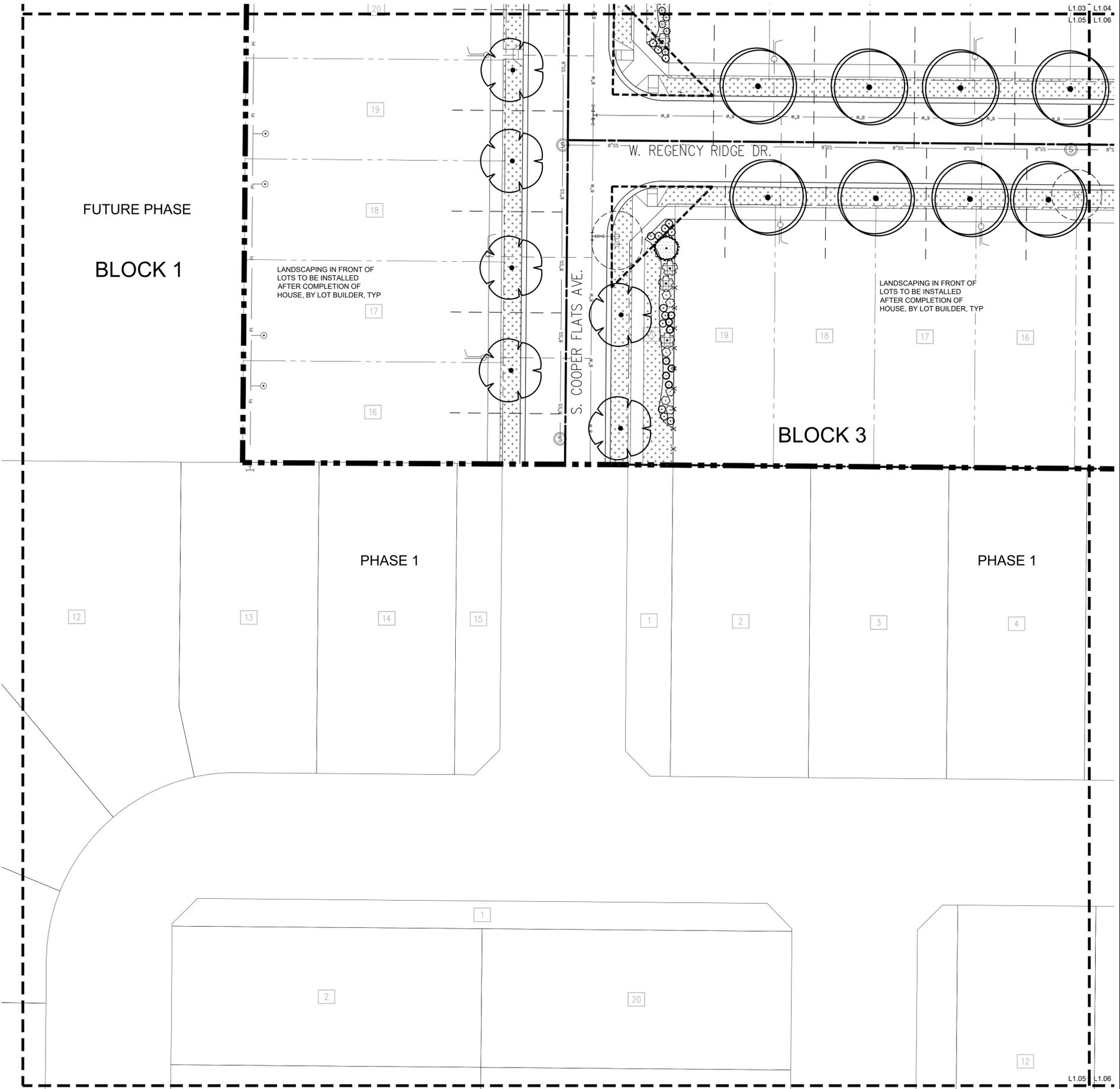
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PALOMA RIDGE PHASE 3

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 21-2024
 DATE: 10.14.2021
 DRAWN BY: EV/MW
 CHECKED BY: WH

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L1.05

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PLANT SCHEDULE

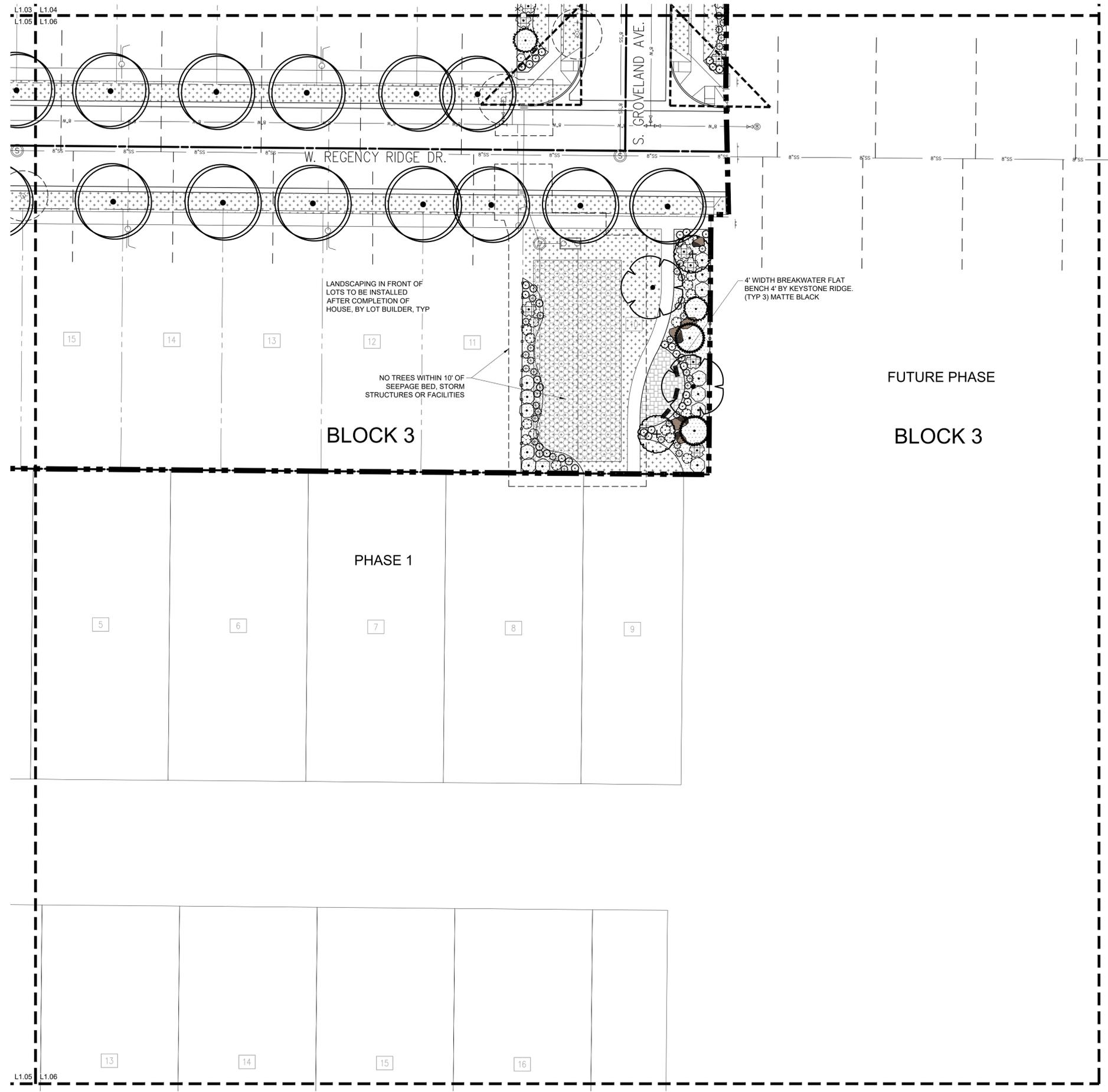
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AT	Acer truncatum 'Crimson Sunset' / Crimson Sunset Maple 35' h x 25' w, CLASS II	B&B	2"		19
	CB	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35' h x 15' w Class II	B&B	2"		19
	CC	Cercis canadensis / Eastern Redbud 30' h x 25' w, CLASS I	B & B	2"		9
	LS	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' h x 25' w Class II	B & B	2"		18
	PO	Picea omorika 'Bruns' / Bruns Spruce 30' h x 10' w	B&B		6'-7' H	12
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25' h x 12' w	B & B		6'-7' H	9
	PV	Prunus virginiana 'Canada Red' / Canada Red Cherry 25' h x 20' w Class II	B & B	2"		7
	TA	Tilia americana 'Redmond' / Redmond American Linden 50' h x 30' w Class II	B & B	2"		32
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY
	AA	Aster azureus / Sky-Blue Aster 36" h x 18" w	1 gal			34
	CX	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5' h x 3' w	2 gal			139
	GP	Genista pilosa 'Gold Flash' / Pilosa Broom 12" h x 3' w	2 gal			133
	PA2	Pennisetum alopecuroides 'Mouly' / Black Flowering Fountain Grass 3' h x 3' w	2 gal			143
	PA	Perovskia atriplicifolia 'Blue Spires' / Russian Sage 4' h x 4' w	2 gal			44
	PS2	Pinus strobus 'Blue Shag' / Blue Shag White Pine 3' h x 3' w	5 gal			121
	PL	Prunus laurocerasus 'Otto Luyken' / Otto Luykens English Laurel 3' h x 6' w	2 gal			13
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 2' h x 6' w	5 gal			65
	RX	Rosa x 'Noaschnee' / Flower Carpet White Groundcover Rose 3' H X 3' W	2 gal			13

LANDSCAPE MATERIALS LEGEND:

- LAWN, SOD PER NOTE 6/L100
- LANDSCAPE MULCH PER NOTE 5/L100
- CONCRETE INTERLOCKING UNIT PAVER, ACKERSTONE UMBRIANO GREYSTONE. SEE DETAIL 8/L150
- 6' CLOSED VISION PRIVACY FENCE, VINYL TAN COLOR SEE DETAIL 5/L150
- 6' FENCE WITH LATTICE, VINYL TAN COLOR SEE DETAIL 6/L150
- 4' WROUGHT IRON, BLACK COLOR SEE DETAIL 7/L150
- LANDSCAPE ACCENT BOULDERS SEE DETAIL 4/L150

NOTE:
 **ALL PARKWAY LANDSCAPING INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS ARE RESPONSIBILITY OF EACH LOTS BUILDER, NOT THE DEVELOPER

**FENCING:
 -6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS
 -6' FENCE WITH LATTICE AT COMMON LOT AREAS
 -4' WROUGHT IRON FENCE AT CANAL PATHWAY



STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING

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PALOMA RIDGE PHASE 3

REVISIONS

MRK	DATE	Description
△	**	**

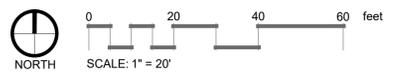
JOB NO: 21-2024
 DATE: 10.14.2021
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LANDSCAPE PLAN - AREA 6

SHEET NUMBER

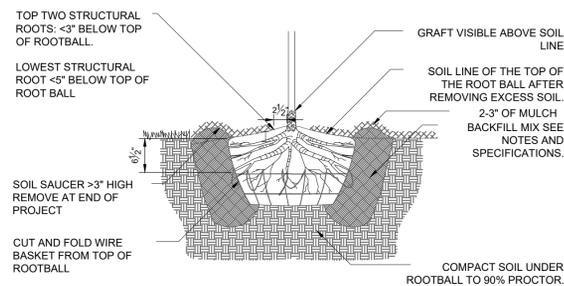
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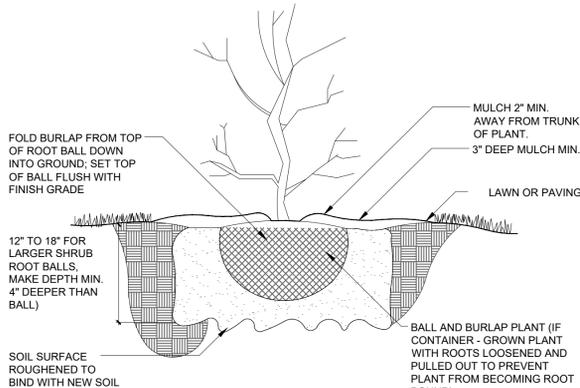
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- NOTES:
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMBING DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP OF THE ROOTBALL.
 - 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.

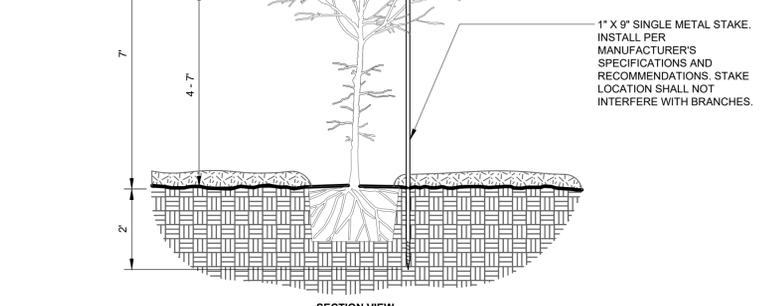
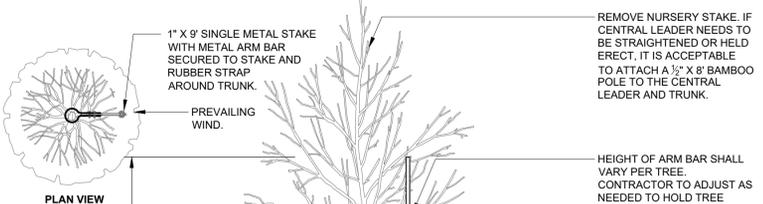


1 BALL & BURLAP TREE PLANTING
 3/4" = 1'-0" 3293-01

- 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 1" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

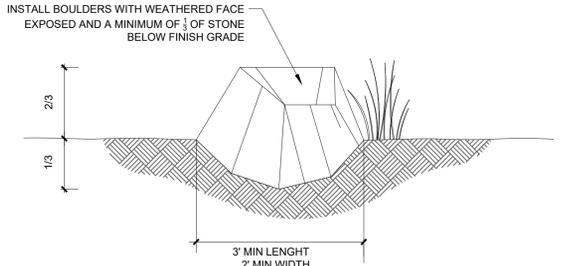


2 SHRUB PLANTING
 1" = 1'-0" 329333-03



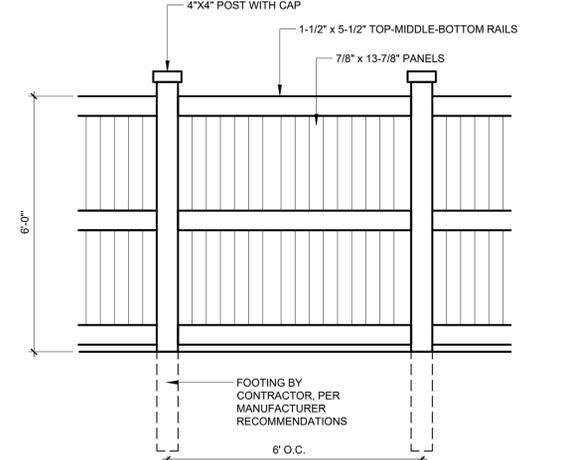
3 TREE STAKING - SINGLE METAL STAKE
 1/2" = 1'-0" FX-PL-FX-TREE-28

- NOTE:
 WEATHERED SIDE UP
 2'x3'x3' MINIMUM SIZES



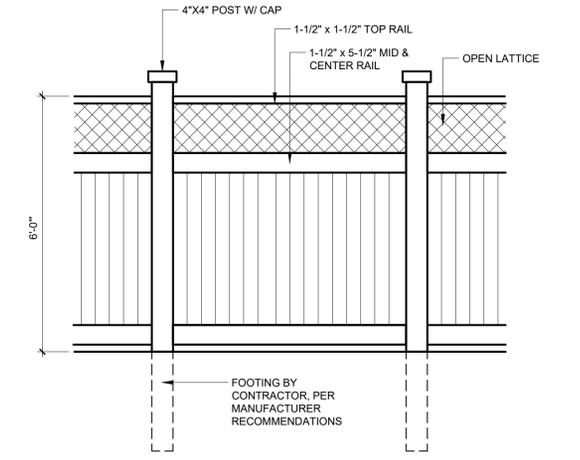
4 LANDSCAPE BOULDER PLACEMENT (TYP)
 1" = 1'-0" DETAIL-FILE

- NOTES:
 *VINYL FENCE STYLE MAY VARY SLIGHTLY, COLOR BEIGE
 *STEP FENCE DOWN TO 3' AT 20' FROM ROW
 *LOCATE FENCE ON COMMON LOT SIDE OF P/L



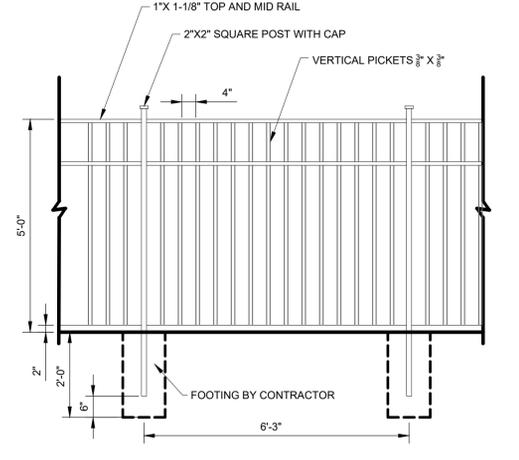
5 6' VINYL CLOSED VISION FENCE
 1/2" = 1'-0" 323123-01

- NOTES:
 *VINYL FENCE STYLE MAY VARY SLIGHTLY, BEIGE COLOR
 *STEP FENCE DOWN TO 3' AT 20' FROM ROW
 *LOCATE FENCE ON COMMON LOT SIDE OF P/L

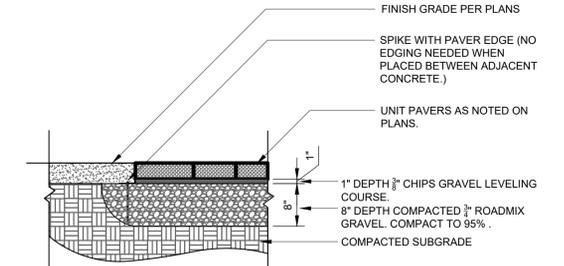


6 6' VINYL LATTICE TOP FENCE
 1/2" = 1'-0" 323123-02

- NOTE:
 *POSTS, CONNECTIONS, PANELS & FOOTINGS BY CONTRACTOR



7 5' WROUGHT IRON FENCE
 1/2" = 1'-0" 323119-01



8 UNIT PAVER WITH PAVER EDGE
 3/4" = 1'-0" 321413-10



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PRELIMINARY



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PALOMA RIDGE PHASE 3

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JOB NO: 21-2024
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LANDSCAPE DETAILS

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charge against the Owner's Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of the Community Rules; and

- 6.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other party for any purposes and subject to any conditions as may be permitted by the Community Documents.
- 6.2 **Delegation of Right to Use.** An Owner may delegate its right to use the Common Area to any Owner Parties; provided, however, each Owner will be liable to the Association for any damage to any Common Area or Common Improvements caused by the negligence or misconduct of any Owner Parties. The cost of correcting the damage will be a Limited Assessment against the Lot.
- 6.3 Association's Responsibility.** The Association will maintain, repair and replace the Common Area and Common Improvements so as to keep the same in good operating condition.

ARTICLE 7 EASEMENTS

- 7.1 **Easements of Encroachment.** There will be reciprocal appurtenant easements of encroachment as between adjacent Lots and between Lots and adjacent portions of the Common Area due to the placement or settling or shifting of the Improvements constructed, reconstructed or altered in accordance with the Community Documents. Easements of encroachment will be valid only so long as they exist, and the rights and obligations of Owners will not be altered in any way because of the settling or shifting of the Improvements; provided, however, that in no event will a valid easement for encroachment occur due to an Owner's willful or bad faith acts. If an Improvement is partially or totally destroyed, the Improvement may be repaired or rebuilt within the minor encroachments that existed prior to the encroachment and may be reconstructed pursuant to the easement granted by this Section 7.1.
- 7.2 **Easements of Access.** There will be reciprocal appurtenant easements of ingress and egress for all Owners to and from their respective Lots for installation and repair of utility services and for necessary maintenance and repair of any Improvement, such as fencing, retaining walls, lighting facilities, mailboxes and sidewalk abutments, trees and landscaping.
- 7.3 **Improvements in Drainage and Utility Easements.** No Owner will construct or alter any Improvements in any drainage or utility easement areas which would interfere with the easement being used for its intended purpose. The Owners may install and maintain Improvements on the easement areas as permitted by the Community Documents so long as the Improvements are permitted by the terms of the easement and the Improvements will not interfere with or prevent the easement areas from being used for their intended purposes. No lawful user of the easement will incur any liability to the Owner for the damage or destruction of the Improvements.
- 7.4 **Easements Deemed Created.** All conveyances of Lots made after the date of the recording of the Declaration, whether by Developer or otherwise, will be construed to grant and reserve the easements contained in this Article 7 and elsewhere in this Declaration, even though no specific reference to the easements appear in the conveyance instrument.
- 7.5 **Emergency Easement.** A general easement is hereby granted to all police, sheriff, fire protection, ambulance and all other similar emergency agencies to enter upon the Community in the proper performance of their duties.

From: [Jessica Reid](#)
To: [ACHD - Mindy Wallace](#); [Ada County Engineer](#); [Ada County Highway District](#); [Adam Ingram](#); [Bobby Withrow](#); [Boise Kuna Irrigation District](#); [Boise Project Board of Control](#); [Brent Moore \(Ada County\)](#); [Cable One TV](#); [Catherine Feistner](#); [CDHD \(lbadigian@cdhd.idaho.gov\)](#); [Chief Fratusco](#); [COMPASS](#); [Danielle - KSD Planner](#); [DEQ](#); [Eric Adolfson](#); [Idaho Power Easements](#); [Idaho Power Easements 2](#); [Intermountain Gas](#); [ITD](#); [ITD - Niki](#); [ITD Planning Manager](#); [J&M Sanitation](#); [Jake Lorentz](#); [KRFD Fire Code \(scott@fccnwi.com\)](#); [Krystal Hinkle](#); [Leon Letson \(Ada County\)](#); [Marc Boyer \(Kuna Postmaster\)](#); [Megan Leatherman](#); [Meridian Fire \(Chief Bongiorno\)](#); [Nampa Meridian Irrigation District](#); [New York Irrigation](#); [Olvera - NMID](#); [Paris Dickerson](#); [Planning Manager \(Ada County Development Services\)](#); [PWoffice](#); [Robie Reno](#); [Stacy Yarrington \(Ada County\)](#); [TJ Lawrence \(Interim KRFD Chief\)](#); [USPS](#)
Cc: [Doug Hanson](#)
Subject: Paloma Ridge No. 3 Agency Transmittal
Date: Monday, December 19, 2022 10:58:27 AM
Attachments: [image001.png](#)

Agency Transmittal – December 19, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-14-FP (Final Plat) Paloma Ridge No. 3
PROJECT DESCRIPTION	Toll Brothers requests Final Plat approval for Paloma Ridge No. 3, containing 57 total lots (48 buildable, 9 common), located at 8430 S Linder Road (APN: S1312223000); Section 12, Township 2 North, Range 1 West.
SITE LOCATION(S)	8430 S Linder Road
REPRESENTATIVE	Kyle Prewett kprewett@tollborthers.com
SCHEDULED HEARING DATE	Tuesday, January 17, 2023 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Associate Planner jreid@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8332/Paloma-Ridge-No-3-PDF
<ul style="list-style-type: none"> • The above referenced Case may have potential impacts on which your agency may wish to comment. • <i>Please provide comments within 15 days; if your agency needs additional time for review, please notify our office ASAP.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. • If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it. • If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address. 	

Sincerely,

Jessica Reid

Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

File Number: 5876

November 02, 2022

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

RE: Paloma Ridge Subdivision No. 3

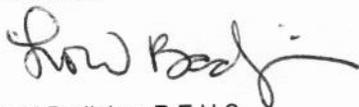
Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given November 02, 2022.

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

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

Sincerely,



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

cc: Toll Brothers-Kyle Prewett
Arroyo Cap II-2, LLC
ESE Consultants, LLC
City of Kuna

LB:dc

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

January 5, 2023

Jessica Reid
Associate Planner
751 W 4th Street
Kuna, ID 83634
jreid@kunaid.gov

Subject: Paloma Ridge No. 3

Dear Ms. Reid:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

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

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



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

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

Brady Barroso
 Engineering Technician I

FINAL PLAT MEMORANDUM

To: Doug Hanson - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
 Catherine Feistner - Assistant City Engineer
Date: 9 January 2023
RE: Public Works Comments
 Paloma Ridge Subdivision No. 3 – 22-14-FP (Final Plat)

The Paloma Ridge Subdivision No. 3, 22-14-FP, Final Plat request dated 19 December 2022 has been reviewed. This review is based on land use as allowed or permitted in a “R-8” zone. This application encompasses approximately 8 acres. This application contains a total of 48 single-family residential lots and 9 common lots.

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

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

1) Inspection & Fees

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

2) General

- a) Paloma Ridge Subdivision No. 3, 22-14-FP will increase demand on constructed facilities and on water rights provided by others.
- b) The applicant provided engineering certification on all final engineering drawings/record drawings.
- c) Provide final plat showing all modifications stemming from construction.

3) Sanitary Sewer Connection

- a) This project is in agreement with the sewer master plans.
- b) This project has previously reserved capacity in the Paloma Ridge, Springhill, and Memory Ranch Lift Stations.

4) Potable Water Connection

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

5) Pressurized Irrigation

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

6) Grading and Storm Drainage

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

7) Final Plat

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

8) As-Built Drawings

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

9) Exhibits

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

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

IN THE MATTER OF THE APPLICATION OF SH69 NORTH, LLC <i>1899 N Meridian Road.</i>) Case Nos. 22-06-S (Preliminary Plat).)))) FINDINGS OF FACT,) CONCLUSIONS OF LAW AND) APPROVAL FOR PRELIMINARY) PLAT.
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THESE MATTERS came before the City Council for Public Hearing on December 20, 2022, for receipt and consideration by the Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and their 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:

<i>DESCRIPTION OF EVIDENCE</i>		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

1.2 Hearings

1.2.1 The City Council heard this application December 20, 2022. The FCO's have been requested to go to the Council on January 3, 2023. A Neighborhood Meeting was held March 24, 2022, and 13 residents attended. A legal notice was published in the Kuna Melba Newspaper on November 23, 2022. The Applicant posted a sign on the property November 22, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on December 9, 2022.

1.3 Witness Testimony

1.3.1 Those who testified at the Councils' December 20, 2022, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Senior Planner

1.3.1.2 Appearing for the Applicant:
TJ Angstman, 18 Golden Bar Ct., Donnelly, ID – Testified

- 1.3.1.3 Appearing in Favor:
None
- 1.3.1.4 Appearing Neutral:
James Murphy, 852 E Sweet Pearl, Kuna, ID 83634 – Testified
Danielle Horras, 711 E Porter St., Kuna, ID 83634 – Testified
Vince Cavanagh, 2050 N Meridian Road, Kuna, ID 83634 - Testified
- 1.3.1.5 Appearing in Opposition:
None

**II
DECISION**

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECOMMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the December 20, 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.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	November 23, 2022

3.1.2.2 Notice for the December 20, 2022, hearing containing the description of the proposed applications, was mailed on December 9, 2022, to all known and affected property owners within at least 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 20, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on November 22, 2022. A Proof of Property Posting was provided to staff on November 22, 2022.

3.1.2.4 Notice for the December 20, 2022, hearing was posted on the City Website

3.2 Findings Regarding Preliminary Plat

3.2.1 The land proposed for Subdivision:

Parcel No.	Owner	Size	Zone
S1313449905	SH69 North, LLC	24.67 ac.	R-20 High Density Residential And 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 RUT	Neighborhood Commercial - Kuna City Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

3.2.3 All technical requirements listed in Kuna City Code (KCC) 6-2-3 have been provided.

3.2.4 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. Public Works' support is contingent on adequate water pressures and fire flows will be met.

3.2.5 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.

3.2.6 Applicant held a Neighborhood Meeting March 24, 2022; 13 residents attended. Neighborhood Notices were mailed out to land owners 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.

3.2.7 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.

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

- 3.2.9 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.
- 3.2.10 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.
- 3.2.11 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.
- 3.2.12 A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.

3.3 Testimony of the City Planner

- 3.3.1 **Conclusions:** The City Planner in a staff memo to the Council dated December 20, 2022, confirmed a review of the site plan 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 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.
 - 3.3.1.2 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.
 - 3.3.1.3 The Applicant proposes 0.45 acres, or 9.0% of the residential project as open space. Staff views the proposal to be compliant with KCC 5-17-12-D.
 - 3.3.1.4 According to Exhibit 2.18, Public Works staff states this project is located within the Danskin Lift Station basin which currently do 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.

- 3.3.1.5** 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 Director, and it was determined the intent of KCC 5-3-3 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.
- 3.3.1.6** 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.
- 3.3.1.7** The Applicant will be required to work with Kuna’s staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency’s requirements.
- 3.3.2 Conditions of Approval:** As a result of their review, the Council has Approved Case No. 22-06-S with the Applicant being subject to the following Conditions:
- 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** 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.
- 3.3.2.23** 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.
- 3.3.2.24** 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

- 3.3.2.25** 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.
- 3.3.2.26** 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.
- 3.3.2.27** 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.
- 3.3.2.28** Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).
- 3.3.2.29** Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.
- 3.3.2.30** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

- 3.4.1** 12/20/2022 Public Hearing – TJ Angstman, 18 Golden Bar Ct., Donnelly, ID, testified this site plan has gone through several iterations and changes and how the residential part is half the density allowed in the R-20; He testified the site is a little over 10 DUA. TJ testified they are happy with the design and how they could tuck the storage units in the back, and how this project will shorten daily trips to services for all residents.
- 3.4.2** 12/20/2022 Public Hearing – James Murphy, 852 E Sweet Pearl, Kuna, ID 83634, asked about the amount of open space and how he doesn't see any dedicated open space for the 52 homes. He testified that they don't want the kids in Beltzarock using their playgrounds because none were provided in Beltzarock. He also requested a 5-6 foot landscape buffer with trees at the property line where storage units are adjacent to homes. He also requested the greenbelt be extended for better use. He stated they should have their own access to the site from Meridian Road and not rely only on the stub streets between the projects.
- 3.4.3** 12/20/2022 Public Hearing – Danielle Horras, Kuna School District, 711 E Porter St., Kuna, ID 83634, stated the school fully supports the commercial elements, and that the school District estimates this project will provide about 40 kids into the District. Danielle testified the district cannot serve this project and how it would require a lot of bussing. The district is hopeful the bond in March passes and will allow them to service this project.
- 3.4.4** 12/20/2022 Public Hearing – Vince Cavanagh, 2050 N Meridian Road, Kuna, ID 83634, asked if this projects entrance will line up with Rodeo Drive east of the project, across Meridian Road, or if he needs to worry about his driveway/thoroughfare?
- 3.4.5** 12/20/2022 Public Hearing – REBUTTAL, TJ Angstman, 18 Golden Bar Ct., Donnelly, ID, testified they were Conditioned by the Commission to provide a playground and they are willing to provide one. TJ testified they will be taking access from their property. He

testified they will follow ACHD, ITD and the City for access and lining up with adjacent streets.

**IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL**

- 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 City Council to hear this matter as provided in Idaho Code §67-65, 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, it 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 KCC Title 6 are authorized by I.C. § 50-13 & § 67-65.

**VI
ORDER OF APPROVAL OF APPLICATION FOR
PRELIMINARY PLAT**

The Kuna City Council, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.1** The Preliminary Plat Application (Case No. 22-06-S) is hereby *Approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 17th day of January 2023.

Mayor, Joe Stear

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

IN THE MATTER OF THE APPLICATION OF SH69 NORTH, LLC <i>1899 N Meridian Road.</i>) Case Nos. 22-06-S (Preliminary Plat).)))) FINDINGS OF FACT,) CONCLUSIONS OF LAW AND) APPROVAL FOR PRELIMINARY) PLAT.
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<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	November 23, 2022

3.1.2.2 Notice for the December 20, 2022, hearing containing the description of the proposed applications, was mailed on December 9, 2022, to all known and affected property owners within at least 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 20, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on November 22, 2022. A Proof of Property Posting was provided to staff on November 22, 2022.

3.1.2.4 Notice for the December 20, 2022, hearing was posted on the City Website

3.2 Findings Regarding Preliminary Plat

3.2.1 The land proposed for Subdivision:

Parcel No.	Owner	Size	Zone
S1313449905	SH69 North, LLC	24.67 ac.	R-20 High Density Residential And 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 RUT	Neighborhood Commercial - Kuna City Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

3.2.3 All technical requirements listed in Kuna City Code (KCC) 6-2-3 have been provided.

3.2.4 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. Public Works' support is contingent on adequate water pressures and fire flows will be met.

3.2.5 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.

3.2.6 Applicant held a Neighborhood Meeting March 24, 2022; 13 residents attended. Neighborhood Notices were mailed out to land owners 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.

3.2.7 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.

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

- 3.2.9 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.
- 3.2.10 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.
- 3.2.11 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.
- 3.2.12 A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted, unless otherwise approved.

3.3 Testimony of the City Planner

- 3.3.1 **Conclusions:** The City Planner in a staff memo to the Council dated December 20, 2022, confirmed a review of the site plan 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 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.
 - 3.3.1.2 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.
 - 3.3.1.3 The Applicant proposes 0.45 acres, or 9.0% of the residential project as open space. Staff views the proposal to be compliant with KCC 5-17-12-D.
 - 3.3.1.4 According to Exhibit 2.18, Public Works staff states this project is located within the Danskin Lift Station basin which currently do 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.

- 3.3.1.5** 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 Director, and it was determined the intent of KCC 5-3-3 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.
- 3.3.1.6** 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.
- 3.3.1.7** The Applicant will be required to work with Kuna’s staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency’s requirements.
- 3.3.2 Conditions of Approval:** As a result of their review, the Council has Approved Case No. 22-06-S with the Applicant being subject to the following Conditions:
- 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** 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.
- 3.3.2.23** 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.
- 3.3.2.24** 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

- 3.3.2.25** 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.
- 3.3.2.26** 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.
- 3.3.2.27** 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.
- 3.3.2.28** Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).
- 3.3.2.29** Developer/Owner/Applicant shall follow staff, the City Engineer's, and other agency recommended requirements as applicable.
- 3.3.2.30** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

3.4 Other Testimony

- 3.4.1** 12/20/2022 Public Hearing – TJ Angstman, 18 Golden Bar Ct., Donnelly, ID, testified this site plan has gone through several iterations and changes and how the residential part is half the density allowed in the R-20; He testified the site is a little over 10 DUA. TJ testified they are happy with the design and how they could tuck the storage units in the back, and how this project will shorten daily trips to services for all residents.
- 3.4.2** 12/20/2022 Public Hearing – James Murphy, 852 E Sweet Pearl, Kuna, ID 83634, asked about the amount of open space and how he doesn't see any dedicated open space for the 52 homes. He testified that they don't want the kids in Beltzarock using their playgrounds because none were provided in Beltzarock. He also requested a 5-6 foot landscape buffer with trees at the property line where storage units are adjacent to homes. He also requested the greenbelt be extended for better use. He stated they should have their own access to the site from Meridian Road and not rely only on the stub streets between the projects.
- 3.4.3** 12/20/2022 Public Hearing – Danielle Horras, Kuna School District, 711 E Porter St., Kuna, ID 83634, stated the school fully supports the commercial elements, and that the school District estimates this project will provide about 40 kids into the District. Danielle testified the district cannot serve this project and how it would require a lot of bussing. The district is hopeful the bond in March passes and will allow them to service this project.
- 3.4.4** 12/20/2022 Public Hearing – Vince Cavanagh, 2050 N Meridian Road, Kuna, ID 83634, asked if this projects entrance will line up with Rodeo Drive east of the project, across Meridian Road, or if he needs to worry about his driveway/thoroughfare?
- 3.4.5** 12/20/2022 Public Hearing – REBUTTAL, TJ Angstman, 18 Golden Bar Ct., Donnelly, ID, testified they were Conditioned by the Commission to provide a playground and they are willing to provide one. TJ testified they will be taking access from their property. He

testified they will follow ACHD, ITD and the City for access and lining up with adjacent streets.

**IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL**

- 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 City Council to hear this matter as provided in Idaho Code §67-65, 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, it 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 KCC Title 6 are authorized by I.C. § 50-13 & § 67-65.

**VI
ORDER OF APPROVAL OF APPLICATION FOR
PRELIMINARY PLAT**

The Kuna City Council, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.1 The Preliminary Plat Application (Case No. 22-06-S) is hereby *Approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 17th day of January 2023.

Mayor, Joe Stear

**RESOLUTION NO. R07-2023
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE FIBER OPTIC CABLE AND CONDUIT EASEMENT AND MEMORANDUM OF UNDERSTANDING FROM THE KUNA SCHOOL DISTRICT, AN IDAHO SCHOOL DISTRICT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the FIBER OPTIC CABLE AND CONDUIT EASEMENT AND MEMORANDUM OF UNDERSTANDING from The Kuna School Distret, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 17th day of January, 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 17th day of January, 2023.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KUNA
AND KUNA JOINT SCHOOL DISTRICT #3

THIS MEMORANDUM OF UNDERSTANDING is entered into by and between the City of Kuna, an Idaho municipal corporation ("City"), and the Kuna Joint School District #3, an Idaho school district ("District") on this 11th day of January, 2023.

WHEREAS, both the City and the District are public entities using public funds to serve the City of Kuna and its students; and

WHEREAS, the City and the District have a need to install fiber optic cable and conduit within the City of Kuna; and

WHEREAS, the City and the District understand and agree that collaborative planning for fiber and conduit installation is in the public interest and may save taxpayers of the City and the District money; and

WHEREAS, in the past, and currently, the City's Public Works Department and the District's Information Technology Department have worked collaboratively on projects affecting both entities; and

WHEREAS, the Kuna Public Works Department will help the School District geolocate all current and future fiber optic cable; and

WHEREAS, in future development projects the Kuna Public Works Department will require Developers to install three conduit lines within the major mile roads, mid-mile roads and anywhere else deemed appropriate to help the Kuna School District to continue to have an independent fiber optic system to serve its schools.

NOW, THEREFORE, the parties agree as follows:

1. **Geolocation.** The City agrees that its Public Works Department may help the District's Information Technology Department geolocate all current and future fiber optic cable.
2. **Easement.** The District agrees to provide an easement to the City for installation of fiber optic cable for the Danskin Subdivision. Upon request of the City, the District may provide for future fiber optic cable easements, provided that all such easements shall be set forth in writing and recorded in accordance with Idaho law.
3. **Installation of Future Conduit Lines.** In accordance with applicable City regulations, the City's Public Works Department will require developers to install three (3) conduit lines within the major mile roads, mid-mile roads, and anywhere else deemed appropriate by the City, in consultation with the District, to help the District continue to have an independent fiber optic system to serve its schools.
4. **Governing Law.** This MOU shall be governed by the laws of the State of Idaho.
5. **Amendments.** This MOU may be amended in writing signed by the parties.

- 6. **Termination.** This MOU may be terminated by either party upon thirty (30) days' written notice, provided that any easements entered into during the term hereof shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have herunto affixed their signatures as of the date first above written.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

City Clerk

KUNA JOINT SCHOOL DISTRICT #3



JD Grant, Board Chairman

ATTEST:



Board Clerk

After recording, return to:
Chris Engels, City Clerk
City of Kuna
751 W.4th Street
P.O. Box 13
Kuna, Idaho 83634

Above space for recording

FIBER OPTIC CABLE AND CONDUIT EASEMENT

PARTIES:

KUNA SCHOOL DISTRICT , an Idaho School District	<i>Grantor</i>	711 E. Porter St Kuna, ID 83634
CITY OF KUNA , an Idaho municipal corporation	<i>Grantee</i>	P.O. Box 13 Kuna, Idaho 83634

This FIBER OPTIC CABLE AND CONDUIT EASEMENT made, effective as of the date of the Parties' signatures hereon, by and between Kuna School District, an Idaho School District, Grantor (hereinafter referred to as "Grantor"), whose address is 711 E. Porter St, Kuna, ID 83634, and the CITY OF KUNA, an Idaho municipal corporation, Grantee (hereinafter referred to as "Grantee"), whose address is P.O. Box 13, Kuna, Idaho 83634.

SECTION I
DEFINITIONS

For all purposes of this *Fiber Optic Cable and Conduit Easement* the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

1.1 Consent to Use Agreement: Means and refers to that certain Consent to Use Agreement made and entered by and between the Grantor and the Grantee.

1.2 Grantee: means and refers to CITY OF KUNA, an Idaho municipal corporation, whose address is P.O. Box 13, Kuna, Idaho 83634, and Grantee Party to this Deed of Easement.

1.3 Grantor: means and refers to KUNA SCHOOL DISTRICT, an Idaho School District, whose address is 711 E Porter St, Kuna, ID 83634, and Grantor Party to this Deed of Easement.

1.4 Parties: means and refers to the Grantor and the Grantee to this Easement.

1.5 Public Utility Easement: means and refers to a perpetual easement within the Real Property for access, construction, maintenance, operation and replacement of the Grantee's utilities, together with the right of ingress and egress on the Real Property for the purpose of constructing, operating, and maintaining the Fiber Optic Cable, Conduit and the necessary appurtenances thereto.

1.6 Real Property: means that certain real property more particularly described in Exhibit A and shown in Exhibit B attached hereto and by this reference incorporated herein as if set forth at length.

1.7 Utility Pipeline: Means and refers to one 1 – ¼ inch PVC Innerduct to be bored and placed during construction and installed within the Real Property.

SECTION II
RECITALS

The parties recite and declare:

2.1 Grantor is the owner of the Real Property and gives Grantee the right to use the easement as identified in section 3.1; and

2.2 The Grantee has the authority and the right to acquire easement rights, and to construct and install utility systems inclusive of the Fiber Optic Communication system; and

2.3 The Utility Pipeline will be installed and constructed [to Grantor standards] within the Real Property.

SECTION III
GRANT OF FIBER OPTIC CABLE AND CONDUIT EASEMENT

3.1 Grantor does hereby grant, convey and release unto the Grantee, as hereinafter provided for, from the effective date hereof, the Fiber Optic Cable and Conduit Easement.

SECTION IV
FIBER OPTIC CABLE AND CONDUIT EASEMENT CONDITIONS

4.1 The Public Utility Easement is granted and conveyed subject to the following conditions:

4.1.1 The Fiber Optic Cable and Conduit Easement is reserved for the utility purposes herein set forth and no structures are to be erected within the limits of said Easement.

4.1.2 The Parties recognize that the Easement may have other utilities and right-of-way placed within the Easement at locations which do not unreasonably interfere with the Grantee's use and enjoyment of the Easement and which shall be reviewed for approval by the Grantee as part of a platting process.

4.1.3 The Grantee, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of Grantees utility within the Easement.

4.1.4 In exercising the Easement rights granted and conveyed herein, the Grantee, or its assigns, will not unreasonably interfere with the normal use of the real property within which it lies and will, at its sole cost and expense and with due diligence, restore the real property within which it lies to its original or better condition following any use of the Easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

SECTION V
PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

7.1 Any transfer by the Grantee of this grant and conveyance of this Public Utility Easement is subject to the laws of the state of Idaho governing the vacation of city easements currently codified at Idaho Code Section 50-1325.

IN WITNESS WHEREOF, this Utility Easement has been executed on the 11th day of January, 2023, with the intent that it shall be recorded in the office of the County of Ada, state of Idaho.

Grantor:
KUNA SCHOOL DISTRICT

By: 
JD Grant, Board Chairman

Grantee:
CITY OF KUNA

By: _____
Joe L. Stear, Mayor

Attest:

Chris Engels, City Clerk

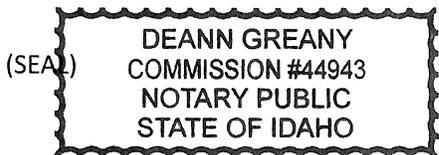
STATE OF IDAHO)

: ss.

County of Ada)

On this 11th day of January, in the year of 2023, before me a notary public for the State of Idaho, personally appeared JD Grant, known or identified to me to be the Board Chairman of the Kuna School District, and acknowledged to me that they executed the same as Board Chairman of the Kuna School District.

Deann Greany



STATE OF IDAHO)

: ss.

County of Ada)

On this _____ day of _____, in the year of 2023, before me a notary public for the State of Idaho, personally appeared JOE L. STEAR and CHRIS ENGELS, known or identified to me to be the persons whose names are subscribed to the within instrument as Mayor and as City Clerk of the City of Kuna, and acknowledged to me that they executed the same as Mayor and as City Clerk of the City of Kuna.

(SEAL)

EXHIBIT A

A parcel of land for a 10-foot wide Easement for the installation and maintenance of Fiber Optic Cables and Conduit situated in a portion of Lot 70 Block 1 of the Danskin Ridge Subdivision No. 6 within Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Northeast corner of the eastern portion of said lot and being the **POINT OF BEGINNING**.

Thence S 02°13'13" W a distance of 10.08 feet to a point;

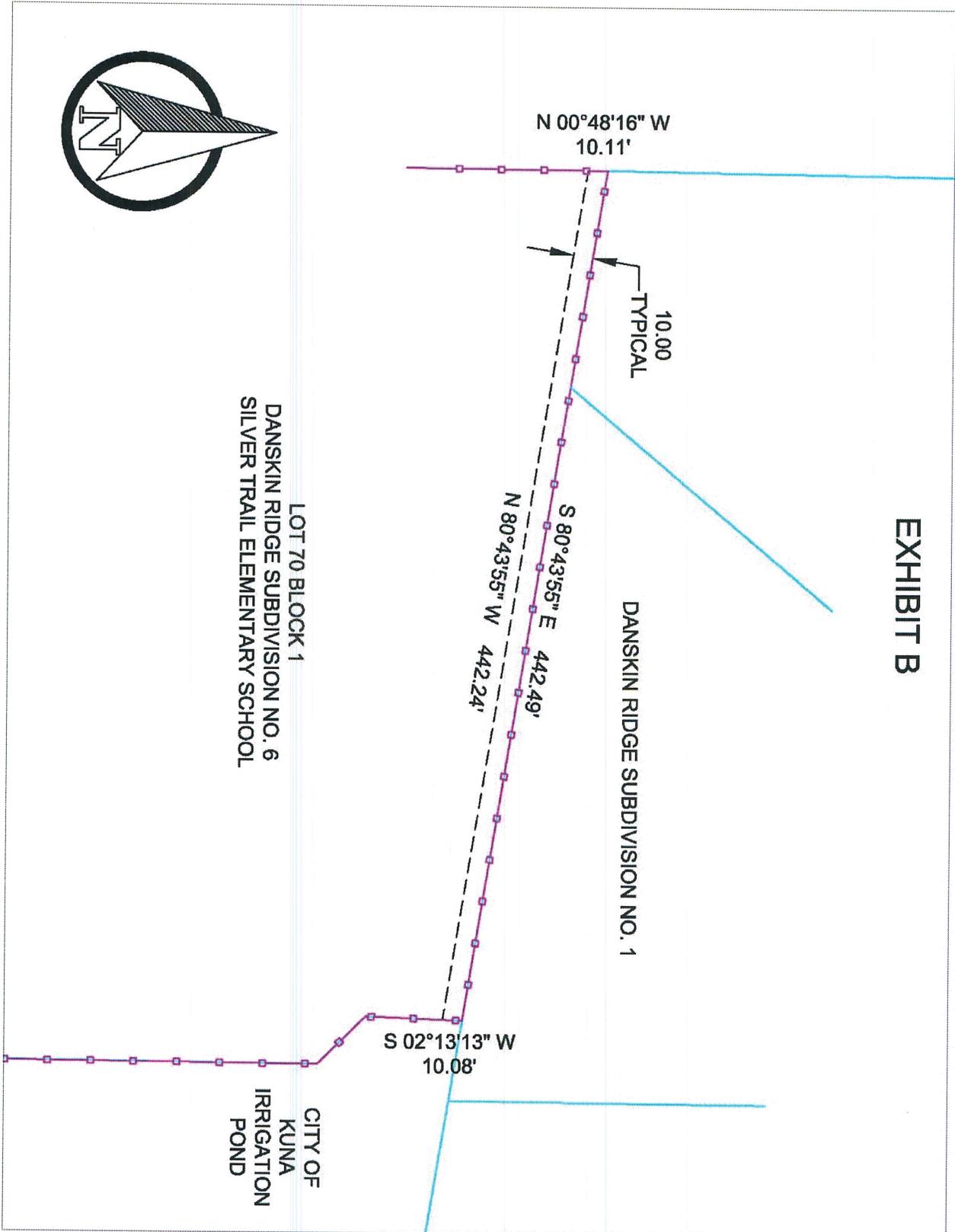
Thence N 80°43'55" W a distance of 442.24 feet to a point;

Thence N 00°48'16" E a distance of 10.11 feet to a point and hereinafter referred to as POINT "A";

Thence S 80°43'55" E a distance of 442.49 feet to **POINT OF BEGINNING 1**.

Said description contains 650 square feet (0.015 acres), more or less and is subject to all existing easements and/or rights of way that were recorded or implied.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



**RESOLUTION NO. R08-2023
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “KUNA-VEOLIA WATER SERVICE AREA AGREEMENT BOUNDARY ZONE ADJUSTMENT” WITH VEOLIA WATER IDAHO, INC; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Kuna-Veolia Water Service Area Agreement Boundary Zone Adjustment is entered into by and between the City of Kuna, a municipal corporation of the State of Idaho and Veolia Water Idaho, Inc (formerly SUEZ Water Idaho, Inc) and Idaho corporation, in substantially the format as attached hereto as “**EXHIBIT A**” and “**EXHIBIT B**” is hereby approved.

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

PASSED BY THE COUNCIL of Kuna Idaho this 17th day of January, 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 17th day of January, 2023.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

2023 KUNA-VEOLIA BOUNDARY ZONE ADJUSTMENT

This 2023 KUNA-VEOLIA BOUNDARY ZONE ADJUSTMENT (“Boundary Zone Adjustment”) is entered into by and between the City of Kuna, a municipal corporation of the State of Idaho (hereinafter “Kuna”) and Veolia Water Idaho, Inc., an Idaho corporation (hereinafter “Veolia”). Kuna and Veolia are sometimes referred to as the “Party” or “Parties,” as the case may be.

RECITALS:

1. Both Kuna and Veolia own and operate municipal water supply systems in Ada County.
2. In the *2018 Mutual Cooperation Agreement* finalized on December 18, 2018, Kuna and Veolia agreed to commit in good faith to negotiate a Service Area Agreement that will delineate their respective water service areas.
3. On June 7, 2022, Kuna and Veolia entered into the 2022 Kuna-Veolia Water Service Area Agreement (“2022 Agreement”), including a map labeled Exhibit A.
4. Working cooperatively pursuant to the *2018 Mutual Cooperation Agreement*, the Parties have determined that it is in their mutual interest to alter two areas depicted on Exhibit A of the 2022 Agreement.

TERMS OF AGREEMENT:

5. First, the Parties hereby agree to increase the size of the Yellow Area to include the area south of West Kuna Road alignment and north of Kuna’s Area of City Impact (ACI). This area was formerly included in the Gray Area.
6. Second, the Parties hereby agree to reduce the size of the Veolia Addition to eliminate the portion that previously had overlapped Kuna’s corporate limits (aka city limits).
7. The changes described above are depicted on the map labeled Exhibit B attached hereto, which hereby updates and replaces Exhibit A attached to the 2022 Agreement. The new exhibit number is used to avoid confusion with the prior Exhibit A.
8. The sole purpose of the Boundary Zone Agreement is to implement the changes described above. No other substantive change to the 2022 Agreement is intended.
9. The changes reflected in this Boundary Zone Adjustment are authorized by section 23 of the 2022 Agreement (“Boundary Zone Adjustments”). As provided in that section, no amendment of the 2022 Agreement is required to make the adjustments reflected in this Boundary Zone Adjustment and Exhibit B.

Accordingly, it is not necessary to update or modify the descriptive language in the 2022 Agreement so that it matches the location and description of zones as hereby adjusted. Exhibit B shall control to the extent there is any discrepancy. The 2022 Agreement shall remain in effect in all other respects.

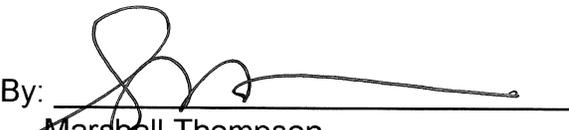
- 10. Exhibits: All exhibits referenced herein and attached hereto are incorporated into and made a part of this Boundary Zone Adjustment as if expressly and fully set forth in the body of this Boundary Zone Adjustment.
- 11. Duplicate originals: This Boundary Zone Adjustment shall be executed in duplicate originals, with each page, including exhibits, initialed by each Party, and each Party shall retain one original of the executed Boundary Zone Adjustment.
- 12. Effective date: This Boundary Zone Adjustment shall be effective as of the date shown below upon lawful approval and execution by both Parties.

IN WITNESS WHEREOF, the Parties have executed this Boundary Zone Adjustment and made it effective as of _____, 2023.

CITY OF KUNA

VEOLIA WATER IDAHO, INC.

By: _____
Joe Stear
Mayor

By: 

Marshall Thompson
Vice President and General Manager

Exhibit

A

**RESOLUTION NO. R30-2022
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “KUNA-VEOLIA WATER SERVICE AREA AGREEMENT” WITH VEOLIA WATER IDAHO, INC; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Kuna-Veolia Water Service Area Agreement is entered into by and between the City of Kuna, a municipal corporation of the State of Idaho and Veolia Water Idaho, Inc (formerly SUEZ Water Idaho, Inc) and Idaho corporation, in substantially the format as attached hereto as “**EXHIBIT A**”, is hereby approved.

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

PASSED BY THE COUNCIL of Kuna Idaho this 7th day of June, 2022.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of June, 2022.



Joe L. Stear, Mayor

ATTEST:


Chris Engels, City Clerk



2022 KUNA-VEOLIA WATER SERVICE AREA AGREEMENT

This 2022 KUNA-VEOLIA WATER SERVICE AREA AGREEMENT ("Agreement") is entered into by and between the City of Kuna, a municipal corporation of the State of Idaho (hereinafter "Kuna") and Veolia Water Idaho, Inc. (formerly SUEZ Water Idaho Inc.), an Idaho corporation (hereinafter "Veolia"). Kuna and Veolia are sometimes referred to as the "Party" or "Parties," as the case may be.

RECITALS:

1. Both Kuna and Veolia own and operate municipal water supply systems in Ada County.
2. In the *2018 Mutual Cooperation Agreement* finalized on December 18, 2018, Kuna and Veolia agreed to commit in good faith to negotiate a Service Area Agreement that will delineate their respective water service areas.
3. Veolia is authorized to provide municipal water to customers within its "Certificated Area" as approved by the Idaho Public Utilities Commission.
4. Pursuant to the Idaho Municipal Water Rights Act of 1996, Veolia has established a "Planning Area" extending beyond its Certificated Area to which it anticipates extending service in the coming years. Any expansion of the Service Area is subject to approval by the Idaho Public Utilities Commission.
5. The boundary of Veolia's Certificated Area is shown on Exhibit A with a solid blue line, and the boundary of its Planning Area is shown with a blue dashed line. Veolia's Planning Area includes all of its Certificated Area as well as some additional areas. The portion of Veolia's Planning Area that is depicted on Exhibit A is identical to Veolia's Certificated Area except that the Planning Area includes some additional area to the south of the southern boundary of the Certificated Area. In some portions of the Exhibit A map, the combined boundary of the Certificated Area and Planning Area overlap other boundaries depicted on the map. For clarification, the combined boundary of the Planning Area and the Certificated Area follows (1) the southern and western boundaries of the Kuna Addition and (2) the eastern boundary of the Veolia Addition.
6. Kuna provides municipal water to customers within its "Corporate Limits" (aka city limits).
7. Pursuant to Idaho Code § 42-202B(9), Kuna may extend municipal water service to customers within its established planning area so long as the delivery system outside of the Corporate Limits is physically connected to the delivery system within its Corporate Limits.
8. Kuna has proposed modifying its Area of City Impact ("Proposed Area of City Impact") and is awaiting approval thereof by Ada County.

9. Kuna's Proposed Area of City Impact is shown on Exhibit A as the area to the southwest of the dashed red line.
10. The boundary for Kuna's current Corporate Limits is depicted on Exhibit A with a shaded red area.
11. To some extent, Veolia's Planning Area and/or Certificated Area overlap Kuna's Corporate Limits and/or Proposed Area of City Impact. These overlap areas are: the southernmost Gray Area, the Yellow Area, and the Kuna Addition. In addition, this Agreement addresses two areas that are not currently overlapped: the Veolia Addition and the two uppermost Gray Areas.
12. The two northernmost Gray Areas (see section 19 of this Agreement) shown on Exhibit A lie outside of Kuna's Proposed Area of City Impact and outside of Veolia's Certificated Area.
13. The overlap between the area within Kuna's Corporate Limits and Veolia's Certificated Area is depicted as the Kuna Addition on Exhibit A (see section 20 of this Agreement).
14. The overlap between Kuna's Proposed Area of City Impact and Veolia's Certificated Area is depicted as the Yellow Area on Exhibit A (see section 22 of this Agreement).
15. The overlap between Kuna's Proposed Area of City Impact and Veolia's Planning Area roughly corresponds to the large southernmost Gray Area depicted on Exhibit A (see section 19 of this Agreement).
16. The Veolia Addition (see section 21 of this Agreement) depicted on Exhibit A lies outside of Veolia's Certificated Area and Planning Area. It is partially within and partially outside of Kuna's Corporate Limits. The boundary of the Veolia Addition is marked by a green line. The eastern boundary corresponds to the blue line marking Veolia's Certificated Area.
17. Pursuant to the above-referenced *2018 Mutual Cooperation Agreement*, Kuna and Veolia have worked in good faith to address current and potential future areas of service area conflict, and now wish to enter into this Agreement in order to more clearly define their respective water service areas, and to establish protocols, procedures, and criteria applicable to any change in their respective service areas.

TERMS OF AGREEMENT:

NOW, THEREFORE, in consideration of the following mutual covenants, promises, and agreements between the Parties, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

18. Continued Service: Except as otherwise provided in this Agreement or any written amendment thereto, Veolia shall have the exclusive right to provide water service to existing and future municipal customers within its current Certificated Area and its Planning Area, and Kuna shall have the exclusive right to provide water service to existing and future municipal customers within its Corporate Limits and its Proposed Area of City Impact. The Parties' right to provide municipal water service to three areas in which there is overlap (the southernmost Gray Area, the Yellow Area, and the Kuna Addition) and in the three non-overlapped areas (the Veolia Addition and the two uppermost Gray Areas) shall be determined as set out in the sections below.
19. Gray Areas: With respect to the three areas shown as the Gray Areas on Exhibit A, the Party which has facilities available in the vicinity or is otherwise most easily, efficiently, and reliably able to serve customers, shall provide water service to that area. Any disagreement regarding the Gray Areas shall be resolved pursuant to section 37 of this Agreement ("Dispute Resolution") and any other applicable provision.
20. Kuna Addition: Kuna shall have the exclusive right to provide water service to the quarter section shown as the Kuna Addition on Exhibit A.
21. Veolia Addition: Veolia shall have the exclusive right to provide water service to the area shown as the Veolia Addition on Exhibit A. This area is within the Proposed Kuna Area of City Impact and outside Veolia's Certificated Area and Planning Area.
22. Yellow Area: Veolia shall have the exclusive right to provide water service to the area shown as the Yellow Area on Exhibit A.
23. Boundary Zone Adjustments: From time to time the Parties may agree to make adjustments along their service area boundaries where they determine that water service can more easily, efficiently, and reliably be served by the other Party because infrastructure is already in place or for other reasons. Such adjustments to service boundaries may be effected by written agreement executed by both Parties. Amendment of this Agreement is not required.
24. Areas Outside Area of City Impact: Except for the two northernmost Gray Areas (which are addressed in sections 12 and 19 of this Agreement), Veolia shall have the exclusive right, as between Kuna and Veolia, to serve areas outside of Kuna's Corporate Limits and its Area of City Impact, as those areas may evolve

over time, and Kuna agrees not to oppose or protest any filing by Veolia with the Idaho Department of Water Resources or the Idaho Public Utilities Commission in connection with such service except on grounds unrelated to the allocation of service area in this Agreement.

25. *Increase in Area of City Impact:* In the event Kuna extends its approved Area of City Impact beyond the Proposed Area of City Impact as shown on Exhibit A, Kuna shall have the exclusive right to provide water service to any portion of that area that is not already served by Veolia, and Veolia shall have the exclusive right to continue to provide water service to such areas as it already serves. The Parties agree not to oppose or protest any filing by the other Party with the Idaho Department of Water Resources or the Idaho Public Utilities Commission in connection with such service except on grounds unrelated to the allocation of service area in this Agreement.
26. *Reduction in Area of City Impact:* To the extent that any portion of Kuna's approved Area of City Impact covers less area from that shown on Exhibit A or is subsequently reduced in size, Veolia shall have the exclusive right, as between Kuna and Veolia, to provide water service to such area, and Kuna agrees not to oppose or protest any filing by Veolia with the Idaho Department of Water Resources or the Idaho Public Utilities Commission in connection with such service except on grounds unrelated to the allocation of service area in this Agreement.
27. *Consumption Data for Sewer Billing:* Veolia agrees to provide to Kuna information from Veolia's water consumption records for any and all of Veolia water customers located within Kuna's Corporate Limits. The information shall include account status, account number, customer name and service address, winter consumption reading dates, consumption per reading, total consumption for the last six billing periods prior to March 31 of the then current year, or the second billing period of the then current year. The information shall cover accounts of all Veolia customers that also have a Kuna sewer account. Kuna may request this information by letter addressed to the Veolia Idaho Customer Service manager or by e-mail sent to csid@veolia.com. The information may be requested annually, in March of each year. Kuna shall provide the pertinent water book numbers or service addresses to Veolia. Veolia shall provide the requested information within 60 days of the request. Veolia shall provide the information in a digital format as agreed upon by both Veolia and Kuna. The information provided to Kuna shall be used by Kuna solely for the purpose of updating sewer billings, computer sewer modeling, and for other purposes agreed upon by both Veolia and Kuna.
28. *Entire Agreement:* This Agreement and all exhibits hereto embody the entire Agreement of the Parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement supersedes all previous and contemporaneous communications, representations, and agreements, either written or verbal, between the Parties on these matters.

29. Severability: If any of the provisions of this Agreement shall be held to be unenforceable, the remaining provisions shall nevertheless be enforceable and carried into effect, unless elimination of the unenforceable provisions shall materially frustrate the intent of the Parties.
30. Successors and Assigns: This Agreement shall be binding upon the Parties hereto and their respective administrators, employees, successors, and assigns.
31. Controlling Law: This Agreement shall be construed and interpreted in accordance with the laws of the State of Idaho. No term or omission of language in this Agreement shall be construed to amend or waive any provision of the regulations or ordinances of the City of Kuna. The venue for any claim, litigation, or cause of action between the Parties pertinent to this Agreement shall be the Fourth Judicial District Court, Ada County, Idaho.
32. Exhibits: All exhibits referenced herein and attached hereto are incorporated into and made a part of this Agreement as if expressly and fully set forth in the body of this Agreement.
33. Notice: Except as provided in section 27 ("Consumption Data for Sewer Billing"), notices and other communications required or contemplated under this Agreement shall be in writing and shall be deemed received when mailed by certified mail, postage prepaid, return receipt requested, or by a commercial overnight delivery service, to the respective Parties at the following addresses:

Kuna:
 City of Kuna
 ATTN: Public Works Director
 P.O. Box 13
 Kuna, Idaho 83634
 or
 751 W 4th St.
 Kuna, Idaho 83634

Veolia:
 Veolia Water Idaho, Inc.
 ATTN: General Manager
 8248 W Victory Rd.
 Boise, Idaho 83709

34. Amendment: No amendment, alteration, or modification of this Agreement shall be effective unless made in writing and duly executed by the Parties.

- 35. Duplicate originals: This Agreement shall be executed in duplicate originals, with each page, including exhibits, initialed by each Party, and each Party shall retain one original of the executed Agreement.
- 36. Waiver: Any waiver by any Party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other breach and shall not be effective at all unless in writing executed by the waiving Party.
- 37. Dispute Resolution: The Parties agree that any controversy or claim arising out of or relating to this Agreement, or its breach, shall first attempt to be settled by discussion and negotiation between the Parties. If, after reasonable negotiations, the Parties are unable to resolve the dispute, then the Parties shall attempt to settle the dispute by mediation in accordance with the commercial mediation procedures of the American Arbitration Association then in effect, with both Parties sharing equally in the mediator's fee. A request for mediation shall be filed with the other Party to the Agreement pursuant to section 33 of this Agreement ("Notice"). The request may be made concurrently with the filing of a legal action but, in such event, mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed or otherwise suspended pending mediation for a period of sixty (60) days from the date of filing, unless stayed or otherwise suspended for a longer period by agreement of the Parties or court order. The Parties shall endeavor to mutually agree on an independent, professional mediator within 15 days of the request for mediation. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. The Parties shall pay all of their own expenses associated with mediation, including any attorney fees and travel expenses.
- 38. Attorney Fees: In the event either Party is required to enforce the terms or provisions of this Agreement, the prevailing Party in any litigation arising therefrom shall be entitled to recover a reasonable attorney fee for the prosecution thereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement and made it effective as of JUNE 7TH, 2022.

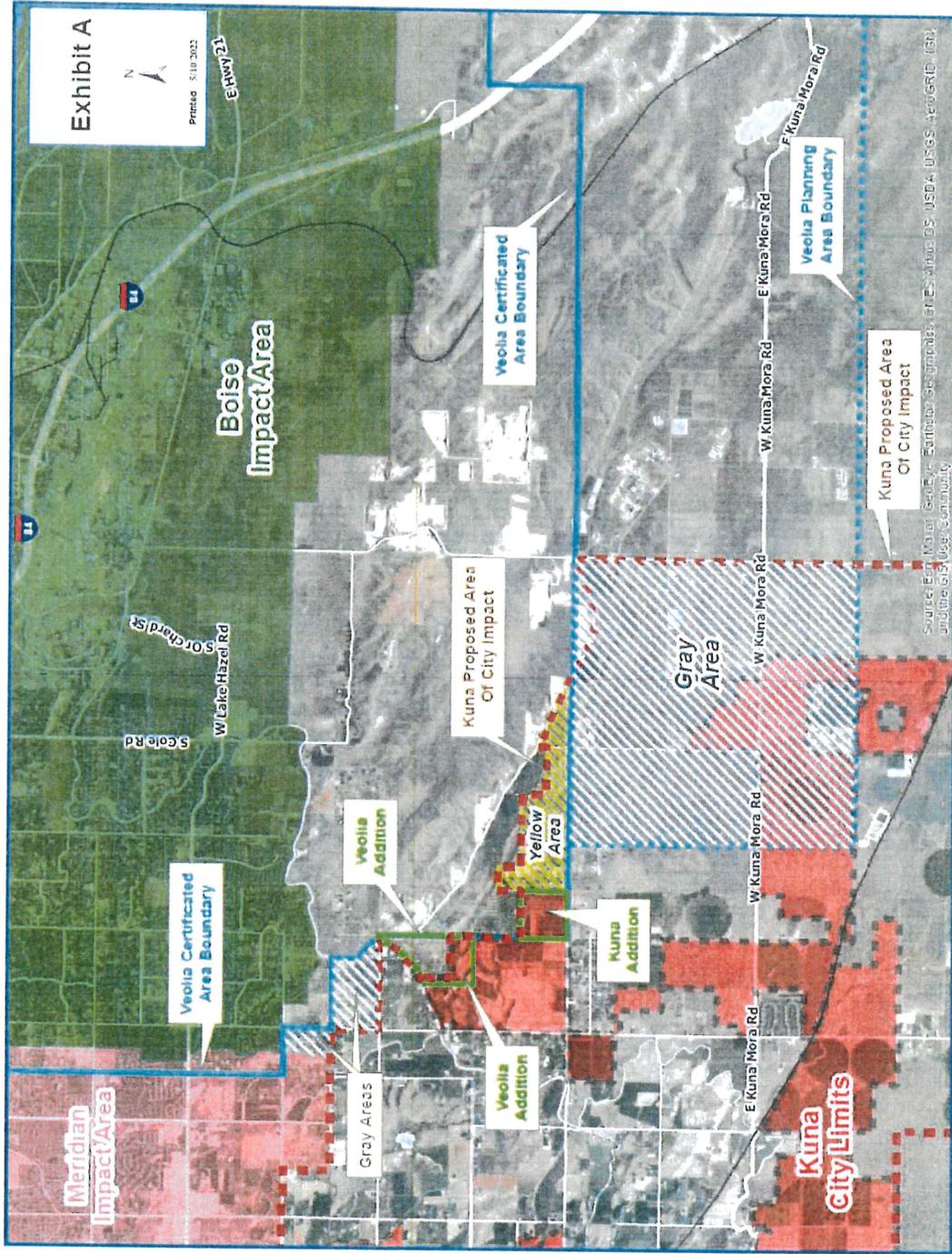
CITY OF KUNA

VEOLIA WATER IDAHO, INC.

By: [Signature]
Joe Stear
Mayor

By: [Signature]
Marshall Thompson
Vice President and General Manager

Exhibit A: Map showing areas pertinent to the Agreement



Initialed by Mayor of Kuna: *[Signature]*

Initialed by V.P. & G.M. of Veolia: *[Signature]*

Exhibit

B

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-04-CPF (COMBO PLAT)**
)
NEW BEGINNINGS HOUSING, LLC)
)
For Combination and Preliminary Plat for 150) **STAFF MEMO FOR COMBINATION**
and 200 N Sailer Avenue.) **PLAT APPLICATION.**

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2. Project Summary
3. Applicants Request
4. Process and Noticing
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6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Commission’s Recommendation
10. Council’s Proposed Order of Decision



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Combo Plat Application			X
2.3	Narrative			X
2.4	Aerial Map			X
2.5	Vicinity Map			X

2.6	Deed – 150 N Sailer			X
2.7	Deed – 200 N Sailer			X
2.8	Affidavit of Legal Interest			X
2.9	Preliminary Plat			X
2.10	Final Plat			X
2.11	Merlin Pointe No. 1 Landscape Plan – Approved 11.19.2013			X
2.12	Common Area Maintenance Agreement			X
2.13	Commitment to Property Posting			X
2.14	Neighborhood Meeting Certification			X
2.15	Subdivision Name Reservations			X
2.16	Agency Transmittal			X
2.17	Updated Agency Transmittal			X
2.19	Ada County Highway District (ACHD) – Vineyards Senior Housing			X
2.20	Idaho Transportation Department (ITD) – Merlin Cottages Subdivision			X
2.21	Kuna Rural Fire District (KRFD) – Vineyards Senior Housing			X
2.22	City Engineer’s Memo – Vineyards Senior Housing			X
2.23	Ada County Highway District (ACHD)			X
2.24	Idaho Transportation Department (ITD)			X
2.25	Central District Health Department (CDHD)			X
2.26	City Engineer’s Memo			X
2.18	KMN Publication Proof – P&Z			X
2.27	300-ft Property Owners Notice – P&Z			X
2.28	Proof of Property Posting – P&Z			X
2.29	Commission Meeting Minutes 12.13.2022			X
2.30	Website Notice – CC			X
2.31	KMN Publication Proof – CC			X
2.32	300-ft Property Owners Notice – CC			X
2.33	Proof of Property Posting - CC			X

II PROJECT SUMMARY

Description	Details
Acreage	1.8
Existing Land Use(s)	C-1 (Neighborhood Commercial)
Future Land Use Designation	Commercial
Proposed Land Use(s)	Senior Housing
Lots (No. and Type)	1
Number of Residential Units	37
Number of Phases	1
Net Density (Dwelling Units per Acre)	N/A

III APPLICANTS REQUEST

- 3.1** New Beginnings Housing, LLC requests Combination Plat approval to combine 150 and 200 N Sailer Avenue (APNs: R5672431260, R5672431280) into a single parcel; Section 24, Township 2 North, Range 1 West.

IV PROCESS AND NOTICING

- 4.1** Kuna City Code (KCC), [1-14-3](#) states that Combination Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following [Idaho Code §67-65](#).

4.1.1 Notifications:

4.1.1.1	Neighborhood Meeting:	August 23, 2022 (4 Attendees)
4.1.1.2	Agency Transmittal:	November 15, 2022
4.1.1.3	Updated Agency Transmittal:	November 18, 2022
4.1.1.4	Website Notice:	December 19, 2022
4.1.1.5	Kuna Melba News:	December 28, 2022
4.1.1.6	300 FT Legal Mailer Notice:	December 28, 2022
4.1.1.7	Site Posted:	January 4, 2023

V GENERAL PROJECT FACTS

5.1 Site Features

- 5.1.1** The subject sites are currently within Kuna City Limits, zoned C-1 (Neighborhood Commercial); no zone change is requested.
- 5.1.2** The subject sites are void of structures and are covered with general weeds. The sites have an average slope of 1.5 – 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.
- 5.1.3** Staff is not aware of any environmental issues, health or safety conflicts beyond the subject sites being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

VI TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD)

ACHD provided comments regarding the Vineyards Design Review (Case No. 22-07-DR; Approved 06.14.2022). As such, they had no additional comments (see Exhibit 2.23) regarding this Combo Plat request; the information provided within this Section is from the ACHD comments found in Exhibit 2.19.

6.1.1 Sailer Avenue:

Sailer Avenue is improved with 2-travel lanes, 40-feet of pavement, and vertical curb, gutter, and 5-foot-wide attached concrete sidewalk; there is 60-feet of right-of-way (ROW) for Sailer Avenue (30-feet from centerline). The Applicant has not proposed any improvements to Sailer Avenue abutting the site.

ACHD states that as Sailer Avenue is fully improved, no additional street improvements or ROW dedication is required; however, the Applicant should be required to replace any broken or deteriorated segments of curb, gutter, or sidewalk which abuts the site.

Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#), as well as ACHD District Policies.

6.1.2 Internal Local Roads:

No comments provided.

6.1.3 Roadway Offsets:

No comments provided.

6.1.4 Stub Streets:

No comments provided.

All stub streets shall be installed in accordance with [KCC 6-3-3-C](#). Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads "Road to be extended in future".

6.1.5 Traffic Calming:

No comments provided

6.1.6 Driveways:

There are two (2) existing driveways from the site on to N Sailer Avenue; one (1) is a 35-foot-wide paved curb-return type shared access driveway located at the south property line, and one (1) is a 35-foot-wide paved curb-return type driveway located 205-feet north of the south property line and is in alignment with the existing Seraphina Street.

The Applicant has proposed to close the existing driveway located 205-feet north of the site's property line with vertical curb, gutter, and 5-foot-wide attached concrete sidewalk, and construct

a 26-foot-wide curb-return type driveway located 370-feet north of the site's south property line. The Applicant has also proposed to continue utilizing the existing shared access driveway located at the site's south property line.

The Applicants proposal meets District Policy and should be approved as reviewed.

Applicant shall follow ACHD District Policies as outlined in their report.

6.1.7 Traffic Information:

The development is estimated to generate 120 vehicle trips per day and 9 vehicle trips per hour in the PM peak hour.

6.2 Idaho Transportation (ITD)

ITD provided comments regarding the Vineyards Design Review (Case No. 22-07-DR; Approved 06.14.2022) in reference to the Merlin Cottages Subdivision (Case Nos. 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP, 22-01-V and 20-01-DA; Approved 07.05.2022). As such, they had no additional comments (see Exhibit 2.24) regarding this Combo Plat request. The information provided within this Section is from ITD comments found in Exhibit 2.20.

The project abuts the State Highway System (Meridian Road/Hwy-69); the Traffic Impact Study for Phase No. 1 of Merlin Pointe Subdivision was previously reviewed by ITD staff. The proposed Merlin Cottages subdivision changes the trip generation numbers; however, the mitigation required for Phase No. 1 of Merlin Pointe, which Merlin Cottages is a part of, remains unchanged.

Per ITD's acceptance letter dated October 16, 2018, at full buildout of Phase No. 1, the Developer will collect traffic counts at the Sailer approach and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the Applicant will need to design and construct the needed mitigation to ITD standards. Provided the Applicant provide a right turn lane warrant once Phase No. 1 is complete, and build a westbound right turn lane at N Sailer Avenue, if warranted, ITD does not object.

6.3 Pathways and Trails Master Plan

There are no future trails or pathways indicated on the city's Pathways Master Plan Map.

VII STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The overall site design was approved with Case No. 22-07-DR (Design Review) for Vineyards Senior Housing on June 14, 2022, by the Planning and Zoning Commission. This Combo Plat request resolves an easement issue as identified by Public Works, as well as providing a single lot on which to build the future senior housing project.

7.2 Parking

The parking plan and overall site layout was approved with Case No. 22-07-DR (Design Review) for Vineyards Senior Housing by the Commission on June 14, 2022.

7.3 Open Space

The open spaces were approved with Case No. 22-07-DR (Design Review) for Vineyards Senior Housing, by the Commission on June 14, 2022.

7.4 Fencing

Fencing was approved with Case No. 22-07-DR (Design Review) for Vineyards Senior Housing, by the Commission on June 14, 2022.

7.4 Public Works

Per the City Engineer's Memo (Exhibit 2.22) regarding Case No. 22-07-DR (Design Review) for Vineyards Senior Housing, Public Works was in support with the Condition the public utility easement was vacated; this Combo Plat request fulfills that Condition. In the updated City Engineer's Memo (Exhibit 2.26), Public Works supports this Combo Plat request.

7.5 Comprehensive Plan

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

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

***Analysis:** The development of Senior Housing offers a housing type currently lacking within the city. The subject sites are within approximately .28-miles from the closest grocery store, pharmacy, medical offices, and Post Office. Existing sidewalks within the existing subdivision, adjacent subdivisions and roadways provides pedestrian/cyclist connectivity.*

7.5.2 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.
- Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
 - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
- 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.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

***Analysis:** The existing sidewalks within the existing subdivision, adjacent subdivisions and roadways provides pedestrian/cyclist connectivity. Established roadways connect Merlin Pointe Subdivision, in which the project sits, to neighboring subdivisions and to Avalon, which is a Principal Arterial. Adequate ROW's have already been established as a large portion of Merlin Pointe Subdivision No. 1 is already constructed.*

7.6 Conclusion:

Upon review, staff finds the Combo Plat request to be in compliance with [KCC Title 5](#) and [Title 6, Idaho Code §67-65](#) and [§50-13](#), and the Kuna Comprehensive Plan; therefore, staff would recommend the Council Approve Case No. 22-04-CPF, with the Applicant being subject to the Conditions of Approval listed in Section “X” (10) of this report.

VIII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-04-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing and the Commission's recommendation, the Council hereby (*Approves/Conditionally Approves/Denies*) the Combination Preliminary and Final Plat.

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.

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

***Staff Finding:** The Applicant held a Neighborhood Meeting on August 23 2022; there were four (4) attendees. Notice was posted to the city website December 19, 2022, and a legal notice was published in the Kuna Melba News December 28, 2022. Neighborhood Notices were mailed to*

property owners within 300-feet of the proposed project site on December 28, 2022. The Applicant posted a sign on the property January 4, 2023.

- 8.2 Based on the evidence presented this proposal **does** generally comply with Kuna City Code (KCC).

Staff Finding: The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to comply with KCC [Title 5](#) and [Title 6](#).

- 8.3 Based on the evidence presented this proposal **does** generally comply with the Comprehensive Plan.

Staff Finding: The [Comprehensive Plan](#) has listed numerous goals for providing an economically diverse community, and providing a variety of housing types, while the FLUM provides a guideline for new development and re-development. The [FLUM](#) designates the subject sites as Commercial and the sites are currently zoned C-1 (Neighborhood Commercial), thus being in compliance with the FLUM and Comprehensive Plan.

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

Staff Finding: ACHD and ITD have provided comments on what ingress/egress and roadway improvements will be required. The City Engineer provided Conditional support of the Vineyards Senior Housing project in Exhibit 2.22, and if this Combo Plat request is approved, that Condition will be met.

- 8.5 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.

- 8.6 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 the existing public improvements such as streetlights, fire hydrants, sidewalks, etc., have been implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

- 8.7 The site landscaping **meets** the intent of the landscape ordinance.

Staff Finding: The overall landscape plan for Case No. 22-07-DR (Design Review) for Vineyards Senior Housing, was approved by the Commission on June 14, 2022.

- 8.8 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 than 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.

IX
COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the Commission recommended Approval of Case No. 22-04-CPF.

X
COUNCIL'S PROPOSED ORDER OF DECISION

Based upon the record contained in Case No. 22-04-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, and the Commission's recommendation, the Council hereby (*Approves/Conditionally Approves/Denies*) the Combination Preliminary and Final Plat, subject to the following Conditions:

10.1 Staff Recommended Conditions:

None

10.2 Transportation

10.2.1 Developer/Owner/Applicant shall replace any broken or deteriorated segments of curb, gutter, or sidewalk on N Sailer Avenue abutting the site, consistent with the District's Minor Improvements Policy.

10.2.2 Developer/Owner/Applicant shall close the existing driveway located 205-feet north of the site's south property line with vertical curb, gutter, and 5-foot attached concrete sidewalk, as proposed.

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

10.2.4 Developer/Owner/Applicant shall comply with ACHD Policies.

10.3 Site Layout, Dimensional Standards and Parking

Not applicable.

10.4 Landscape, Open Space and Fencing

Not applicable.

10.5 Public Works

10.5.1 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](#).

10.5.2 Compliance with [Idaho Code §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

10.5.3 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

- 10.5.4** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- 10.5.5** 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 General

- 10.6.1** 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:
 - 10.6.1.1** The City Engineer shall approve all sewer connections.
 - 10.6.1.2** 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.
 - 10.6.1.3** 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”.
 - 10.6.1.4** 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.
 - 10.6.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 10.6.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - 10.6.1.7** 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.
- 10.6.2** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- 10.6.3** 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 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 10.6.4** 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.

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

DATED this 7th day of January, 2023.



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): 22-04-CPF

Project Name: Single Lot Subdivision- Vineyards Housing

Date Received: 10.07.2022; Remaining Item 11.07.2022

Date Accepted as Complete: 11.15.2022

Type of review requested (check all that apply):

<input type="checkbox"/> Annexation & Zoning	<input type="checkbox"/> Appeal
<input type="checkbox"/> Comp. Plan Map Amendment	<input checked="" type="checkbox"/> Combination Pre & Final Plat
<input type="checkbox"/> Design Review	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Final Planned Unit Development	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Business
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance

Owner of Record

Name: New Beginnings Housing LLC

Address: 623 Kimball Avenue, Suite C, Caldwell Idaho 83605

Phone: 208-454-2576 Email: greg@nbhousing.com

Applicant (Developer) Information

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue, Boise ID 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative Information

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue, Boise ID 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Subject Property Information

Site Address: 150 and 200 N. Sailer Avenue, Kuna Idaho

Nearest Major Cross Streets: Avalon and Sailer Avenue

Parcel No.(s): R5672431260 and R56722431280

Section, Township, Range: 24, 2N, 1W BM

Property Size: 1.80 acres

Current Land Use: Vacant Proposed Land Use: Retirement Home

Current Zoning: C-1 Proposed Zoning: C-1

Project Description

Project Name: Single Lot Subdivision

General Description of Project: We are combining Lots 4, and 5, Block 5, Merlin Pointe Subdivision No 1. for the purpose of eliminating the lot line and easment so that one building may be placed of the lot for a 37 unit senior housing community.

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: Amenities to include a community room, library, fitness room, common laundry, community gardens, horseshoe pits, walking paths seather areas, covered parking, and interior storage spaces.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

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

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

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

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

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

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

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 Other lots: N/A

Gross floor area square footage: 43,415 Existing (if applicable): N/A

Building height: 30.5' Hours of Operation: Per City Code

Total No. of Employees: 2 Max No. of Employees at one time: 2

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: 6 Dimensions: Per Code

Regular parking spaces: 44 Dimensions: 9' x 17'

Width of driveway aisle: 26-feet

Proposed lighting: Hooded downward lighting per code requirements

Is lighting "Dark Sky" compliant? YES NO

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

Grass along the public roadways, and internal to the site for the residents. There will also be community community gardens, and active exercise areas for the residents.

Applicant Signature:  Date: 10/7/2022

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

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



Combination Preliminary Plat & Final Plat Application

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



Combo 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): 22-04-CPF

Project Name: Single Lot Subdivision - Vineyards Senior Housing

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

Date Received: 10.07.2022; Remaining item 11.07.2022

Date Accepted as Complete: 11.15.2022

Application shall contain one (1) copy of the following (digital copies 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.)*
- Plat Plans (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.

- Pressurized Irrigation Plan
- Plat Plans (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar)
- Phasing Plan
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

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: _____

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



October 7, 2022

Mr. Doug Hanson
Planning and Zoning Administrator
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Doug:

Subject: Single Lot Subdivision

On behalf of New Beginnings Housing LLC, A Team Land Consultants presents to the City of Kuna, a Preliminary/Final Plat application. The subject property is located at 150 and 200 N. Sailer Avenue. The property contains 1.8 total acres.

The applicant is proposing to combine Lots 4 and 5, Block 5, Merlin Pointe Subdivision No. 1. The purpose to combine the lots is to allow a building to cross the lot lines and vacate the existing utility easement. No new City utilities are being constructed with the exception of service lines being extended to the proposed building.

Civil plans have been submitted for the building and the DR application, in addition of a landscape plan, therefore we are not submitting those items with this application.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application.

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads 'Steve Arnold'.

Steve Arnold
Project & Real Estate Manager

Cc: Greg Urrutia
Kathy Venrick

AERIAL MAP



-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_ROADS
-  KUNA_WATERBODIES



Ensolarado

VICINIITY MAP

Seraphina

Merlin Cottages
Approved July 5, 2022

Sailer

Kuna

-  KUNA_ROADS
-  SUBJECT SITES
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



ADA COUNTY RECORDER Phil McGrane
 BOISE IDAHO Pgs=3 ANGIE STEELE
 TITLEONE BOISE

2022-041538
04/28/2022 09:03 AM
 \$15.00



TitleOne
 a title & escrow co.

Order Number: 21419579

Warranty Deed

For Value Received,

Merlin Pointe, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **New Beginnings Housing, LLC, an Idaho limited liability company**, whose current address is **623 S. Kimball Avenue, Suite C, Caldwell, ID 83605**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 4-26-2022

Merlin Pointe, LLC, an Idaho limited liability company

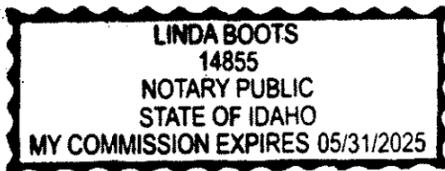
By: Black Creek Limited Partnership, an Idaho limited partnership, its Sole Member

By: Thomas T. Nicholson
Thomas T. Nicholson, General Partner

STATE OF IDAHO,)
) ss.
County of Ada _____)

On this 26 day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be a General Partner of Black Creek Limited Partnership, the limited partnership that is the Sole Member of Merlin Pointe, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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



Linda Boots
NOTARY PUBLIC FOR IDAHO
My Commission Expires: 5/31/25

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lots 4 and 5 in Block 5 of Merlin Pointe Subdivision No. 1, according to the official plat thereof, filed in Book 115 of Plats at Page(s) 17375 through 17378, official records of Ada County, Idaho.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 ANGIE STEELE
TITLEONE BOISE

2022-041538
04/28/2022 09:03 AM
\$15.00



TitleOne
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TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 4-26-2022

Merlin Pointe, LLC, an Idaho limited liability company

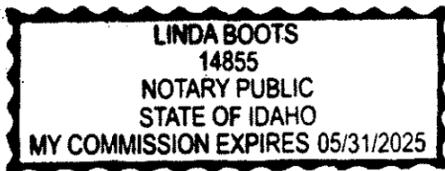
By: Black Creek Limited Partnership, an Idaho limited partnership, its Sole Member

By: Thomas T. Nicholson
Thomas T. Nicholson, General Partner

STATE OF IDAHO,)
) ss.
County of Ada _____)

On this 26 day of April, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be a General Partner of Black Creek Limited Partnership, the limited partnership that is the Sole Member of Merlin Pointe, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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



Linda Boots
NOTARY PUBLIC FOR IDAHO
My Commission Expires: 5/31/25

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lots 4 and 5 in Block 5 of Merlin Pointe Subdivision No. 1, according to the official plat thereof, filed in Book 115 of Plats at Page(s) 17375 through 17378, official records of Ada County, Idaho.



City of Kuna
P.O. Box 13
Kuna, Idaho 83634

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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Canyon)

I, New Beginings Housing LLC , 623 S. Kimball Ave., Ste C
Name Address
Caldwell ID 83605 , _____
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to A Team Land Consultants 1785 Whisper Cove Ave. Boise ID 83709 Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 9th day of September, 2022

Signature _____

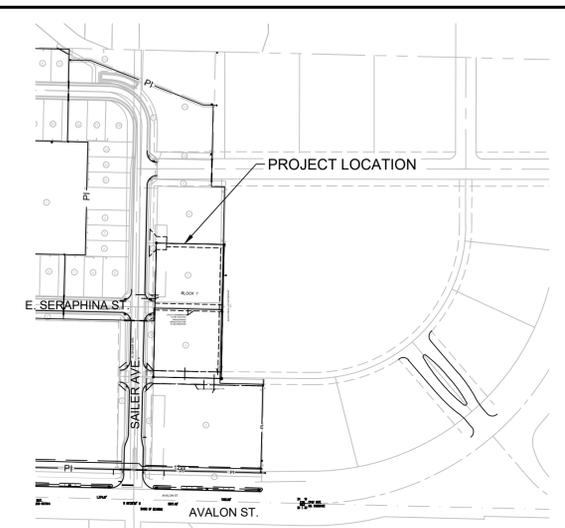
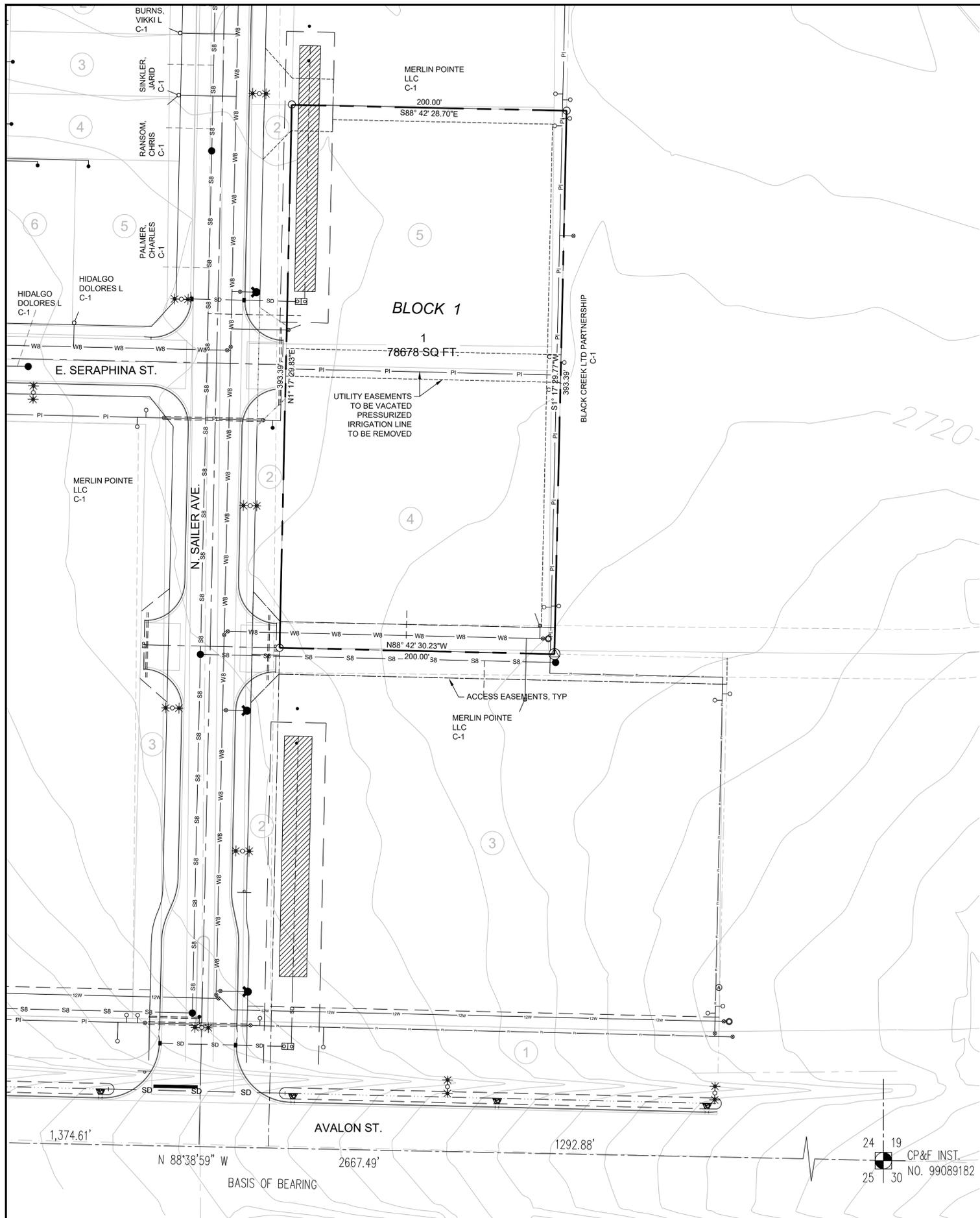
Subscribed and sworn to before me the day and year first above written.

Danielle Badke
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6/13/24





PRELIMINARY DEVELOPMENT FEATURES

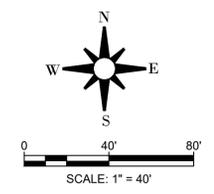
PARCEL NO'S:	R5672431260 R5672431280	SITE DETAILS:	COMMERCIAL:	1.81 AC
ADDRESSES:	150 N. SAILER AVE 200 N. SAILER AVE KUNA, ID 83634	SETBACKS:	FRONT:	15'
ZONING:	C-1		SIDE:	0'
			REAR:	5'
PROPERTY SIZE:	1.81 AC	SITE AMENITIES:	LANDSCAPE BUFFERS	
TOTAL LOTS:	1			
COMMON LOTS:	0			
COMMERCIAL:	1			
DENSITY UNITS:	1.81 PER AC			

- NOTES:
- THERE IS EXISTING KUNA CITY WATER AND SEWER SERVICE.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE C-1 ZONING DISTRICT.
 - THERE IS AN EXISTING PI THAT WILL BE UTILIZED BY THE DEVELOPMENT. THE DEVELOPER PROPOSES TO ABANDON THE PI AND UTILITY EASEMENT IN THE CENTER OF THE SITE. THE LOT IN THIS SUBDIVISION WILL BE SUBJECT BY ASSESSMENTS OF THE KUNA IRRIGATION DISTRICT.
 - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD AND THE CITY OF KUNA.
 - ACCESS TO SAILER AVE. WILL BE PROVIDED BY A SHARED DRIVEWAY AT THE SOUTH BOUNDARY AND ANOTHER NEW SHARED DRIVEWAY AT THE NORTH PROPERTY LINE. THE EXISTING CURB RETURN IN THE MIDDLE OF THE SITE WILL BE REMOVED AND REPLACED WITH CURB, GUTTER AND SIDEWALK.

LEGEND

- SITE BOUNDARY LINE
- - - SECTION LINE
- EXIST CENTER LINE
- IRR— EXIST IRRIGATION LINE
- EDGE OF GRAVEL
- EXIST OVERHEAD POWER
- TOP OF SLOPE
- EW — EDGE OF WATER
- SS — EXIST SANITARY SEWER
- W — EXIST WATER LINE
- SD — EXIST STORM DRAIN
- X — EXIST FENCE
- — CENTERLINE DITCH/FLOW LINE
- — TOP OF BANK
- EP — EXIST EDGE OF PAVEMENT
- 2650 — MAJOR CONTOUR LINE
- — MINOR CONTOUR LINE
- — PROPOSED LOT LINE
- — PROPOSED ROW LINE
- — PROPOSED CENTER LINE
- SS — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- PI — PROPOSED PRESSURIZED IRRIG LINE
- — IRRIGATION EASEMENT LINE

- FND 1/2" IRON PIN (AS NOTED)
- FND 3/4"x24" IRON PIN (AS NOTED)
- FND BRASS CAP (AS NOTED)
- FND ALUMINUM CAP (AS NOTED)
- △ CALCULATED POINT
- EXIST POWER POLE
- ← EXIST GUY ANCHOR
- EXIST GAS METER
- EXIST GAS RISER
- ⊕ EXIST GAS VALVE
- ⊕ TR EXIST TELEPHONE RISER
- EXIST COMM MANHOLE
- ⊕ EXIST SAN SEWER MANHOLE
- ⊕ EXIST WATER VALVE
- ⊕ EXIST IRRIGATION BOX
- ⊕ EXIST STORM DRAIN MANHOLE
- EXIST SIGN
- ⊕ EXIST FIRE HYDRANT
- EXIST GUARDRAIL
- ★ EXIST CONIF TREE
- EXIST DECID TREE
- ▣ EXIST CATCH BASIN



OWNER NEW BEGINNINGS HOUSING, LLC. 1812 MADISON AVE. NAMPA, ID 83637	SURVEYOR ACKERMAN ESTVOLD 7661 W. RIVERSIDE DR. GARDEN CITY, ID 83714
PLANNER / CONTACT STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020	DEVELOPER NEW BEGINNINGS HOUSING, LLC. 1812 MADISON AVE. NAMPA, ID 83637
SINGLE LOT SUBDIVISION PRELIMINARY PLAT MAP SECTION 24, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO	
SHEET 1 OF 1 DRAWN BY: CJ SHERLOCK DATE: November 7, 2022 FILE: SLS_PREPLAT.dwg	

CP&F INST.
NO. 99089182

Final Plat

BOOK _____, PAGE _____

SINGLE LOT SUBDIVISION

A RE-SUBDIVISION OF LOT 4 & 5, BLOCK 5, MERLIN POINT SUBDIVISION #1, LOCATED AT SE 1/4 OF SECTION 24, T2N, R1W, BM, CITY OF KUNA, ADA COUNTY, IDAHO 2022

LINE TABLES

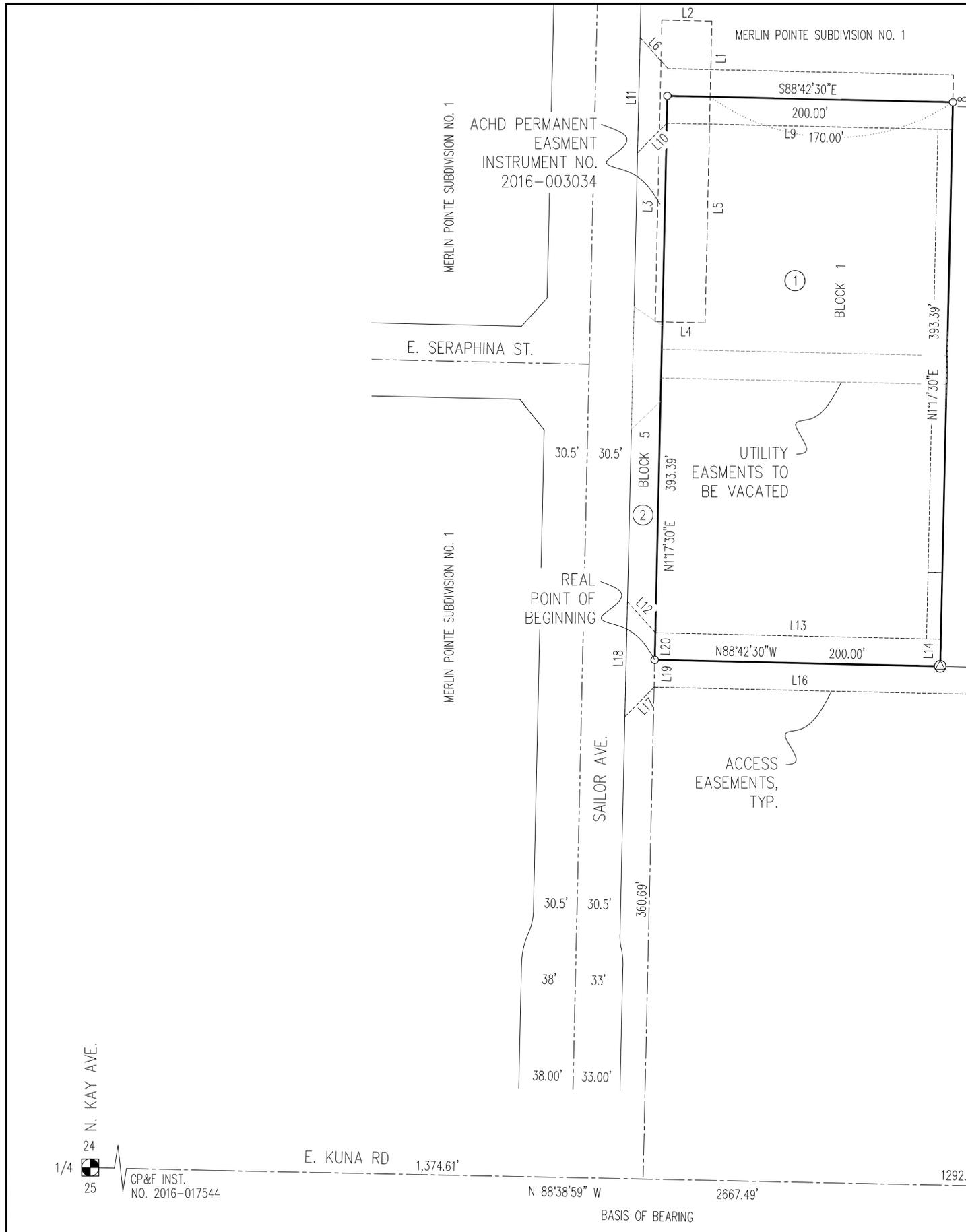
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	52.86'	S17°30'W	L16	204.00'	S88°42'30"E
L2	35.00'	S88°42'30"E	L17	29.09'	N44°43'30"E
L3	210.45'	N17°30'E	L18	80.40'	N17°30'E
L4	35.00'	N88°42'30"W	L19	19.00'	N17°30'E
L5	157.60'	S17°30'W	L20	19.00'	N17°30'E
L6	29.20'	S41°56'34"E			
L7	200.00'	S88°42'30"E			
L8	38.00'	S17°30'W			
L9	200.00'	S88°42'30"E			
L10	29.09'	N44°43'30"E			
L11	80.40'	N17°30'E			
L12	29.20'	S41°56'34"E			
L13	200.00'	S88°42'30"E			
L14	19.00'	S17°30'W			
L15	19.00'	S17°30'W			

NOTES

- LOT 1, BLOCK 1 ARE HEREBY DESIGNATED AS HAVING A TEN (10) FOOT PERMANENT EASEMENT ON LOT LINES CONTIGUOUS WITH THE SUBDIVISION BOUNDARY LINE FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
- IRRIGATION WATER HAS BEEN PROVIDED BY BOISE KUNA IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED TO EACH BUILDABLE LOT.
- LOT 1, BLOCK 1 A PORTION OF SAID LOT, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF ACHD LICENSE AGREEMENT INSTRUMENT NO. 2016-003034
- LOT 1 BLOCK 1 ARE SUBJECT TO A CROSS ACCESS SHARED EASEMENT AS SHOWN. THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID EASEMENT SHALL BE DEFINED IN THE CC&R DOCUMENTS FOR THIS SUBDIVISION.
- A PORTION OF N. SAILER AVE. WAS PREVIOUSLY DEDICATED AS RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF AVALON ORCHARD TRACTS, AS SHOWN IN BOOK 6 OF PLATS ON PAGE 254, RECORDS OF ADA COUNTY, IDAHO.
- LOT 1 BLOCK 1 ARE SUBJECT TO SEWER AND WATER MAIN EASEMENTS AS SHOWN FOR THE CITY OF KUNA.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

LEGEND

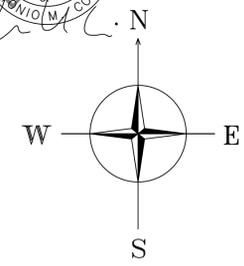
- REPLACED 1/2" PIN WITH 5/8" REBAR CAPPED LS 18350
- ⊙ FOUND 5/8" IRON PIN WITH LS 11118
- ⊠ FOUND ALUMINUM CAP MONUMENT
- CENTERLINE LINE
- - - SECTION LINE
- ___ BOUNDARY LINE
- ___ PROPERTY LINE
- SURVEY TIE LINE
- - - EASEMENT LINE AS NOTED
- - - PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE EASEMENT - SEE NOTE 2.
- ▨ ACHD EASEMENT - SEE NOTE 7
- ▨ CROSS ACCESS EASEMENT - SEE NOTE 10
- ▨ CROSS ACCESS, CITY OF KUNA SEWER AND WATER MAIN, PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE EASEMENT - SEE NOTES 2, 10, AND 12.



UNPLATTED

ANTONIO M. CONTI
 ACKERMAN ESTVOLD
 7661 W. Riverside Dr.
 Garden City, ID 83714
 antonio.conti@ackerman-estvold.com

PLS 18350



Scale: 1" = 40'

SINGLE LOT SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SINGLE LOT SUBDIVISION;

A RE SUBDIVISION OF LOTS 4 & 5, BLOCK 5, OF MERLIN POINTE SUBDIVISION NO. 1, AS SHOWN IN BOOK 115 OF PLATS ON PAGE 17375, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE SE ¼ OF SECTION 24 OF TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE N 1° 17' 30" E A DISTANCE OF 393.39 FEET;

THENCE S 88° 42' 30" E A DISTANCE OF 200.00 FEET;

THENCE S 1° 17' 30" W A DISTANCE OF 393.39 FEET;

THENCE N 88° 42' 30" W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.81 ACRES.

THE LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

NEW BEGINNINGS HOUSING, LLC

BY GREG URRITIA, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREG URRITIA, KNOWN TO ME TO BE A MANAGING MEMBER OF NEW BEGINNINGS HOUSING, LLC, AN IDAHO LIMITED PARTNERSHIP, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED PARTNERSHIP EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ANTONIO M. CONTI
IDAHO NO. 18350



SINGLE LOT SUBDIVISION

HEALTH CERTIFICATE

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

DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF CITY COUNCIL

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

KUNA CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

ADA COUNTY HIGHWAY DISTRICT

BY: _____, PRESIDENT
TRUSTEE OF EXISTING PUBLIC RIGHT-OF-WAY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PRESIDENT OF THE ADA COUNTY HIGHWAY DISTRICT, THE PERSON WHO EXECUTED THE INSTRUMENT OF SAID DISTRICT AND ACKNOWLEDGED TO ME THAT ADA COUNTY HIGHWAY DISTRICT EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } s.s. INSTRUMENT NO. _____

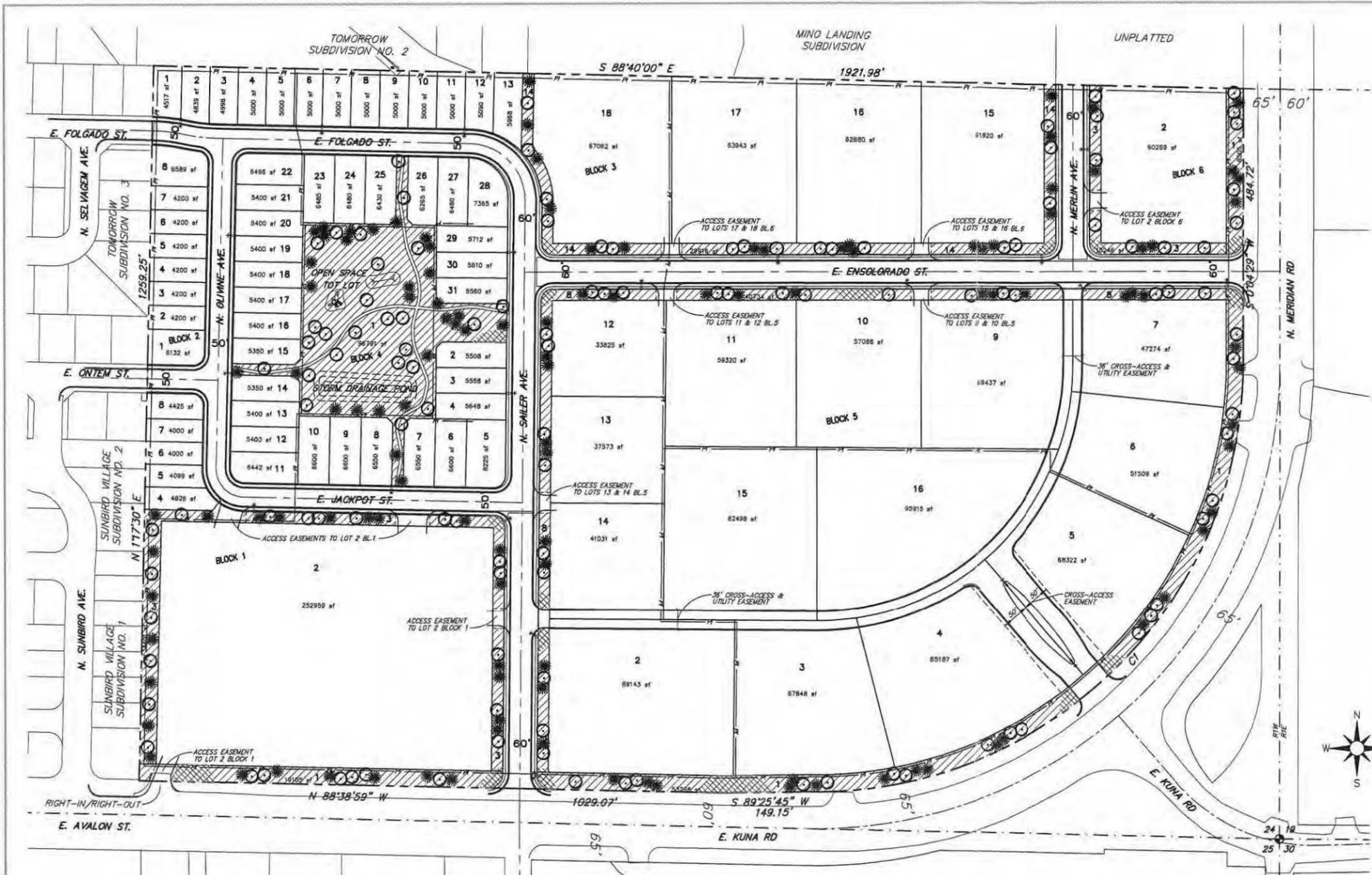
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK ____ M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

ANTONIO M. CONTI
ACKERMAN ESTVOLD
7661 W. Riverside Dr.
Garden City, ID 83714
antonio.conti@acherman-estvold.com PLS 18350





PLANT SCHEDULE

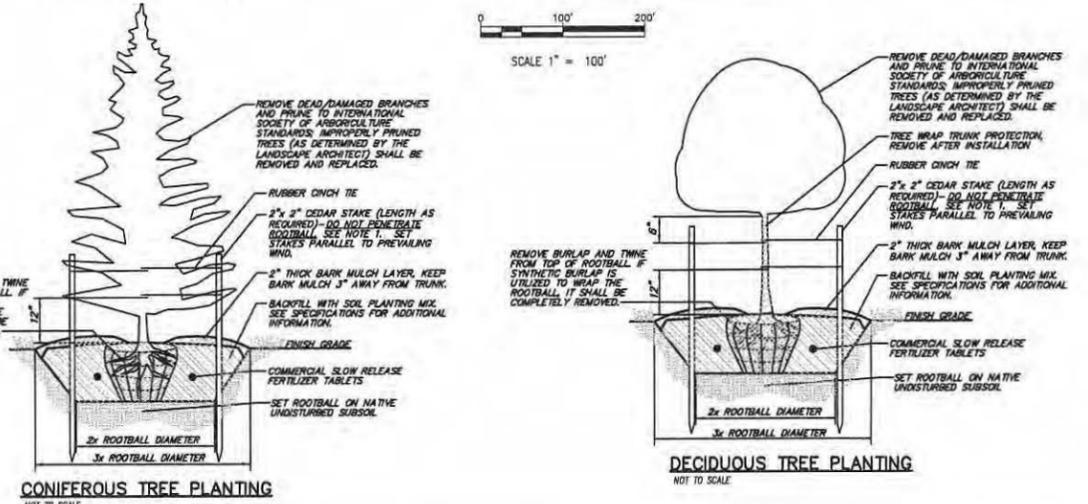
KEY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS SHADE TREES			
AG	<i>Acer glabrum</i> 'Viking'	Flora Maple	2" CAL. BAG
AV	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2" CAL. BAG
FI	<i>Ficus religiosa</i> 'Acacia palmifolia'	Norwegian Spruce Maple	2" CAL. BAG
BN	<i>Betula nigra</i> 'Heritage'	Heritage Silver Birch	2" CAL. BAG
CP	<i>Corylus heterophylla</i> 'Pavane'	Pavane European Hornbeam	2" CAL. BAG
FA	<i>Fraxinus americana</i> 'Majestic'	American White Ash	2" CAL. BAG
FP	<i>Fraxinus pennsylvanica</i> 'Ukraine'	Ukraine Ash	2" CAL. BAG
FR	<i>Fraxinus pennsylvanica</i> 'Palmetto'	Palmetto Ash	2" CAL. BAG
GI	<i>Gleditsia triacanthos</i> 'Inermis 'Savoka'	Savoka Honeylocust	2" CAL. BAG
LS	<i>Liquidambar styraciflua</i>	Striped Tree	2" CAL. BAG
LT	<i>Liquidambar styraciflua</i>	Sweetgum	2" CAL. BAG
ORNAMENTAL FLOWERING TREES			
CC	<i>Cercis canadensis</i>	Eastern Redbud	2" CAL. BAG
MR	<i>Malus 'Royal'</i>	Royal Crabapple	2" CAL. BAG
MS	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2" CAL. BAG
PC	<i>Prunus cisterna</i> 'Chanticleer'	Chanticleer Pear	2" CAL. BAG
PS	<i>Prunus serotina</i> 'Royal Burgundy'	Royal Burgundy Cherry	2" CAL. BAG
CONIFEROUS TREES			
PN	<i>Pinus strobus</i>	Austrian Pine	6"-7" BAG
PI	<i>Pinus strobus</i>	Norway Spruce	6"-7" BAG
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES			
BT	<i>Berberis thunbergii</i> 'atropurpurea 'Chimon 'Purpurea'	Chimon Purple Barberry	#2
CA	<i>Calamagrostis x canaliculata</i> 'Karl Foerster'	Foerster's Feather Reed Grass	#1
CI	<i>Cornus alba</i> 'Solitude'	White Dogwood	#1
CS	<i>Cornus sericea</i> 'Winter White'	White Dogwood	#1
FS	<i>Ficus virens</i> 'Purpurea Fendleri'	Wreath Purple Fig	4" HT. BAG
GS	<i>Geranium sanguineum</i>	Bloody Cranebill	#1
HB	<i>Hamamelis 'Bentley's Optima'</i>	Bentley's Optima Witch Hazel	#1
HC	<i>Hamamelis virginiana</i> 'Sachcharanda'	Sachcharanda Virginia Sweet Gum	#1
HS	<i>Hamamelis 'Stella de Oro'</i>	Stella de Oro Witch Hazel	#1
HO	<i>Hosta x 'Palmetto'</i>	Palmetto Plantain Lily	#1
HR	<i>Hamamelis virginiana</i>	Witch Hazel	#1
PA	<i>Panicum scoparium</i> 'Hammitt'	Deer Fenchel Grass	#1
PM	<i>Pinus mugo</i> 'pumila'	Deer Mugo Pine	#1
PN	<i>Pinus strobus</i>	Yellow Flowering Groundcover Rose	#1
PP	<i>Phlox subulata</i> 'P.J.M.'	P.J.M. Phlox	#1
SB	<i>Schubertia 'Goldflame'</i>	Goldflame Schuba	#1
S	<i>Stipa arvensis</i> 'Casper's Drift'	Casper's Drift Stipa	#1
SK	<i>Sambucus nigra</i> 'Black Beauty'	Black Beauty Elderberry	#1
TC	<i>Taxus canadensis</i>	Canada Spruce	#1
WF	<i>Wajalea florida</i> 'Virens' 'Nana'	Virens Wajalea	#1

LANDSCAPE & IRRIGATION NOTES:

- Contractor shall report to landscape architect all conditions which impact and/or prevent the proper execution of this work, prior to beginning work.
- Coordinate work schedule and observations with landscape architect prior to construction start-up.
- New conifer and deciduous tree plantings, see detail B and C/L.I.O. Contractor shall stake of trees deemed necessary, i.e., from being blown over, planted with loose root ball, etc. Contractor's option.
- New shrub planting. See detail A/L.I.O.
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
- All planting beds shall be covered with a minimum of 3" of small (1" minus) bark chips. Submit for approval.
- All plant material shall be guaranteed for a period of one year beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Finish grades to be smooth and even gradients with positive drainage in accordance with site grading plan.
- All plant beds and lawn areas, the top 6 inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. Rate-18 organic matter a minimum of 6 inches into topsoil.
- Fertilize all trees and shrubs with 'Agrifarm' planting tablets. Quantity per manufacturer's recommendations.
- All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade 3" below surface of walks and curbs in planting bed areas, 1 1/2" at end lawn areas, and 1" at seed lawn areas.
- Remove existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign material and a pH of 5.5 to 7.0. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: a) provide approved imported topsoil, or b) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, weeds, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other filler, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth. Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well-drained sites where topsoil occurs to a depth of not less than 4 inches.
- Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or government agency and copies of the testing agency's findings and recommendations shall be furnished to the Architect representative by the contractor. No topsoil shall be delivered in a frozen or muddy condition. Acidity/alkalinity range - pH, 5.5 to 7.6.
- Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
- All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly sized for required water usage. Each hydrozone is to be irrigated with separate individual stations.
- Planter beds and lawn areas are to have separate hydro-zones.
- Pop-up sprinkler heads shall have a minimum riser height of 4 inches at lawn areas and 18" at planter beds.
- Planter beds are to have drip irrigation systems or pop-up spray systems. Annuals, perennials ground covers or shrub mossings shall have a pop-up spray system.
- Electronic water distribution/ timing controllers are to be provided. Minimum controller requirements are as follows:
 - Precise individual station timing
 - Run time capabilities for extremes in precipitation rates
 - At least one program for each hydrozone
 - Sufficient multiple cycles to avoid water run-off
 - Power failure backup for all programmed individual valued watering stations will be designed and installed to provide water to respective hydro-zones.

TREE PLANTING NOTES

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY WARRANT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- REMOVAL OF BURLAP AND TWINE FROM TOP OF ROOTBALL MAY BE POSTPONED FOR 90 DAYS AT CONTRACTOR'S OPTION.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYPING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SURFACE DEEP SOAK TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILLED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



APPROVED
 KUNA PLANNING & ZONING DEPT.
 May Before 11.19.13
 OFFICIAL DATE

<p>DEVELOPER / OWNER TFI LP P.O. BOX 690 MERIDIAN, ID 83680</p>	<p>LANDSCAPE DESIGNER POWER ENTERPRISES 16131 FRANKLIN BLVD. NAMP, ID 83687 (208) 461-4670</p>	<p>PLANNER / CONTACT STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020</p>	<p>MERLIN SUBDIVISION PRELIMINARY LANDSCAPE PLAN SECTION 24, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO</p>
<p>Team Land Consultants Committed to You!</p>			<p>SHEET 1 OF 1 DRAWN BY: _____ DATE: 02/26/13 FILE: MERLIN.LND.DWG</p>

drainage and is first approved in writing by the Architectural Control Committee and Ada County Highway District. For the purposes hereof, “established” drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Properties is completed by Declarant, or that drainage which is shown on any plans approved by the Architectural Control Committee and/or Ada County Highway District, which may include drainage from the Common Area over any Lot in the Properties.

ARTICLE VII. MAINTENANCE RESPONSIBILITY

Section 1. Association Responsibility: The Association shall provide maintenance to and be responsible for the Common Areas and all improvements located thereon, and all Ada County Highway District storm water drainage facilities located on any Lot subject to this Declaration. In addition, the Association shall maintain any common structures, monuments and signage on any Lot which is subject to this Declaration. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner or his invitees, the costs of such maintenance or repairs shall be added to and become part of the assessment to which such Owner’s Lot is subject.

Section 2. Owner Responsibility: Each Owner shall be responsible for maintaining and keeping in good order and repair all buildings, parking lots, drive aisles, landscaping, sidewalks and drainage facilities associated with his buildings, and all other improvements located on such Owner’s Lot except those which are specifically identified herein to be maintained by the Association. Each Owner or occupant shall remove, at his own expense, any rubbish or trash of any character which may accumulate on its Lot and shall, prior to the construction of improvements thereon, be responsible to cut or otherwise control the weeds and other noxious plants on his Lots so as to avoid any unsightly condition or hazard or nuisance to other Lots. If an Owner fails to perform his maintenance responsibilities as set forth herein, the Association shall, upon fifteen (15) days prior written notice to the Owner, have the right to correct such condition, and to enter upon the Owner’s Lot for the purpose of doing so, and seek reimbursement for the cost thereof in accordance with the provisions of Article IV, Section 3, Paragraph D, above.

ARTICLE VIII. PROPERTY USE RESTRICTIONS

The following restrictions shall be applicable to the Properties and shall be for the benefit of and limitations upon all present and future Owners of said Properties, or of any interest therein:

Section 1. Lot Use: No Lot shall be used except for such uses as are permitted pursuant to the ordinances of the City of Kuna and have been approved by the Architectural Control Committee as provided hereinbelow. All Lots and Improvements constructed thereon



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: _____

Signature: _____ Date: _____



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: 37 unit senior housing community
located at 150 N. Sailer Avenue

Date of Meeting: 8/23/22 Time: 6:00

Meeting Location: 150 N. Sailer Avenue

Site Information

Location: Section 24SE Township 2N Range 1W Total Acres 1.80
Subdivision Name: Merlin Pointe Subdivision No. 1 Lot 4/5 Block 5

Address: 150 and 200 N. Sailer Avenue, Kuna, ID

Parcel No(s): R5672431260 and R5672431280

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: New Beginnings Housing, LLC

Address: 623 S. Kimball Avenue, Suite C, Caldwell, ID 83605

Contact Person

Name: Greg Urrutia

Business Name (if applicable): New Beginnings Housing, LLC

Address: 623 S. Kimball Avenue, Suite C, Caldwell, ID 83605

Phone: 208-454-2576 Email: greg@nbhousing.com

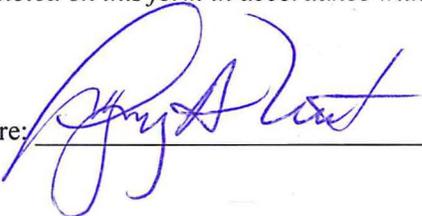
Applicant

Name: Greg Urrutia/New Beginnings Housing, LLC

Address: 623 S. Kimball Avenue, Suite C, Caldwell, ID 83605

Phone: 208-454-2576 Email: greg@nbhousing.com

I, Gregory A. Urrutia, 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: 8/23/22

SIGN-IN SHEET

Project Name: Vineyard at Merlin Pointe

	Name	Address	Phone
1	Leslie Langla	217 N. Sailer Ave., Kuna	480-878-9737
2	Chris Ransom	217 N. Sailer Ave., Kuna	480-878-9737
3	Cathy Venrick	623 S. Kimball Ave, St A	208-455-9661
4	Greg Urrutia	623 S. Kimball Ave, St C	208-454-2576
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File Message Help Tell me what you want to do

Ignore	Delete	Archive	Reply	Reply All	Forward	Meeting	More	Move	Rules	Send to OneNote	Actions	Mark Unread	Categorize	Follow Up	Translate	Read Aloud	Zoom
	Delete		Respond					Move	Move			Tags	Tags	Follow Up	Editing	Immersive	Zoom

Thu 9/8/2022 7:30 AM

Sub Name Mail <subnamemail@adacounty.id.gov>

RE: Single Lot Subdivision Name Reservation

To steve@ateamboise.com

Cc Antonio Conti

September 8, 2022

Antonio Conti, Ackerman-Estvold
Steve Arnold, A-Team Land Consultants

RE: Subdivision Name Reservation: **SINGLE LOT SUBDIVISION**

At your request, I will reserve the name **Single Lot 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: [Jessica Reid](#)
To: [ACHD - Mindy Wallace](#); [Ada County Engineer](#); [Ada County Highway District](#); [Adam Ingram](#); [Bobby Withrow](#); [Boise Kuna Irrigation District](#); [Boise Project Board of Control](#); [Brent Moore \(Ada County\)](#); [Cable One TV](#); [Catherine Feistner](#); [CDHD \(lbadigian@cdhd.idaho.gov\)](#); [Chief Fratusco](#); [COMPASS](#); [Danielle - KSD Planner](#); [DEQ](#); [Eric Adolphson](#); [Idaho Power Easements](#); [Idaho Power Easements 2](#); [Intermountain Gas](#); [ITD](#); [ITD Planning Manager](#); [J&M Sanitation](#); [Jake Lorentz](#); [KRFD Fire Code \(scott@fccnwi.com\)](#); [Krystal Hinkle](#); [Leon Letson \(Ada County\)](#); [Marc Boyer \(Kuna Postmaster\)](#); [Megan Leatherman](#); [Meridian Fire \(Chief Bongiorno\)](#); [Nampa Meridian Irrigation District](#); [New York Irrigation](#); [Olvera - NMID](#); [Paris Dickerson](#); [Planning Manager \(Ada County Development Services\)](#); [PWoffice](#); [Robie Reno](#); [Stacy Yarrington \(Ada County\)](#); [TJ Lawrence \(Interim KRFD Chief\)](#); [USPS](#)
Cc: [Doug Hanson](#)
Subject: 22-04-CPF Single Lot Subdivision Agency Transmittal
Date: Tuesday, November 15, 2022 6:06:14 PM
Attachments: [22-04-CPF Single Lot Subdivision Agency Transmittal.pdf](#)
[image001.png](#)

Good Afternoon,

Please see the attached agency transmittal & link for the application packet. Please feel free to contact me with any questions you may have.

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



From: [Jessica Reid](#)
To: [ACHD - Mindy Wallace](#); [Ada County Engineer](#); [Ada County Highway District](#); [Adam Ingram](#); [Bobby Withrow](#); [Boise Kuna Irrigation District](#); [Boise Project Board of Control](#); [Brent Moore \(Ada County\)](#); [Cable One TV](#); [Catherine Feistner](#); [CDHD \(lbadigian@cdhd.idaho.gov\)](#); [Chief Fratusco](#); [COMPASS](#); [Danielle - KSD Planner](#); [DEQ](#); [Eric Adolfson](#); [Idaho Power Easements](#); [Idaho Power Easements 2](#); [Intermountain Gas](#); [ITD](#); [ITD - Niki](#); [ITD Planning Manager](#); [J&M Sanitation](#); [Jake Lorentz](#); [KRFD Fire Code \(scott@fccnwi.com\)](#); [Krystal Hinkle](#); [Leon Letson \(Ada County\)](#); [Marc Boyer \(Kuna Postmaster\)](#); [Megan Leatherman](#); [Meridian Fire \(Chief Bongiorno\)](#); [Nampa Meridian Irrigation District](#); [New York Irrigation](#); [Olvera - NMID](#); [Paris Dickerson](#); [Planning Manager \(Ada County Development Services\)](#); [PWoffice](#); [Robie Reno](#); [Stacy Yarrington \(Ada County\)](#); [TJ Lawrence \(Interim KRFD Chief\)](#); [USPS](#)
Subject: UPDATED HEARING DATE: 22-04-CPF Single Lot Subdivision Agency Transmittal
Date: Friday, November 18, 2022 11:30:36 AM
Attachments: [22-04-CPF Single Lot Subdivision Agency Transmittal.pdf](#)
[image001.png](#)

Good Morning,

The meeting date for the attached project has been ***accelerated*** to **December 13, 2022**.

Please let me know if you have any questions.

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



From: Jessica Reid

Sent: Tuesday, November 15, 2022 6:06 PM

To: [ACHD - Mindy Wallace <mwallace@achdidaho.org>](#); [Ada County Engineer <agilman@adaweb.net>](#); [Ada County Highway District <planningreview@achdidaho.org>](#); [Adam Ingram <adam.ingram@cableone.biz>](#); [Bobby Withrow <bwithrow@kunaid.gov>](#); [Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>](#); [Boise Project Board of Control <TRitthaler@boiseproject.org>](#); [Brent Moore \(Ada County\) <bmoore@adacounty.id.gov>](#); [Cable One TV <cheryl.goettsche@cableone.biz>](#); [Catherine Feistner <cfeistner@kunaid.gov>](#); [CDHD \(lbadigian@cdhd.idaho.gov\) <lbadigian@cdhd.idaho.gov>](#); [Chief Fratusco <mfratusco@adacounty.id.gov>](#); [COMPASS <lklopfenstein@compassidaho.org>](#); [Danielle - KSD Planner <drhorras@kunaschools.org>](#); [DEQ <BRO.Admin@deq.idaho.gov>](#); [Eric Adolfson <eadolfson@compassidaho.org>](#); [Idaho Power Easements <easements@idahopower.com>](#); [Idaho Power Easements 2 <kfunke@idahopower.com>](#); [Intermountain Gas <bryce.ostler@intgas.com>](#); [ITD <D3Development.Services@itd.idaho.gov>](#); [ITD Planning Manager <vincent.trimboli@itd.idaho.gov>](#); [J&M Sanitation <Chad.Gordon@jmsanitation.com>](#); [Jake Lorentz <jlorentz@kunaid.gov>](#); [KRFD Fire Code \(scott@fccnwi.com\) <scott@fccnwi.com>](#); [Krystal Hinkle <khinkle@kunafire.com>](#); [Leon Letson \(Ada County\) <lletson@adacounty.id.gov>](#); [Marc Boyer \(Kuna](#)

Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Olvera - NMID <eolvera@nmid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; PWorkoffice <PWorkoffice@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacy Yarrington (Ada County) <syarrington@adacounty.id.gov>; TJ Lawrence (Interim KRFD Chief) <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>

Cc: Doug Hanson <dhanson@kunaid.gov>

Subject: 22-04-CPF Single Lot Subdivision Agency Transmittal

Good Afternoon,

Please see the attached agency transmittal & link for the application packet. Please feel free to contact me with any questions you may have.

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731





Mary May, President
 Alexis Pickering, Vice-President
 Jim D. Hansen, 2nd Vice President
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner

May 18th, 2022

To: Greg Urrutia
 New Beginnings Housing, LLC
 623 S Kimball Avenue, Suite C
 Caldwell, ID 83605

Subject: KUNA22-0009/ 22-07-DR
 150 N Sailer Avenue
 Vineyards at Merlin Pointe

The applicant is requesting design review for a senior housing development with 37-units on 1.8 acres.

A. Findings of Fact

1. Sailer Avenue

a. **Existing Conditions:** Sailer Avenue is improved with 2-travel lanes, 40-feet of pavement, and vertical curb, gutter, and 5-foot wide attached concrete sidewalks abutting the site. There is 60-feet of right-of-way for Sailer Avenue (30-feet from centerline).

b. **Policy:**

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:

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.

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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Applicant's Proposal:** The applicant has not proposed any improvements to Sailer Avenue abutting the site.
- d. **Staff Comments/Recommendations:** Sailer Avenue abutting the site is fully improved, therefore no additional street improvements or right-of-way dedication is required with this application.

Consistent with the District's Minor Improvements Policy, the applicant should be required to replace any broken or deteriorated segments of curb, gutter, or sidewalk on Sailer Avenue abutting the site.

2. Driveways – Sailer Avenue

- a. **Existing Conditions:** There are 2 existing driveways from the site on to Sailer Avenue:
 - A 35-foot wide paved curb-return type shared access driveway located at the site's south property line.
 - A 35-foot wide paved curb-return type driveway located 205-feet north of the site's south property line and in alignment with Seraphina Street.

- b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

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

- c. Applicant's Proposal:** The applicant has proposed to close the existing driveway located 205-feet north of the site's south property line with vertical curb, gutter, and 5-foot wide attached concrete sidewalk and construct a 26-foot wide curb-return type driveway located 370-feet north of the site's south property line.

The applicant has also proposed to continue utilizing the existing shared access driveway located at the site's south property line.

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

B. Site Specific Conditions of Approval

1. Replace any broken or deteriorated segments of curb, gutter, or sidewalk on Sailer Avenue abutting the site consistent with the District's Minor Improvements policy.
2. Close the existing driveway located 205-feet north of the site's south property line with vertical curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.
3. Construct a 26-foot wide curb-return type driveway on to Sailer Avenue located 370-feet north of the site's south property line.
4. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
5. 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.
6. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 120 vehicle trips per day and 9 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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
Sailer Avenue	393-feet	Local	N/A	N/A

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

- There are no traffic counts for Sailer Avenue.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6132.

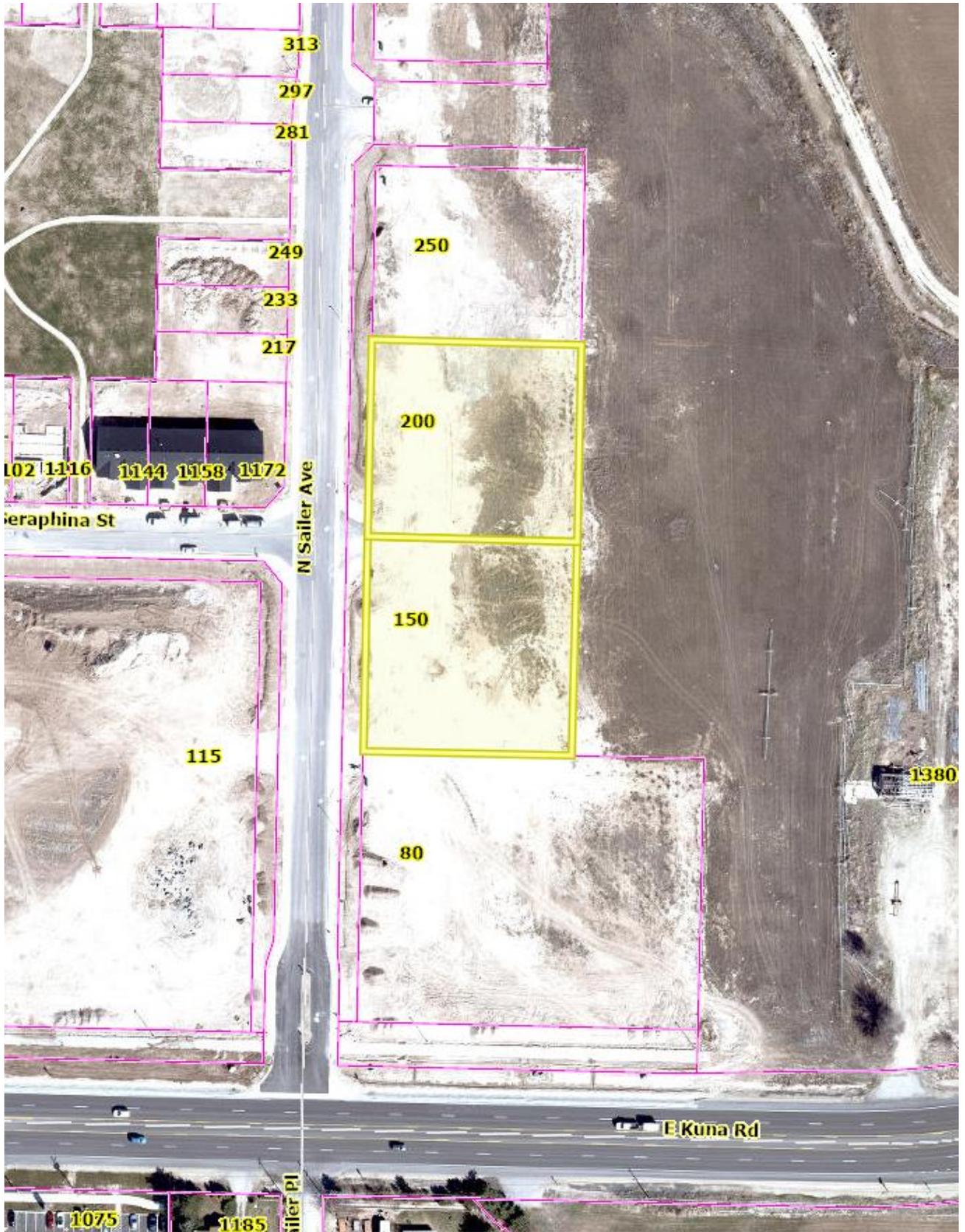
Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Bruner". The signature is fluid and cursive, with a long horizontal flourish at the end.

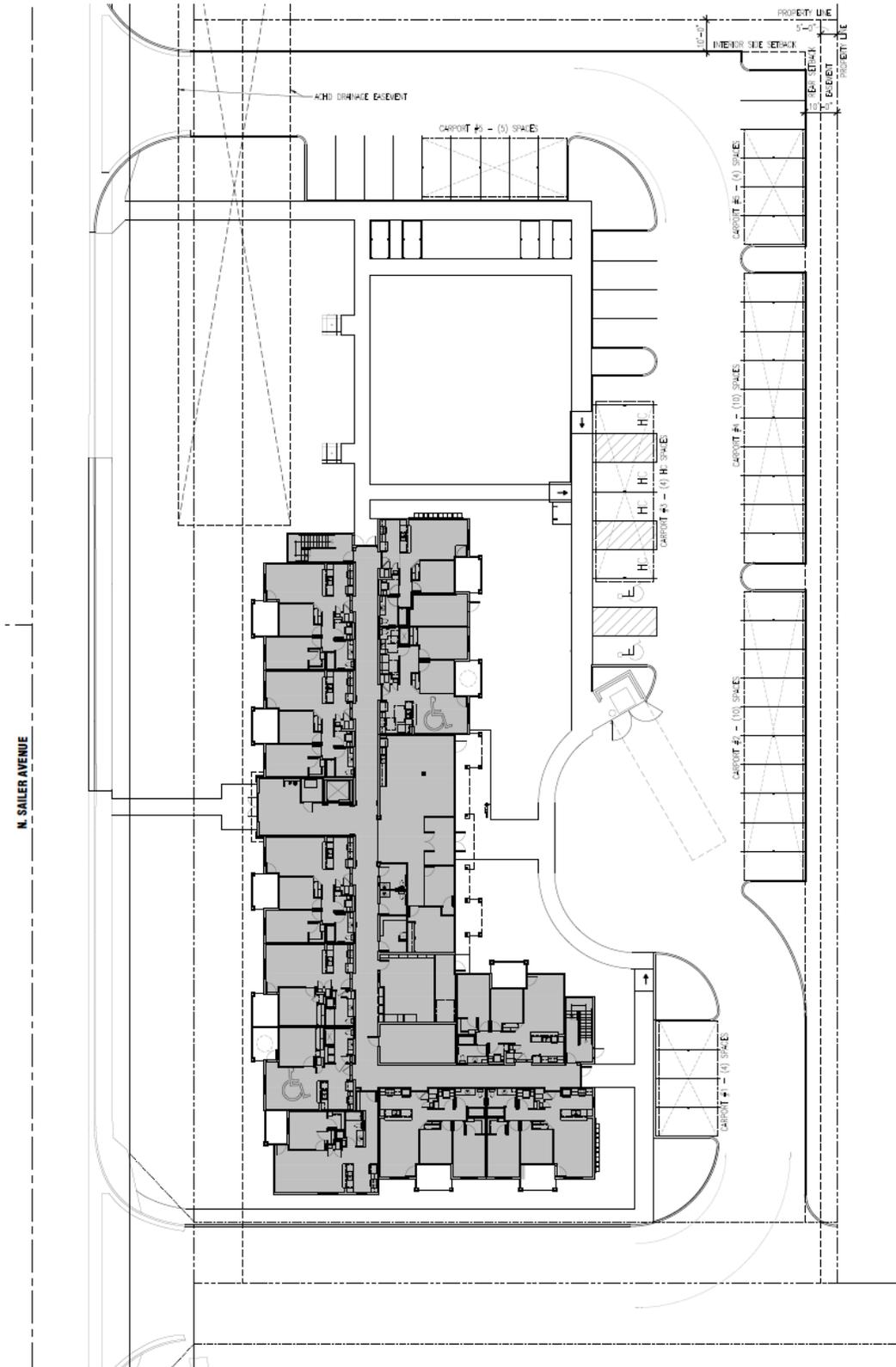
Kelly Bruner
Planner
Development Services

cc: City of Kuna (Jessica Reid, via email)

VICINITY MAP



SITE PLAN



1 SITE PLAN
SCALE: 1" = 20'-0"



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

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.



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

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

February 3, 2022

Doug Hanson
City Planner
751 W 4th Street
P.O. Box 13
Kuna, Idaho 83634

VIA EMAIL

Development Application	20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP
Project Name	MERLIN COTTAGES
Project Location	115 North Sailer Avenue, north of SH-69 milepost 101.
Project Description	Planned Unit Development approval for an approximately 5.83 acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicants requests pre-plat approval in order to subdivide the approximate 5.83 acres into 66 lots; 6 common lots, 54 cottages, and 6 commercial lots.
Applicant	Steve Arnold

The Idaho Transportation Department (ITD) reviewed the referenced planned unit development, preliminary plat, rezone, and special use permit applications and has the following comments:

1. This project abuts the State Highway system.
2. ITD had previously reviewed a Traffic Impact Study for Phase 1 of Merlin Pointe Subdivision. The proposed development (Merlin Cottages) changes the trip generation numbers however the mitigation required for Phase 1 of Merlin Pointe, which Merlin Cottages is a part, remains unchanged. Below is a table comparing the previously studied uses and the new proposed uses.



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

	Previous leasable area sq ft/units	AM/PM Peak Trips generated (entering, exiting)	Proposed leasable area sq ft/ units	AM/PM Peak Trips generated (entering, exiting)
Retail (ITE) 820	50,600	48 (30,18)/ 193 (93,100)	8,865	8 (5,3)/ 34 (16,18)
Single Family Detached Housing (ITE 210)	0	0	54	40 (10,30)/ 53 (33,20)
Total		48 (30,18)/ 193 (93,100)		48 (15,33)/ 87 (50,37)

3. Per ITD's TIS Acceptance letter dated October 16, 2018, at full buildout of Phase 1, developer will collect traffic counts at the Sailer Place approach and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, applicant will need to design and construct the needed mitigation to ITD standards (see attached).
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.
6. Provided the applicant provide a right turn lane warrant once Phase 1 is complete and build a westbound right turn lane at North Sailer Avenue, if warranted, ITD does not object to the proposed application as presented.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



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: 12/22/2021
From: Kuna Rural Fire District

Regarding: Agency Comments Design Review
Vineyards at Merlin Point 22-07-DR
150 & 200 N Sailer Avenue, Kuna, ID 83634

Agency Comments:

The Fire District can support approval for the design review application for a proposed 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. This structure will be required to comply with the 2018 Commercial Building and 2018 Fire Code, as adopted. A separate and more detailed report will be provided under the subsequent commercial building permit plan review process. Available Fire flow information can be obtained from the City of Kuna Public Works department and shall be included as part of the complete building permit application submittal.

Regards,

Kuna Rural Fire District
Plan Review and Inspection
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144



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

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

Brady Barroso
 Engineering Technician I

DESIGN REVIEW MEMORANDUM

To: Doug Hanson - Planning and Zoning Director

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

Date: 9 June 2022

RE: Public Works Comments
 Vineyards at Merlin Pointe – 22-07-DR (Design Review)

The Vineyards at Merlin Pointe property, 22-07-DR, design review request dated 26 April 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil construction drawings is accomplished separately, when received by PWorkoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. Public Works approval is contingent on the successful vacation of a public utility easement.

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

1) Inspection & Fees

- a) Public Works utility connection and inspection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

2) General

- a) Provide civil construction drawings to the Public Works Department (PWorkoffice@kunaid.gov) prior to applying for a building permit.
- b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- c) Provide engineering certification on all final engineering drawings as applicable.
- d) City's building official must review and approve all building plans.
- e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

3) Right-of-Way

- a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

- a) This project will be connected to City services. Public Works plan review team will coordinate sewer redlines during the civil construction drawing review process, when received by PWOoffice.
- b) All sewer infrastructure must meet or exceed City of Kuna requirements.
- c) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

- a) This project will be connected to City services. Public Works plan review team will coordinate water redlines during the civil construction drawing review process, when received by PWOoffice.
- b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
- c) Fire suppression shall be approved by KRFD.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

- a) This project will be connected to City services. Public Works plan review team will coordinate pressurized irrigation redlines during the civil construction drawing review process, when received by PWOoffice.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
- d) Pressurized irrigation connection fees apply to each lot containing a facility.

7) Grading and Storm Drainage

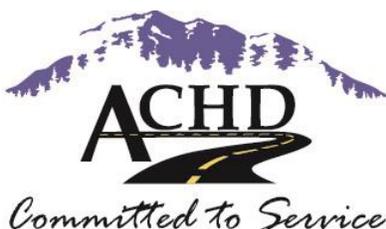
- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. *Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.*
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

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

9) Exhibits

- a) No maps are included to support Public Works comments.



Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

November 22, 2022

To: Steve Arnold
A Team Land Consultants
1785 Whisper Cove Avenue
Boise, ID 83709

Subject: KPP22-0019/ 22-04-CPF
150 and 200 N Sailer Avenue
Vineyards Housing

This is a staff level approval of a preliminary plat for Vineyards Housing. On May 18th, 2022, the Ada County Highway District reviewed and approved this site as part of KUNA22-0008/ 22-07-DR, Vineyards at Merlin Pointe. The District had site specific requirements related to that application.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208)-387-6329.

Sincerely,

A handwritten signature in black ink that reads 'Cabella Medina'. The signature is written in a cursive, flowing style.

Carbella Loise Medina
Planning Review Intern
Development Services

cc: City of Kuna – Jessica Reid
New Beginnings Housing LLC

Request for Appeal of Staff Decision

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.

From: [Niki Benyakhlef](#)
To: [Jessica Reid](#)
Subject: RE: UPDATED HEARING DATE: 22-04-CPF Single Lot Subdivision Agency Transmittal
Date: Wednesday, November 23, 2022 9:13:58 AM
Attachments: [image003.png](#)

Hello Jessica –

Based on ITD's previous comments made on the Merlin Cottages Phase of Merlin Pointe Subdivision, ITD has no additional comments at this time.

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
 O: 208.334.8337
 C: 208.296.9750
 Email: niki.benyakhlef@itd.idaho.gov
 Website: itd.idaho.gov

From: Jessica Reid <jreid@kunaaid.gov>
Sent: Monday, November 21, 2022 11:35 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: RE: UPDATED HEARING DATE: 22-04-CPF Single Lot Subdivision Agency Transmittal

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning Niki,

There were no official ITD comments on The Vineyards Senior Housing application which spurred this Single Lot Sub application (due to an easement vacation & lot line change), just on the Merlin Pointe Subdivision. Recently, a Planned Unit Development called Merlin Cottages was approved & did receive ITD comments (attached). Per those comments, an additional TIS would be required at full buildout of that first Phase. Those comments stated that upon Phase 1 buildout, updated traffic counts would need to be collected & a right turn lane warrant would need to be submitted. I have attached ITD's comments for the Merlin Cottages development for reference.

Hopefully that makes some sort of sense lol. Please feel free to let me know if you have any additional questions or comments

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Monday, November 21, 2022 11:04 AM

To: Jessica Reid <jreid@kunaid.gov>

Subject: RE: UPDATED HEARING DATE: 22-04-CPF Single Lot Subdivision Agency Transmittal

Hello Jessica –

Has there been any studies or research done on how the impact to SH-69 changed with the proposed 37 unit senior housing community being added?

Thanks!



Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337

C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Jessica Reid <jreid@kunaid.gov>

Sent: Friday, November 18, 2022 11:31 AM

To: ACHD - Mindy Wallace <mwallace@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; CDHD (<lbadigian@cdhd.idaho.gov> <lbadigian@cdhd.idaho.gov>); Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <kllopfenstein@compassidaho.org>; Danielle - KSD Planner <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef

<Niki.Benyakhlef@itd.idaho.gov>; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jake Lorentz <jlorentz@kunaid.gov>; Scott FCCNWI <scott@fccnwi.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiantcity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Olvera - NMID <eolvera@nmid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; PWorkoffice <PWorkoffice@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacy Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>

Subject: UPDATED HEARING DATE: 22-04-CPF Single Lot Subdivision Agency Transmittal

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning,

The meeting date for the attached project has been **accelerated** to **December 13, 2022**.

Please let me know if you have any questions.

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



From: Jessica Reid

Sent: Tuesday, November 15, 2022 6:06 PM

To: ACHD - Mindy Wallace <mwallace@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; CDHD (<lbadigian@cdhd.idaho.gov> <lbadigian@cdhd.idaho.gov>); Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle - KSD

Planner <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.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>; ITD Planning Manager <vincent.trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jake Lorentz <jlorentz@kunaid.gov>; KRFD Fire Code (scott@fccnwi.com) <scott@fccnwi.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Olvera - NMID <eolvera@nmid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; PWorkoffice <PWorkoffice@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacy Yarrington (Ada County) <syarrington@adacounty.id.gov>; TJ Lawrence (Interim KRFD Chief) <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>

Cc: Doug Hanson <dhanson@kunaid.gov>

Subject: 22-04-CPF Single Lot Subdivision Agency Transmittal

Good Afternoon,

Please see the attached agency transmittal & link for the application packet. Please feel free to contact me with any questions you may have.

Sincerely,

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain Personal Information from a DMV file which is legally protected from disclosure under both state and Federal law. Be advised that Personal Information may only be disclosed to third parties under the provisions of Idaho Code section 49-203. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately delete this message and any attachments, and alert the sender.



Ada County Transmittal
Division of Community and Environmental Health

Return to:

Rezone/OTD #

Conditional/Accessory Use #

Preliminary / Final / Short Plat 22-04-CPF

Development Name/Section City of Kuna

- Return to:
ACZ
Boise
Eagle
Garden City
Meridian
Kuna (checked)
Star

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
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:
7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
14.

Reviewed By: [Signature] Date: 12/2/22



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

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

Brady Barroso
 Engineering Technician I

MEMORANDUM

To: Doug Hanson - Planning and Zoning Director

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

Date: 5 December 2022

RE: Public Works Comments
 Single Lot Subdivision, 22-04-CPF (Combination Preliminary and Final Plat)

The Single Lot Subdivision, 22-04-CPF, combination preliminary and final plat request dated 15 November 2022 has been reviewed. The applicant wishes to combine 2 parcels zoned C-1 (Neighborhood Commercial) into one lot. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support approval of this application.

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) 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 resultant projected population for this subdivision will be determined at the time of building permit.
- b) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- c) All positional information shall be from the most recent state plane coordinate system.
- d) Provide engineering certification on all final engineering drawings.

- e) 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.
- f) Fire suppression shall be available and approved by KRFD.
- g) No building permits will be issued and no construction can begin without adequate fire protection.

3) Right-of-Way

- a) Approaches onto classified streets must comply with ACHD approach policies.
- b) All street construction must meet or exceed City of Kuna and ACHD development standards.
- c) 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.
- d) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.

4) Sanitary Sewer Connection

- a) This project will be connected to City services. Public Works plan review team will coordinate sewer redlines during the civil construction drawing review process.
- b) All sewer infrastructure must meet or exceed City of Kuna requirements.
- c) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

- a) This project will be connected to City services. Public Works plan review team will coordinate water redlines during the civil construction drawing review process.
- b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
- c) Fire suppression shall be approved by KRFD.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

- a) The applicant's property is not connected to City services. The applicant has been coordinating the pressurized irrigation layout with City staff.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All Pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
- d) Pressurized irrigation connection fees apply to each lot containing a facility.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots

adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

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

9) Exhibits

- a) No maps are included to support Public Works comments.



ADVERTISING PROOF

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11/18/22	21880

LEGAL NOTICE

**Case No. 22-04-CPF
 (Combo Pre & Final Plat)
 Single Lot Subdivision**

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, December 13, 2022, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634, in connection with Single Lot Subdivision. Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1 in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 & 200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, Township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as is considered ex parte. If you have questions or if you require special accommodations, please contact the Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning
 Department

November 23, 2022
 306691

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
306691	PH 12/13/2022 - SING	11/23/22	11/23/22	1	\$42.56

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$42.56
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$42.56

We Appreciate Your Business!

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.



City of Kuna

DH 11.23.22

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **December 13, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case No. 22-04-CPF (Combo Plat) for
Single Lot Subdivision**

Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1 in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 & 200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as this is considered *ex parte*. If you have questions or require special accommodations, please contact Planning & Zoning at (208) 922-5274 *before* the meeting.

Written testimony received by close of business on **December 7, 2022** will be included with the meeting packet prior to the hearing.

MAILED 11.23.2022

LEGAL NOTICE







CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on
DEC. 13th 2022 at 6:00 at the Kuna City Hall

PURPOSE: Case No. 22-04-CPC: The applicant is proposing to combine
Lots 4 & 5, Block 1, Merlot Pointe Subdivision No. 1, for the
purpose of eliminating one lot, and vacating an easement
so that a building could be built over the lot line.

LOCATION: 150 and 200 N. Sakar Avenue, Kuna, Idaho

APPLICATION BY: Greg Ursatka,
New Beginnings Housing, LLC

City Contact: Jessica Reid - 208-922-5274

**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
REGULAR MEETING MINUTES
Tuesday December 13, 2022

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

1. CALL TO ORDER & ROLL CALL:

(Part 1 of 3 Timestamp 00:00:25)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young
 Vice Chairman Dana Hennis
 Commissioner Tyson Garten
 Commissioner Ginny Greger
 Commissioner Jim Main

CITY STAFF PRESENT:

Doug Hanson, Planning & Zoning Director
 Marc Bybee, City Attorney
 Troy Behunin, Senior Planner
 Jessica Reid, Associate Planner

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Part 1 of 3 Timestamp 00:00:44)

1. Regular Planning and Zoning Commission Meeting Minutes Dated November 22, 2022
2. Findings of Fact & Conclusions of Law
 - A. Case No. 22-15-SUP (Special Use Permit) 2857 N Kenneth Avenue In-home Group Daycare
 - B. Case No. 22-08-AN (Annexation) 5625 W Barker Road
 - C. Case Nos. 22-14-S (Preliminary Plat) & 22-31-DR (Design Review) Griffons Point Subdivision

(Part 1 of 3 Timestamp 00:00:46)

Motion To: Approve the Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Part 1 of 3 Timestamp 00:01:02)

- A. Rescheduled from November 9, 2022, due to lack of quorum Case No. 22-12-SUP (Special Use Permit) for 6810 S Nordean In-home Group Daycare – Jessica Reid, Associate Planner

(Part 1 of 3 Timestamp 00:01:20)

Associate Planner Jessica Reid presented an overview of the Applicants request, then stood for questions. Ms. Reid noted the Applicants were present to answer any questions the Commission may have had, but did not wish to present.

(Part 1 of 3 Timestamp 00:02:37)

The Commission had no questions therefore; Chairman Young opened the public hearing.

Support:

None

Neutral:

None

Against:

None

(Part 1 of 3 Timestamp 00:02:41)

There were no individuals signed in to testify so, Chairman Young provided an additional opportunity. As there were none, the Chairman closed the public hearing and the Commission proceeded into deliberation.

(Part 1 of 3 Timestamp 00:03:10)

The Commission deliberated.

(Part 1 of 3 Timestamp 00:03:27)

Motion To: Approve Case No. 22-12-SUP with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 1 of 3 Timestamp 00:04:04)

B. Rescheduled from November 9, 2022, due to lack of quorum Case Nos. 22-13-S (Preliminary Plat) & 22-30-DR (Design Review) for Paul Bunyan Plaza – Troy Behunin, Senior Planner

(Part 1 of 3 Timestamp 00:04:23)

Senior Planner Troy Behunin provided an overview of the proposed project, then stood for questions.

(Part 1 of 3 Timestamp 00:07:51)

Jake Bogen, representing the Applicant, stood for any questions the Commission may have had.

(Part 1 of 3 Timestamp 00:08:30)

Commissioner Hennis asked a question and Mr. Bogen answered.

(Part 1 of 3 Timestamp 00:08:56)

Chairman Young opened the public hearing.

Support:
None

Neutral:
None

Against:
None

(Part 1 of 3 Timestamp 00:09:02)

There were none signed in to testify, therefore; the Chairman provided an additional opportunity. Still, no one wished to testify so, the Chairman closed the public hearing and the Commission proceeded into deliberation.

(Part 1 of 3 Timestamp 00:09:30)

The Commission deliberated.

(Part 1 of 3 Timestamp 00:12:48)

Motion To: Recommend approval to City Council of Case No. 22-13-S, with the Conditions as outlined in staffs report, and the additional Condition the Applicant ensure the appropriate common lots are provided for utilities.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 1 of 3 Timestamp 00:13:16)

Motion To: Approve Case No. 22-30-DR, with the Conditions as outlined in staffs report, and the additional Condition the Applicant ensure the appropriate common lots are provided for utilities.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 1 of 3 Timestamp 00:14:06)

C. Case No. 22-04-CPF (Combo Plat) for Single Lot Subdivision – Jessica Reid, Associate Planner

(Part 1 of 3 Timestamp 00:14:20)

Associate Planner Jessica Reid presented an overview of the project history and request, then stood for questions. The Applicant was present to answer any questions the Commission may have had.

(Part 1 of 3 Timestamp 00:15:28)

As the Commission had no questions for the Applicant, Chairman Young opened the public hearing. There was no one signed in to testify so, the Chairman offered an additional opportunity; one (1) individual came forward.

Support:

None

Neutral:

None

Against:

Danielle Horras, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 – Testified

(Part 1 of 3 Timestamp 00:16:23)

Danielle Horras testified to the District's inability to serve the project.

(Part 1 of 3 Timestamp 00:17:21)

Chairman Young explained the Applicants request was associated with a previously approved Senior living facility.

(Part 1 of 3 Timestamp 00:17:53)

As there were no others to testify, the Chairman closed the public hearing and the Commission proceeded into deliberation.

(Part 1 of 3 Timestamp 00:18:19)

Motion To: Recommend approval to City Council of Case No. 22-04-CPF, with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 1 of 3 Timestamp 00:18:46)

D. Case Nos. 22-07-ZC (Rezone), 22-15-S (Preliminary Plat), 22-05-PUD (Planned Unit Development), 22-08-SUP (Special Use Permit) & 22-34-DR (Design Review) for Gallica Heights Subdivision – Troy Behunin, Senior Planner

(Part 1 of 3 Timestamp 00:19:19)

Chairman Young stated staff had requested the item be tabled to a date certain of January 10, 2023, pending critical agency comments.

(Part 1 of 3 Timestamp 00:19:26)

Motion To: Table Case Nos. 22-07-ZC, 22-15-S, 22-05-PUD, 22-08-SUP and 22-34-DR to a date certain of January 10, 2023.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 1 of 3 Timestamp 00:20:03)

E. Case No. 22-09-ZC (Rezone) for Rising Sun Subdivision No. 3 – Jessica Reid, Associate Planner

(Part 1 of 3 Timestamp 00:20:24)

Associate Planner Jessica Reid requested the item be removed from the agenda as upon further review of a corrected zoning Ordinance, it had been determined the Rezone request was unnecessary and the application had been withdrawn.

(Part 1 of 3 Timestamp 00:20:55)

City Attorney Marc Bybee provided procedural clarification.

(Part 1 of 3 Timestamp 00:21:04)

Motion To: Remove Case No. 22-09-ZC from the Agenda as the application had been withdrawn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

5. BUSINESS ITEMS: ALL ITEMS LISTED ARE ACTION ITEMS

(Part 1 of 3 Timestamp 00:21:39)

A. Case No. 22-41-DR (Design Review) for the Hawk Substation – Doug Hanson, Director

(Part 1 of 3 Timestamp 00:21:48)

Planning and Zoning Director Doug Hanson presented a history of the site and an overview the proposed project. Director Hanson stated the Applicant was present to answer any questions but did not have a presentation; he then stood for questions.

(Part 1 of 3 Timestamp 00:24:00)

As there were no questions, the Commission proceeded into deliberation.

(Part 1 of 3 Timestamp 00:24:50)

Motion To: Approve Case No. 22-41-DR with the Conditions as outlined in staffs report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

6. EXECUTIVE SESSION:

(Part 1 of 3 Timestamp 00:25:20)

A. Executive Session under Idaho Code 74-206(d) & (f) – Andrea Nielsen, City Attorney

(d) To consider records that are exempt from disclosure as provided int Chapter 1, Title 74 Idaho Code.

(f) To communicate with legal counsel to discuss legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but immediately likely to be litigated.

(Part 1 of 3 Timestamp 00:25:30)

City Attorney Marc Bybee provided procedural clarification.

(Part 1 of 3 Timestamp 00:25:45)

Motion To: Enter into Executive Session per Idaho Code §74-206(d) and (f).

Motion By: Chairman Young

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: None

Motion Passed: 5-0-0

(Part 2 of 3 Timestamp 00:00:10)

Chairman Young listed those which would be present in the Executive Session:

Chairman Lee Young

Vice Chairman Dana Hennis

Commissioner Tyson Garten

Commissioner Ginny Greger

Commissioner Jim Main

Doug Hanson, Planning & Zoning Director

Marc Bybee, City Attorney

Troy Behunin, Senior Planner

Jessica Reid, Associate Planner

(Part 3 of 3 Timestamp 00:00:18)

Motion To: Exit Executive Session and reconvene the regular meeting.

Motion By: Chairman Young

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: Commissioner Garten

Motion Passed: 4-1-0

(Part 3 of 3 Timestamp 00:00:40)

City Attorney Mark Bybee provided procedural clarification.

(Part 3 of 3 Timestamp 00:00:52)

Chairman Young stated the Commission reviewed information and that Commissioner Garten had recused himself due to a potential conflict of interest; no decisions were made.

7. ADJOURNMENT:

(Part 3 of 3 Timestamp 00:01:19)

Motion To: Exit Executive Session and reconvene the regular meeting.

Motion By: Vice Chairman Hennis

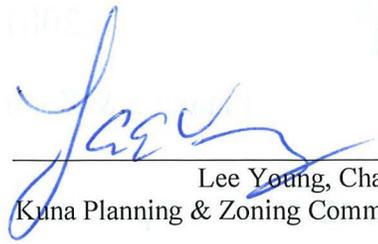
Motion Seconded: Commissioner Greger

Further Discussion: None

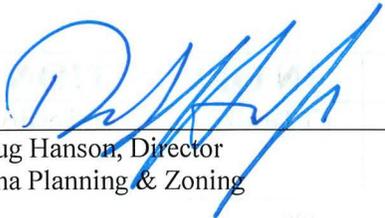
Voting No: None

Absent: Commissioner Garten

Motion Passed: 4-1-0


Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:


Doug Hanson, Director
Kuna Planning & Zoning



CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 13, 2022

Case No.: 22-12-SUP (Special Use Permit)

Case Name: 6810 S Nordean In-home Group Daycare

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet
 December 13, 2022

Case No.: 22-04-CPF

Case Name: Single Lot Subdivision (for Vineyards Senior Housing)

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	<i>Danelle Thomas</i>
Address	Address	<i>711 Peter</i>
City, State, ZIP	City, State, ZIP	<i>Kuna</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	
Address	Address	
City, State, ZIP	City, State, ZIP	
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	
Address	Address	
City, State, ZIP	City, State, ZIP	
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	
Address	Address	
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

December 13, 2022 – P & Z Commission, Public Hearing

Case Name: ***Paul Bunyan Plaza Request:***

Case Type: Subdivision and Design Review Request.

Case Nos.: **22-13-S (Pre Plat), and 22-30-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	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zi

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-04-CPF (Combo Pre & Final Plat) Single Lot Subdivision

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, January 17, 2023, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634, in connection with *Single Lot Subdivision*. Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1 in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 & 200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, Township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as is considered ex parte. If you have questions or if you require special accommodations, please contact the Planning & Zoning at (208) 922-5274.





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (541) 331-6473 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/22	21880

LEGAL NOTICE

**Case No. 22-04-CPF
 (Combo Pre & Final Plat)
 Single Lot Subdivision**

NOTICE IS HEREBY GIVEN the City Council will hold a public hearing **Tuesday, January 17, 2023, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634, in connection with Single Lot Subdivision. Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1 in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 & 200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, Township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as is considered ex parte. If you have questions or if you require special accommodations, please contact the Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning
 Department

December 28, 2022 316006

1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
316006	PH 1/17/23 Case No 2	12/28/22	12/28/22	1	\$41.82

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$41.82
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$41.82

We Appreciate Your Business!

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.



Planning & Zoning

PO BOX 13

Kuna, ID 83634

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NO POST

FIRST-CLASS MAIL

12/28/2022

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

City of Kuna

D/A 12/28/22

A.E 12/28/22

Dear Property Owner: NOTICE IS HEREBY GIVEN the **City Council** is scheduled to hold a Public Hearing on **January 17, 2023, at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case No. 22-04-CPF (Combo Plat) for
Single Lot Subdivision**

Applicant requests Combo Plat approval to combine Lots 4 & 5, Block 5, of Merlin Pointe Subdivision No. 1 in order to resolve an easement issue and provide one (1) parcel on which to build the previously approved Vineyards Senior Housing. The subject sites are located at 150 & 200 N Sailer Ave (APNs: R5672431260, R56722431280); Section 24, township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as this is considered *ex parte*. If you have questions or require special accommodations, please contact Planning & Zoning at (208) 922-5274 *before* the meeting.

Written testimony received by close of business on **January 11, 2023**, will be included with the meeting packet prior to the hearing.

MAILED 12.28.2022

LEGAL NOTICE





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 22-04-CPF Case No. _____
Single Lot Subdivision _____ was posted, as required per Kuna City Code
5-1A-8, on January 3, 2022 Date. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 4th day of January, 2023.

Signature: _____
[Handwritten Signature]

State of Idaho)
County of Canyon) ss
Ada)

On this 4th day of January, 2023, 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.

Danielle Badke
Residing at: _____ Address _____
Nampa State ID 83687
My Commission expires: 6/13/24



Danielle Badke
Signature

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on
JAN. 17th 2023 at 6:00 at the Kuna City Hall

PURPOSE: Case No. 22-04-CPF: The applicant is proposing to combine
Lots 4 & 5, Block 1, Merlin Pointe Subdivision No. 1, for the
purpose of eliminating one lot, and vacating an easement
so that a building could be built over the lot line.

LOCATION: 150 and 200 N. Sailer Avenue, Kuna, Idaho

APPLICATION BY: Greg Urrutia,
New Beginnings Housing, LLC

City Contact: Jessica Reid – 208-922-5274

WINTER GRIT FOR TRACTION
TRACTION TUBE SAND
HANDY WHOLESALE PRODUCTS
PAUL, IDAHO

NET WT. 70 LBS.
208-38-5071

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

**THE CITY OF KUNA will hold a public hearing on
JAN. 17th 2023 at 6:00 at the Kuna City Hall**

PURPOSE: Case No. 22-04-CPF: The applicant is proposing to combine Lots 4 & 5, Block 1, Merlin Pointe Subdivision No. 1, for the purpose of eliminating one lot, and vacating an easement so that a building could be built over the lot line.

LOCATION: 150 and 200 N. Sailer Avenue, Kuna, Idaho

APPLICATION BY: Greg Urrutia,
New Beginnings Housing, LLC

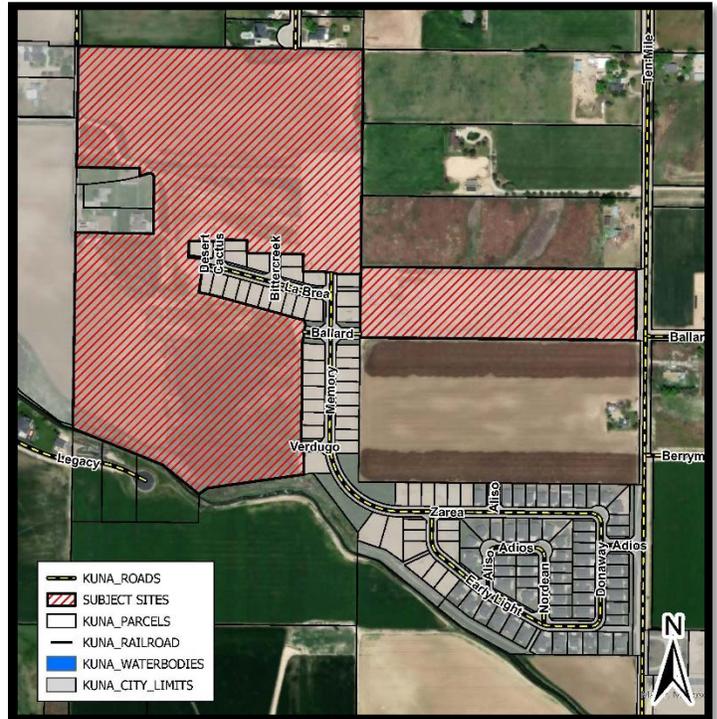
City Contact: Jessica Reid – 208-922-5274

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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-07-TE (Time Extension)**
)
DB DEVELOPMENT, LLC)
)
For Gran Prado Subdivision No. 3 Final Plat) **STAFF MEMO FOR FINAL PLAT TIME**
Time Extension.) **EXTENSION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. General Project Facts
4. Staff Analysis
5. Proposed Findings of Fact
6. Council’s Proposed Order of Decision



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdraw	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X
2.2	Final Plat Time Extension Application			X
2.3	Vicinity Map			X
2.4	Original Final Plat Staff Memo – Approved 03.01.2022			X

II PROJECT SUMMARY

Description	Details
Acreage	12.9
Existing Land Use(s)	R-4 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-4 (Medium Density Residential)
Lots (No. and Type)	58 residential, 7 common
Number of Residential Units	58
Number of Phases	1
Net Density (Dwelling Units per Acre)	6.32 DUA

III GENERAL PROJECT FACTS

- 3.1** The Gran Prado Subdivision No. 3 Final Plat was approved by City Council on March 1, 2022.
- 3.2** Due to unexpected delays in construction progression and agency processing times, Applicant will be unable to record the Final Plat prior to the one-year allotted time frame.

IV STAFF ANALYSIS

4.1 Final Plat Time Extension

- 4.1.1** Per Kuna City Code ([KCC](#) 6-2-3(J.2)), when a Preliminary Plat is approved with Phases, the first Final Plat shall be submitted within two (2) years, with each successive Phase's Final Plat being recorded within one (1) year of the previous.
- 4.1.2** Per [KCC 6-2-4\(F.1\)](#), the Council is under no obligation to approve a Final Plat Time Extension, as well as reserving the right to add additional Conditions of Approval to the Final Plat as part of a Time Extension.

4.2 Conclusion

Upon review, staff has determined the Final Plat Time Extension request for Gran Prado Subdivision No. 3 is in compliance with [KCC 6-2-3](#) and [Idaho Code §-67-65](#), and would recommend the Council approve Case No. 22-07-TE.

VI COUNCIL'S PROPOSED ORDER OF DECISION

Based on the facts outlined in the Memo and testimony as presented at the Public Meeting, the City Council of Kuna, Idaho, hereby Approves/Conditionally Approves/Denies Case No. 22-07-TE for the Gran Prado Subdivision No. 3 Final Plat, with a renewed expiration date of January 17, 2024.

DATED this 17th day of January 2023.



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): 22-07-TE

Project Name: Gran Prado No. 3

Date Received: 12.06.2022

Date Accepted as Complete: _____

Type of review requested (check all that apply):

<input type="checkbox"/> Annexation & Zoning	<input type="checkbox"/> Appeal
<input type="checkbox"/> Comp. Plan Map Amendment	<input type="checkbox"/> Combination Pre & Final Plat
<input type="checkbox"/> Design Review	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Final Planned Unit Development	<input checked="" type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Business
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance

Owner of Record

Name: DB Development, LLC

Address: 6152 West Half Moon Lane, Eagle ID 83616

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

Applicant (Developer) Information

Name: Same as owner

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: KM Engineering, LLP

Address: 5725 N Discovery Way, Boise ID 83713

Phone: _____ Email: awiemiller@kmengllp.com

Subject Property Information

Site Address: S. Bittercreek Ave, Kuna ID

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

Parcel No.(s): R0967660159 & S1234142351

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

Property Size: 12.91

Current Land Use: AG Proposed Land Use: SFR

Current Zoning: R4 Proposed Zoning: R4

Project Description

Project Name: Gran Prado Subdivision No. 3

General Description of Project: Final plat for single-family residential subdivision
comprised of 59 buildable lots & 7 common lots - 66 lots total

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

- Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
- Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: walking paths & open areas

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: 59 No. of Building Lots: 59

No. of Common Lots: 7 No. of Other Lots: 0

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

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

Minimum square footage of structure(s): TBD

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

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

Percentage of Open Space provided: 7.75% Acreage of Open Space: 1.0 ac

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

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

Applicant Signature:  Date: 12/2/22

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 to you for application attachments to be uploaded to the cloud.



Time Extension Application for Final Plat



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

****Office Use Only****

Case No(s): 22-07-TE

Project Name: Gran Prado No. 3

Date Received: 12.06.2022

Date Accepted as Complete: 12.13.2022

Owner Information

Name: DB Development, LLC

Address: 6152 West Half Moon Lane, Eagle ID 83616

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

Applicant Information

Name: Same as owner

Address: _____

Phone: _____ Email: _____

Representative Information

Name: KM Engineering, LLP

Address: 5725 N Discovery Way, Boise ID 83713

Phone: _____ Email: awiemiller@kmengllp.com

Subject Property Information

Subdivision Name: Gran Prado Subdivision No. 3

Site Address: S. Bittercreek Ave, Kuna ID

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

Parcel No(s): R0967660159 & S1234142351

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

Please provide the reason for your request:

~~On behalf on DB Development LLC, please accept this time extension request for the~~
~~final plat of Gran Prado Subdivision No. 3. Per Kuna City Code 6-2-4(F), this~~
 third phase of Gran Prado would need to be recorded by February 1, 2023
~~Unfortunately, due to unexpected delays in both construction progression and agency~~
~~processing times, Phase 3 will not be recorded within the one-year time allotment.~~
 As a result, we are requesting an additional one-year time extension to ensure that
 Gran Prado Subdivision can continue final plat routing without further setback.

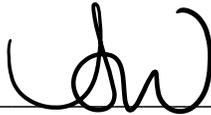
Date of Time Extension: February 1, 2024

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

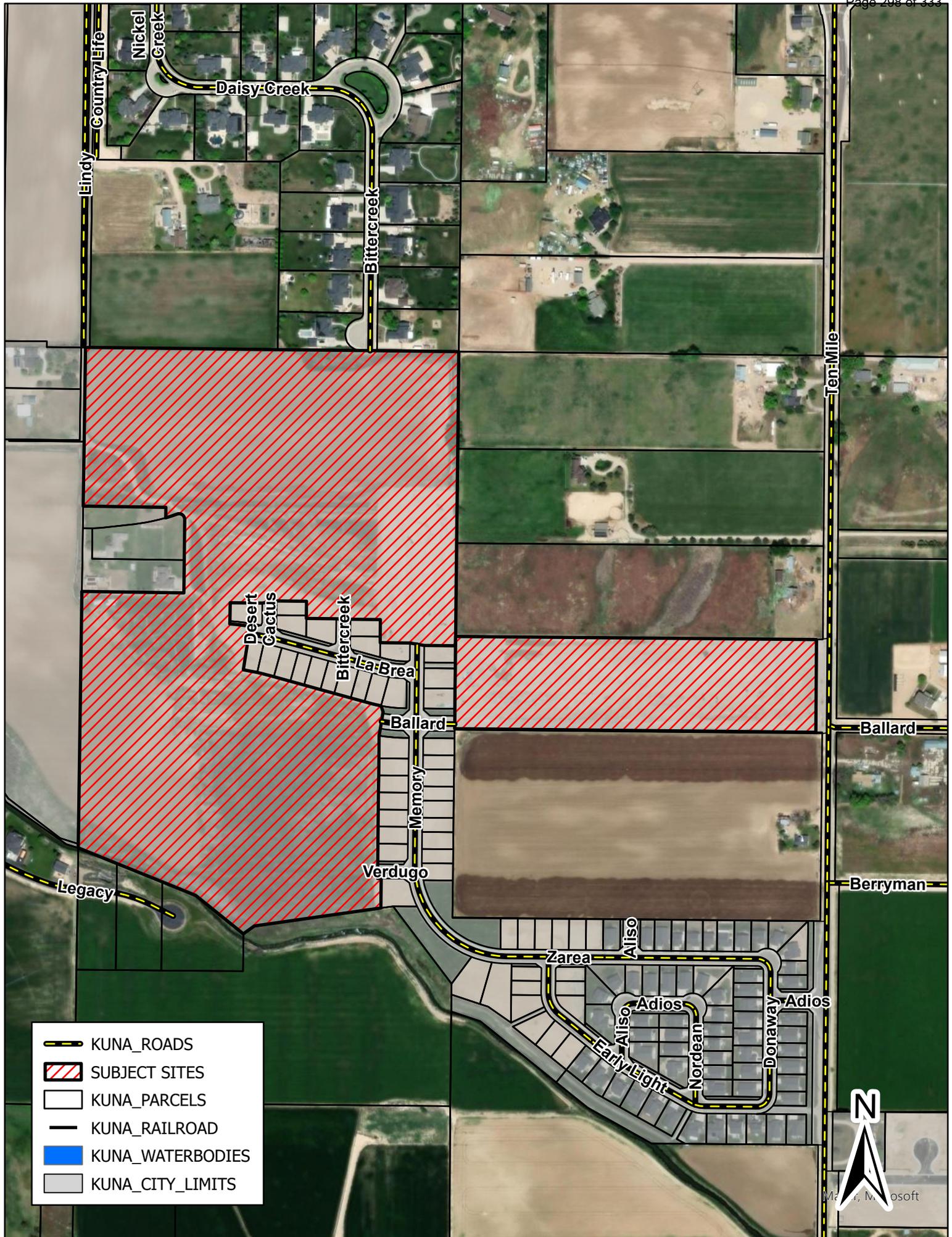
Information to Note:

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: 12/2/22

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



-  KUNA_ROADS
-  SUBJECT SITES
-  KUNA_PARCELS
-  KUNA_RAILROAD
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS



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

IN THE MATTER OF THE APPLICATION OF) **Case No. 22-02-FP (Final Plat)**
)
DB DEVELOPMENT)
) **STAFF MEMO FOR THE GRAN**
) **PRADO NO. 3 FINAL PLAT**
For Gran Prado No. 3 Final Plat.) **APPLICATION.**

TABLE OF CONTENTS

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



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	Planning & Zoning Application Coversheet			X
2.2	Final Plat Application			X

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

II PROCESS AND NOTICING

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

III GENERAL PROJECT FACTS

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

IV STAFF ANALYSIS

- 4.1** In accordance with Kuna City Code Title 6, Subdivision Regulations, the application seeks Final Plat approval for Gran Prado No. 3.
- 4.2** Per Public Works Department, this project has previously reserved capacity in the Memory Ranch Lift Station.
- 4.3** Per Public Works Department, this project is in line with the Sewer, Water, and Pressurized Irrigation Master Plans.
- 4.4** The Central District Health Department has reviewed the Final Plat and provided approval for the project as of November 17, 2021.
- 4.5** Staff has determined the proposed Final Plat for Gran Prado No. 3 is in substantial conformance with the Council-approved Preliminary Plat (March 06, 2018).

V APPLICABLE STANDARDS

- 5.1** Kuna City Code Title 6, Subdivision Regulations
- 5.2** Kuna Comprehensive Plan and Future Land Use Map.

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

VI CONDITIONS OF APPROVAL

- 6.1 Water Rights associated with property shall be transferred to the City at time of connection (development) by deed and “Change of Ownership” form from IDWR (Idaho Department of Water Resources).
- 6.2 Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 6.3 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance, as recommended by Kuna Public Works Staff.
- 6.4 Upon City Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via City Council or Planning and Zoning.
- 6.5 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting the City Engineer’s signature on the Final Plat Mylar.
- 6.6 Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
- 6.7 Developer/Owner/Applicant shall follow Staff, City Engineers and other agency requirements as applicable.
- 6.8 Developer/Owner/Applicant is hereby notified of Kuna’s weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 6.9 Developer/Owner/Applicant is hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 6.10 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 6.11 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 1st day of March, 2022.

**KUNA CITY ORDINANCE NO. 2023- 04
CITY OF KUNA**

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **AMENDING SECTION 5, CHAPTER 2, TITLE 11 OF KUNA CITY CODE DEFINITIONS ADDING ACRONYM “GVWR”; AND MAKING TECHNICAL CHANGES TO THE “HIGHWAY” DEFINITION; AND**
- **AMENDING SECTION 9, CHAPTER 2, TITLE 11 OF KUNA CITY CODE AMENDING THE REGULATIONS FOR THE PARKING OF COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, AND TRAILERS; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: That Section 5, Chapter 2 of Title 11 Kuna City Code is hereby amended to read as follows:

GVWR: Means the gross vehicle weight rating prescribed by a vehicle manufacturer as the maximum loaded weight under which a vehicle can safely operate.

~~HIGHWAY: Means the entire width between the boundary lines of every way publicly maintained when any part is open to the use of the public for vehicular travel, with jurisdiction extending to the adjacent property line, including sidewalks, shoulders, berms and rights of way not intended for motorized traffic.~~ Means roads, streets, alleys and bridges laid out or established for the public or dedicated or abandoned to the public. Highways include the entire width between the boundary lines of every Highway publicly maintained right-of-way when any part that is open to the use by the public for vehicular travel, including sidewalks, shoulders, berms not intended for motorized traffic. The term “street” is interchangeable with highway.

Section 2: That Section 9, Chapter 2 of Title 11 Kuna City Code is hereby amended to read as follows:

- A. ~~It shall be unlawful to park a commercial vehicle, recreational vehicle, or trailer on the highways or alleys of any residential or business district for more than two (2) consecutive hours; No person shall park or place, or cause a vehicle to be parked or placed upon any street, regardless of whether attended or unattended:~~
 - 1. ~~Except where said commercial vehicle, recreational vehicle, or trailer is being actively loaded or unloaded. Actively loaded or unloaded shall require a person to~~

~~have placed in, or removed from, the vehicle or trailer an item of personal property within the preceding two (2) hours. For longer than of seventy-two (72) hours:~~

- a. Any vehicle having a GVWR of more than ten thousand (10,000) pounds.
 - b. Any motor home or recreational vehicle.
 - c. Any utility trailer that is attached to a vehicle.
2. For longer than two (2) hours:
- a. Any utility trailer that is not attached to a vehicle.

Section 3: Severability Provision

3.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 4: Directing the City Clerk

4.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City’s codifier for inclusion and publication in the Kuna City Code.

Section 5: Effective Date

5.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901 A, Idaho Code, may be published.

ADOPTED this _____ day of _____, 2023.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Doug Hanson

From: Doug Hanson
Sent: Monday, December 12, 2022 10:56 AM
To: PWorkoffice; Bobby Withrow; 'Mike Fratusco'; 'TJ Lawrence (Interim KRFD Chief)'; 'Scott Arellano (KRFD)'; 'Ada County Highway District'; 'ITD'; Niki Benyakhlef ITD; Paul Stevens; Catherine Feistner; Brady Barroso
Subject: RE: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment
Attachments: DRAFT KCC 11-2-5 and 11-2-9 Ordinance 12.12.2022.pdf

All,

There were some small changes to the draft ordinance please see the update attached.

Agency Transmittal – December 12, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment
PROJECT DESCRIPTION	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none"> • AMENDING SECTION 5, CHAPTER 2, TITLE 11 OF KUNA CITY CODE DEFINITIONS ADDING ACRONYM “GVWR”; AND MAKING TECHNICAL CHANGES TO THE “HIGHWAY” DEFINITION; AND • AMENDING SECTION 9, CHAPTER 2, TITLE 11 OF KUNA CITY CODE AMENDING THE REGULATIONS FOR THE PARKING OF COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, AND TRAILERS; AND • PROVIDING A SEVERABILITY CLAUSE; AND • DIRECTING THE CITY CLERK; AND • PROVIDING AN EFFECTIVE DATE.
APPLICANT	<p>Doug Hanson, City of Kuna Planning & Zoning Department 751 W 4th St Kuna, ID 83634 208-922-5274 dhanson@kunaid.gov</p>
SCHEDULED MEETING DATE	Tuesday, January 17, 2023 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634

- The above referenced Case may have potential impacts on which your agency may wish to comment.
- *Please provide comments within 15 days; if more time is needed, please inform our offices.* We would appreciate any information as to how this action would affect the service(s) your agency provides.
- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.
- *If your agency needs additional time for review, please notify our office ASAP.*

Best,

Doug Hanson
 Planning and Zoning Director
 City of Kuna
 751 W 4th St
 Kuna, ID 83634
dhanson@kunaid.gov
 208.287.1771



From: Doug Hanson
Sent: Tuesday, December 6, 2022 12:56 PM
To: PWoffice <PWoffice@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; 'Mike Fratusco' <mfratusco@adacounty.id.gov>; 'TJ Lawrence (Interim KRFD Chief)' <tlawrence@kunafire.com>; 'Scott Arellano (KRFD)' <scott@fccnwi.com>; 'Ada County Highway District' <planningreview@achdidaho.org>; 'ITD' <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>
Subject: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment

Agency Transmittal – December 6, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment
PROJECT DESCRIPTION	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA: <ul style="list-style-type: none"> • MAKING CERTAIN FINDINGS; AND • AMENDING SECTION 5, CHAPTER 2, TITLE 11 OF KUNA CITY CODE DEFINITIONS ADDING ACRONYM “GVWR”; AND MAKING TECHNICAL CHANGES TO THE “HIGHWAY” DEFINITION; AND

Doug Hanson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Monday, December 12, 2022 12:03 PM
To: Doug Hanson
Subject: RE: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment

Hello –

ITD has no comments or concerns regarding 22-01-OA.

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337
C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Monday, December 12, 2022 10:56 AM
To: PWoffice <PWoffice@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Scott FCCNWI <scott@fccnwi.com>; Ada County Highway District <planningreview@achdidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>
Subject: RE: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

All,

There were some small changes to the draft ordinance please see the update attached.

Agency Transmittal – December 12, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment
------------------------	--

Doug Hanson

From: PlanningReview <PlanningReview@achdidaho.org>
Sent: Wednesday, December 21, 2022 3:26 PM
To: Doug Hanson
Subject: RE: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment

Hi Doug,

ACHD does not have any comments on the proposed ordinance amendment.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Development Services
208-387-6178

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Monday, December 12, 2022 10:56 AM
To: PWoffice <PWoffice@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Scott FCCNWI <scott@fccnwi.com>; PlanningReview <PlanningReview@achdidaho.org>; ITD <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paul Stevens <PStevens@kunaid.gov>; cfeistner@kunaid.gov; Brady Barroso <bbarroso@kunaid.gov>
Subject: RE: 22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment Request for Comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

There were some small changes to the draft ordinance please see the update attached.

Agency Transmittal – December 12, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER(S):	22-01-OA (Ordinance Amendment) Stopping, Standing or Parking Amendment
------------------------	--



City of Kuna | 751 W 4th Street | PO Box 13 | Kuna, ID 83634 | Phone (208) 922-5546
www.KunaCity.ID.gov | CityClerk@KunaID.gov

Alcohol Beverage License Application

Business Name: CRASH - COYOTE LLC DBA PIZZOLOGY Phone: 909-664-4607
Business Location: 1327 N MERIDIAN RD #120 PIZZERIA KUNA ID 83634
Business Mailing Address: 987 E BUCK DR KUNA ID 83634
Applicant Name: ROBERT WYLIE Phone: 909-664-4607
Residence Address: 987 E BUCK DR KUNA ID 83634

IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS

Name: ROBERT WYLIE Address: 987 E BUCK DR KUNA ID
Name: LAURIE WYLIE Address: 987 E BUCK DR KUNA ID
Name: MICHAEL R GORDON Address: 6995 S BIRCH CREEK AVE MERIDIAN

[Handwritten Signature]
Applicant Signature

12/27/22
Date

All applications must include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE
New applications also include: Copy of ABC stamped approved Foot Print
All Licenses will expire annually on July 1 at 2:00 a.m.

<u>ALL FEES ARE NON-REFUNDABLE</u>	
LIQUOR-BY-THE-DRINK.....	\$ 562.50 _____
(Includes On Premise Wine)	
OFF PREMISE BEER.....	\$ 50.00 _____
OFF PREMISE WINE.....	\$ 200.00 _____
ON PREMISE BEER.....	\$ 200.00 <u>X</u>
ON PREMISE WINE.....	\$ 200.00 <u>X</u>
CHANGE IN LOCATION OF LICENSE.....	_____
(15% OF THE ANNUAL FEE)	
TOTAL \$ <u>400.00</u>	

APPLICANT: Please be advised that bars, nightclubs, lounges, taverns, and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.

----- **OFFICE USE ONLY** -----

License #: <u>180349A</u>	Select License Type: <input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Modification
Date Fee Paid: _____	Receipt #: _____ License Printed? <input type="checkbox"/> Yes
License Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved By: _____ Date: _____

2022-2023

RETAIL ALCOHOL BEVERAGE LICENSE

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that *Crash-Coyote LLC*

dba: Pieology Pizzeria

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1327 N Meridian Rd #120, Kuna, ID 83634



License valid from December 27, 2022 to May 31, 2023

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Wine	WINE by the drink: (This covers Retail & By the Drink)	\$100.00

APPROVED by the Board of County Commissioners this 27th day of December, 2022

[Signature]
Signature of Licensee or Officer of Corporation

[Signature]
Phil McCann, Clerk

[Signature]
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho Idaho State Police

Cycle Tracking Number: 137587

Premises Number: 1A-34329

Retail Alcohol Beverage License

License Year: 2023

License Number: 34329

This is to certify, that **Crash-Coyote, LLC**
doing business as: **Pieology Pizzeria**

is licensed to sell alcoholic beverages as stated below at:
1327 N Meridian Rd #120, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	No
Beer	Yes <u>\$50.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Kegs to go	No
Growlers	No
Restaurant	Yes <u>\$0.00</u>
On-premises consumption	Yes <u>\$0.00</u>
Multipurpose arena	No
Plaza	No

Signature of Licensee, Corporate Officer, LLC Member or Partner

CRASH-COYOTE, LLC
 PIEOLOGY PIZZERIA
 987 E BUCK DRIVE
 KUNA, ID 83634
 Mailing Address

TOTAL FEE: \$150.00

License Valid: 12/07/2022 - 04/30/2023

Expires: 04/30/2023



[Handwritten Signature]

Director of Idaho State Police

January 6, 2023

Crash – Coyote LLC, DBA. Pieology
1327 N Meridian Rd., #102
Kuna, ID 83634

Subject: Temporary Alcohol License Granted January 6, 2023 through January 18, 2023

Dear Robert Wylie, Laurie Wylie, & Michael R. Gordon :

As per Kuna City Code 3-1-6, this letter authorized by the Kuna City Clerk, acts as a Temporary Alcohol License granted to:

Crash – Coyote LLC, DBA Pieology
1327 N Meridian Rd, #120
Kuna, ID 83634

Permitting the licensee to carry on the business or occupation of:

Liquor-by-the-Drink
On Premise Beer

Within the corporate limits of the City of Kuna, through January 18, 2023, the next regular Kuna City Council Meeting at which the licensee's application can go before the Council, and having paid the sum of \$400.00 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

If you have any questions or need additional information, please call me at:
(208) 387-7726.

Sincerely,



Chris Engels, City Clerk

CC: Kuna Police Department



CITY OF KUNA

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

Telephone (208) 922-5546
Email: CEngels@kunaID.gov

MEMORANDUM

TO: Mayor Stear and Council
FROM: Chris Engels, City Clerk
RE: Kuna Police Station
DATE: January 17, 2023

Mayor and Council,

The Kuna Police Station team has concluded the bid process for the Kuna Police Station. The active team included representatives from the Kuna Police, Facilities Department, City Clerk's office, City Treasurer's office, Planning and Zoning Department and the Mayor.

The Kuna Police Station sealed bid results were opened on January 6, 2023. The apparent successful bidder is Prusik Construction LLC.

Funding from the Kuna Police Station will come from impact fees that are currently and will be accrued will be used to cover the costs of the construction of the facility.

The project team asks for consideration of:

- ✓ \$1,467,249.00 for materials and labor for construction of the facility, including the building, secured parking, landscaping and shop that will be paid to the apparent low bidder.
- ✓ \$30,000.00 for furniture for the facility.
- ✓ \$63,478.33 for ACSO/Ada County connectivity and equipment for security.
- ✓ \$9,120.00 for ACSO/Ada County connectivity and equipment for interview rooms.
- ✓ \$440,174.70 for contingency if any required/necessary change orders or overruns occur. Any contingency items will be brought to City Council for ratification. Contingency will allow the project to continue to move forward without delays of waiting for meeting dates. Any contingency use will require agreement from the team with ratification from City Council.

The total cost of the project plus contingency is \$2,010,22.03 with all efforts made to work cooperatively with the contractors and necessary purchases on selecting materials that are the best use of funds.

Thank you,

Chris Engels
City Clerk

(Space above reserved for recording)

**ORDINANCE NO. 2023-01
CITY OF KUNA, IDAHO**

**300 S STROEBEL ROAD
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: AVALON ORCHARD TRACTS AMENDED BLOCK 2, LOT 5 OWNED BY ALVINA UNSER WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by section 50-222, Idaho Code; and

WHEREAS, ALVINA UNSER, (The “Owner”) of **AVALON ORCHARD TRACTS AMENDED BLOCK 2, LOT 5** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Property”).

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of the Real Property with an R-4 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 28, 2022, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on July 12, 2022) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-4 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on September 20, 2022 on the Owner’s application and request for the Real Properties annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on October 4, 2022) wherein the City Council determined that the Owner’s written request and application for annexation of Avalon Orchard Tracts Amended Block 2, Lot 5 should be granted with an R-4 zoning district classification.

WHEREAS, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as Avalon Orchard Tracts Amended Block 2, Lot 5 and more particularly and legally described in “Exhibit A” Legal Description, and “Exhibit B” Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-4, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the R-4 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 17th day of January 2023.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A LEGAL DESCRIPTION

A parcel located in the W 1/2 of the NE 1/4 of Section 25 Township 2 North, Range 1 West, Boise Meridian, and being all of Lot 5 of Block 2 of the amended plat of *AVALON ORCHARD TRACTS* as shown in Book 6 of plats at Page 254 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the northwesterly corner of said W 1/2 of the NE 1/4, from which an aluminum cap monument marking the southwesterly corner of said W 1/2 of the NE 1/4 bears S 0°38'54" W a distance of 2666.60 feet;

Thence S 0°38'54" W along the westerly boundary of said W 1/2 of the NE 1/4 a distance of 666.72 feet to a point;

Thence leaving said westerly boundary S 89°39'53" E a distance of 25.00 feet to a 1/2 inch diameter iron pin marking the northwesterly corner of said Lot 5, said point being the POINT OF BEGINNING;

Thence continuing S 89°39'53" E along the northerly boundary of said Lot 5 a distance of 637.49 feet to a point marking the northeasterly corner of said Lot 5;

Thence S 0°41'42" W along the easterly boundary of said Lot 5 a distance of 490.30 feet to a point marking the southeasterly corner of said Lot 5, said point being on the northerly top of bank of Indian Creek;

Thence along the southerly boundary of said Lot 5 and said top of bank the following described courses:

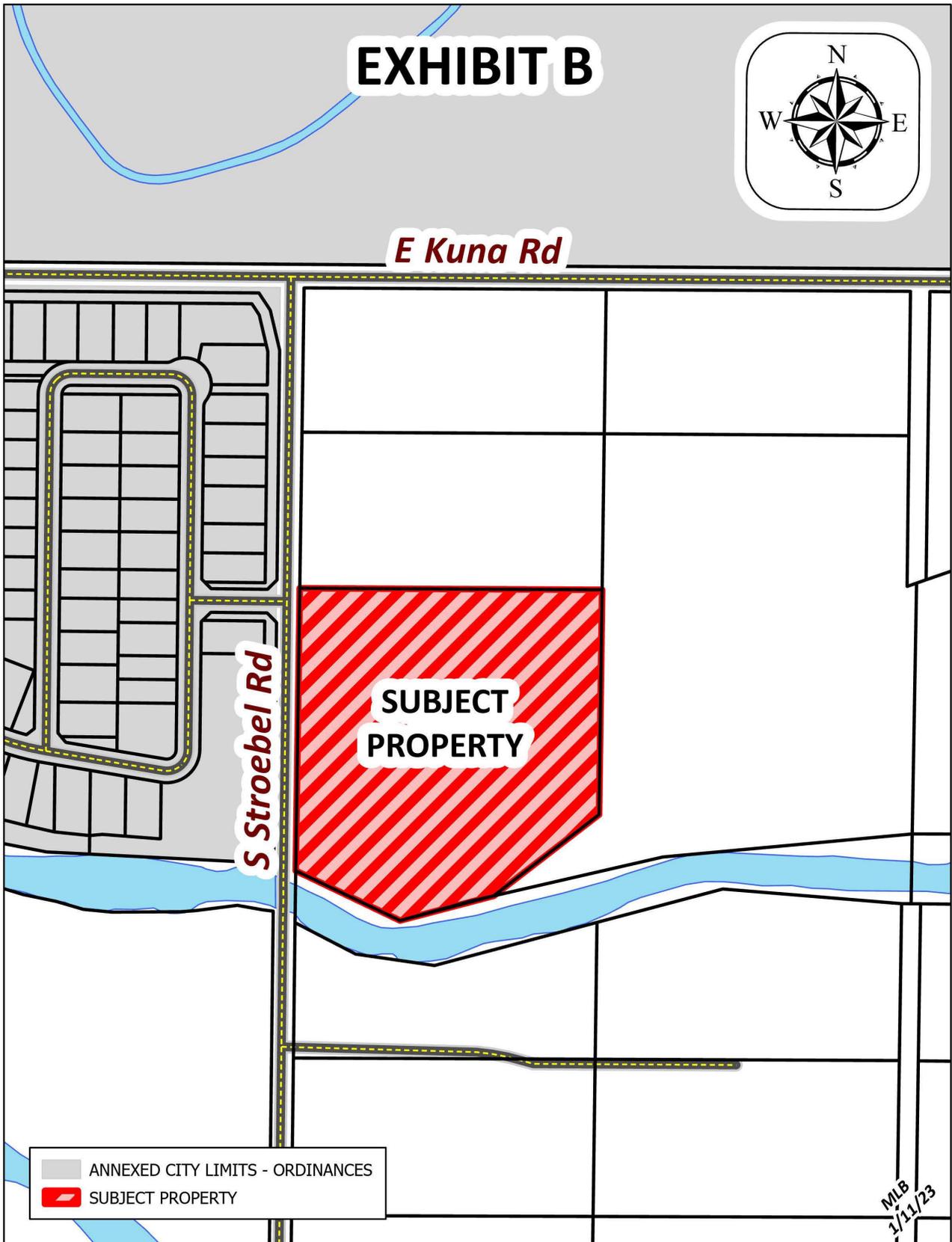
Thence S 52°50'15" W a distance of 261.60 feet to a point;

Thence S 74°38'54" W a distance of 216.95 feet to a point;

Thence N 64°21'06" W a distance of 244.80 feet to a point on the easterly right-of-way of S. Stroebel Road;

Thence leaving said southerly boundary and said top of bank N 0°38'54" E along said right-of-way a distance of 603.54 feet to the POINT OF BEGINNING.

This parcel contains 9.297 acres.



(Space above reserved for recording)

**ORDINANCE NO. 2023-02
CITY OF KUNA, IDAHO**

**JAPETH LLC / MIRIAM LLC
MUNICIPAL ANNEXATION AND ZONING**

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

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: LAMP DISTRICT OWNED BY JAPETH, LLC, AND MIRIAM, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City Contiguous real property in the manner provided by Section §50-222, Idaho Code; and

WHEREAS, JAPETH, LLC and MIRIAM, LLC, (The “Owners”) of **Lamp District** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Property”).

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of the Real Property with a C-2 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 23, 2022, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 13, 2022) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the C-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on September 15, 2022 on the Owner’s application and request for the Real Properties annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on December 6, 2022) wherein the City Council determined that the Owner’s written request and application for annexation of Lamp District should be granted with a C-2 zoning district classification.

WHEREAS, the zoning classification of C-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as Lamp District and more particularly and legally described in “Exhibit A-1”– Legal Description, “Exhibit A-2” Closure Sheet and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as C-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Property described in Section 2 above in the C-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 17th day of January 2023.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A LEGAL DESCRIPTION

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M. and 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet; thence on the south boundary line of said Section 18, North 90°00'00" East, 882.70 feet to the southerly extension of the westerly boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho and the **REAL POINT OF BEGINNING**;

thence on said westerly boundary line and the southerly and westerly extension thereof the following eight (8) courses bearings and distances:

North 02°07'13" West, 111.23 feet;

North 04°30'00" West, 128.26 feet;

North 10°44'23" West, 129.54 feet;

North 24°09'41" West, 105.17 feet;

North 60°27'08" West, 121.73 feet;

North 71°10'07" West, 144.20 feet;

North 67°46'25" West, 132.20 feet;

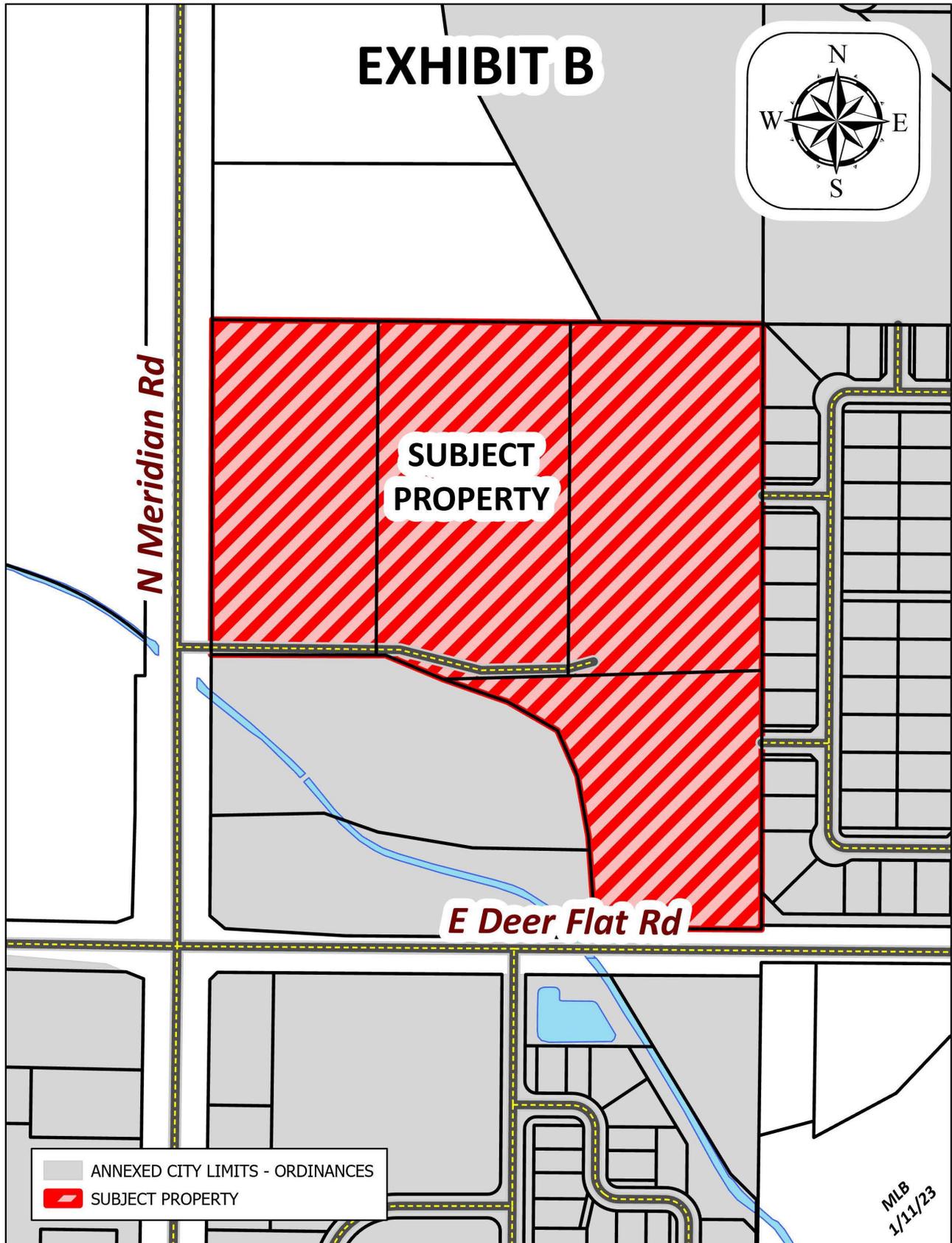
South 89°47'24" West, 438.84 feet to the west boundary line of said Section 18;

thence on said west boundary line, North 00°12'36" West, 707.98 feet to the westerly extension of the north boundary line of said Trinity View Estates Subdivision; thence South 89°57'01" East, 1,234.68 feet to the Northeast corner of said Trinity View Estates Subdivision;

thence on the east boundary line of said Trinity View Estates Subdivision and the southerly extension thereof, South 00°15'29" East, 1,324.14 feet to the south boundary line of said Section 18;

thence on said south boundary line, North 90°00'00" West, 353.08 feet to the **REAL POINT OF BEGINNING**.

Containing 1,139,357 square feet or 26.16 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2023-03
CITY OF KUNA, IDAHO**

**JAPETH LLC / MIRIAM LLC
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: LAMP DISTRICT OWNED BY JAPETH, LLC, SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION §67-6511 AND REZONE ORDINANCE AS FOLLOWS:

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to under the provisions of Idaho Code §67-6511, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code §5-2-2; and

WHEREAS, JAPETH, LLC, (The “Owner”) of the subject property [legally described in “Exhibit A” Legal Description and “Exhibit B” Location Map, attached hereto and by this reference herein incorporated] (The “Real Property”) and has requested that the Real Property be Rezoned from the city’s **C-1 – NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO C-2 AREA COMMERCIAL ZONING DISTRICT** (The “Rezone”); and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 23, 2022, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on September 13, 2022) where it was recommended to the Mayor and Council that the Rezoning for the lands described in Exhibit A, from Neighborhood Commercial (C-1) to Area Commercial (C-2), be approved; and

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on September 15, 2022 on the Owner’s application and request for the Real Property Rezoning, as required by Section §67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code §5-1A-7, made findings (approved on December 6, 2022) wherein the City Council determined that the Owner’s written request and application for Rezoning of Lamp District should be granted with a C-2 zoning district classification; and

WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section §67-6511 (2) Idaho Code, and Kuna City Code §5-1A-7 (G), to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Property described below is Rezoned from C-1 – NEIGHBORHOOD COMMERCIAL TO C-2 AREA COMMERCIAL as described in Exhibit A (The “Rezone”).

Section 2: The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone Ordinance; and

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section §50-223, Idaho Code, and to comply with the provisions of Section §63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property Rezoned by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section §50-901A, Idaho Code, may be published.

DATED this 17th day of January 2023.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

JAPETH, LLC AND MIRIAM, LLC
MUNICIPAL REZONE

A portion of Government Lot 4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho more particularly described as follows:

BEGINNING at the Section corner common to Sections 13 and 24, T.2N., R.1W., B.M, and Sections 18 and 19, T.2N., R.1E., B.M. from which the 1/4 corner common to said Sections 13 and 18 bears, North 00°12'36" West, 2650.42 feet;

thence on the west boundary line of said Section 18, North 00°12'36" West, 617.23 feet to the westerly extension of the exterior boundary line of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho;

thence on said exterior boundary line and the westerly and southerly extension thereof the following eight (8) courses and distances:

North 89°47'24" East, 438.84 feet;

South 67°46'25" East, 132.20 feet;

South 71°10'07" East, 144.20 feet;

South 60°27'08" East, 121.73 feet;

South 24°09'41" East, 105.17 feet;

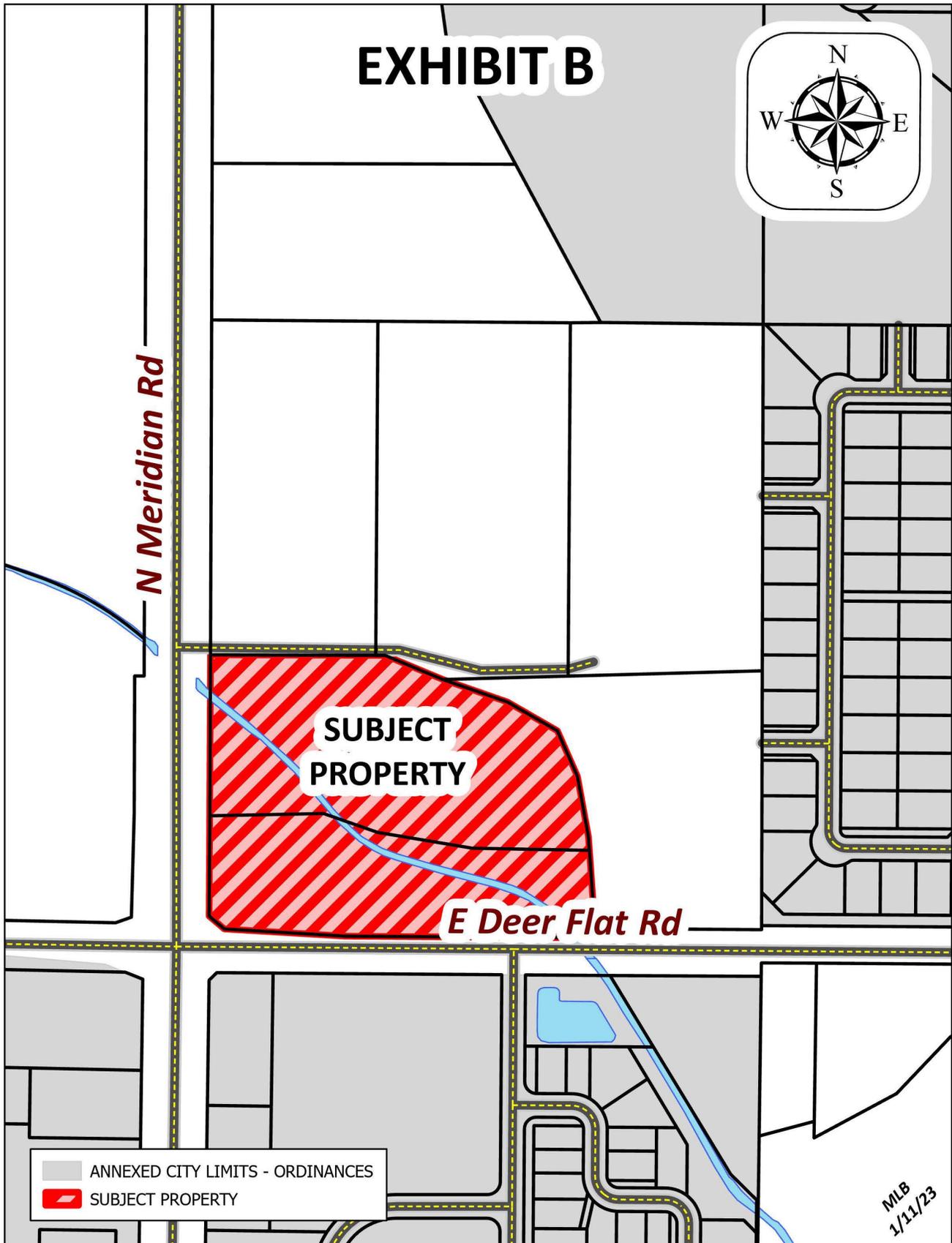
South 10°44'23" East, 129.54 feet;

South 04°30'00" East, 128.26 feet;

South 02°07'13" East, 111.23 feet to the south boundary line of said Section 18;

thence on said south boundary line, North 90°00'00" West, 882.70 feet to the **REAL POINT OF BEGINNING**.

Containing 496,908 square feet or 11.41 acres, more or less.



ORDINANCE NO. 2023-05

CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO,

- **MAKING CERTAIN FINDINGS;**
- **GRANTING TO INTERMOUNTAIN GAS COMPANY A THIRTY (30) YEAR EXTENSION TO ITS FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE A GAS TRANSMISSION AND DISTRIBUTION SYSTEM;**
- **PROVIDING FOR THE USE OF STREETS AND ALLEYS, AND RULES GOVERNING THE SAME, SUBJECTING THE GRANTEE TO ALL POWERS OF THE CITY;**
- **SETTING FORTH THE RULES OF THE FRANCHISE AND GRANT;**
- **PROVIDING FOR THE RIGHT OF INSPECTION BY THE CITY OF GRANTEE'S RECORDS NECESSARY TO VERIFY THE ACCURACY OF FRANCHISE FEE PAYMENTS;**
- **REQUIRING GRANTEE TO FURNISH CERTAIN MAPS;**
- **SETTING FORTH A THREE PERCENT (3%) FRANCHISE FEE AND QUARTERLY PAYMENTS TO THE CITY, AND THE FILING OF QUARTERLY REPORTS WITH THE CITY;**
- **REQUIRING GRANTEE TO INDEMNIFY CITY, AND FILE EVIDENCE OF INSURANCE;**
- **REQUIRING COMPLIANCE WITH SAFETY REGULATIONS;**
- **SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN;**
- **PROVIDING FOR SURRENDER OF FRANCHISE AND GRANTING RIGHT TO SALVAGE;**
- **REQUIRING WRITTEN ACCEPTANCE AND CONSENT;**
- **PROVIDING FOR CONSENT TO SALE, ASSIGNMENT OR LEASE;**
- **PROVIDING FOR PAYMENT OF PUBLICATION COSTS;**
- **SETTING FORTH PENALTIES AND FORFEITURES, SEPARABILITY AND REPEAL;**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: Findings

- 1.1** The City of Kuna (“City”) is a municipal corporation of the state of Idaho established, existing, and operating pursuant to the provisions of Title 50, Idaho Code.
- 1.2** Pursuant to the Chapter 3, Title 50, Idaho Code the City has power to regulate utility transmission systems, including natural gas transmission systems, and pursuant to this authority may grant franchises to utility providers to operate and provide such utility service within the City.
- 1.3** The City has previously granted a franchise to Intermountain Gas Company (“Grantee”), an Idaho general business corporation, to empower Grantee to construct, install, maintain, and operate a gas transmission and distribution system, including mains, pipes, conduits, services, and other necessary structures and appliances appertaining in, under, upon, over, across and along the streets, alleys, bridges, and public places within the present and future corporate limits of the City.
- 1.4** The current ordinance granting such franchise to Grantee expires on February 28, 2023.
- 1.5** By this ordinance the City renews and extends Grantee’s franchise for a new term pursuant to the provisions set forth herein.

Section 2: Grant of Authority

There is hereby granted to Intermountain Gas Company, a corporation, its successors and assigns (hereinafter collectively referred to as "Grantee") a thirty (30) year extension to the right and authority to construct, install, maintain and operate a gas transmission and distribution system, including mains, pipes, conduits, services and other necessary structures and appliances appertaining in, under, upon, over, across and along the streets, alleys, bridges and public places within the present and future corporate limits of the City of Kuna Idaho (hereinafter referred to as "City") for the furnishing, transmission, distribution and sale of gas, whether artificial, natural, mixed or otherwise, for heating, domestic, industrial and other purposes and for transmitting gas into, through and beyond said City. The City represents that it has the sole power and authority to make this grant of authority and agrees to notify Grantee in writing if the City should cease to have this power.

Section 3: Use of Streets and Rules Governing Same

Grantee expressly acknowledges that streets within the City boundaries are under the jurisdiction of the Ada County Highway District (“ACHD”), and that such entity may have fees, rules, regulations, and permit requirements that may be unaffected by this ordinance. Additionally, ACHD in most instances will be the entity maintaining and improving streets within the City’s boundaries. These realities may affect the interpretation and application of provisions of this ordinance regarding streets within the City’s boundaries, as the City’s commitments through this ordinance may not be binding upon ACHD.

Grantee shall secure a permit, if required by the agency with jurisdiction (e.g. ACHD), for any opening it shall make in the streets, alleys and public places in the City and shall be subject to all applicable ordinances, but no City fee shall be required of Grantee for any such permit. Grantee may, however, open or disturb the streets, alleys, and public places without a City permit if an emergency exists requiring the immediate repair of facilities. If the affected facilities are within the City's jurisdiction, the location or relocation of such facilities shall be made with the approval of such representatives as the governing body of the City may designate for such purpose, but not so as unreasonably to interfere with the proper operating of Grantee's facilities and service. Whenever the City shall construct or reconstruct any conduit, water main, sewer or water connection or other city public works or city utility, it shall be the duty of the Grantee when so ordered by the City to change its mains, services and other property in the streets or public places at its own expense so as to conform to the established grade or line of such street or public place and so as not to interfere with the conduits, sewers and other mains of the City as constructed or reconstructed; however, the Grantee shall not be required to relocate pipes, mains and appurtenances when the street, alley or public ground in which they are located is vacated for the convenience of abutting property owners and not as an incident to the public improvement, unless the reasonable cost of such relocation and the loss and expenses resulting therefrom is first paid to Grantee. The City will avoid the need for such moving or changing whenever possible. In the event Federal, State or other funds are available in whole or in part for utility relocating purposes, the City shall apply for such funds and the Grantee will be reimbursed to the extent any such funds are actually obtained. If the City has jurisdiction to grant, and does grant, a permit for an excavation in a street, alley or other public ground and the work contemplated by the permit may expose gas pipes, mains and appurtenances of the Grantee, the City shall furnish a copy of the permit to Grantee at least 48 hours prior to such work.

Section 4: Grantee Subject to All Powers of City Rules Governing Repair and Reconstruction of Streets

The exercise of privileges herein granted shall be subject at all times to all of the powers of the City and all regulatory ordinances adopted pursuant thereto. The Grantee shall not unnecessarily or unreasonably obstruct the use of or damage any street or alley, and shall within a reasonable time and as early as practicable upon completion of any construction or repair work, restore all streets and alleys within the City to the same order and condition as they were before the excavation was made insofar as reasonably possible. The Grantee shall maintain, repair and keep in good condition for a period of one year all portions of streets and alleys disturbed by it or its agents. The Grantee shall be responsible for any obstruction in any street, alley or other public place caused by it in the operation and maintenance of its properties occurring at anytime and shall promptly remove such obstruction. Any such obstruction which, after proper notice to Grantee demanding removal is not promptly removed by the Grantee may be taken care of by the City and the costs thereof shall be charged against Grantee. For purposes of this Section, Grantee's above-ground facilities or temporary construction materials and equipment shall not be considered an "obstruction".

Section 5: Term and Franchise and Grant

The right, authority and grant herein and hereby made to said Grantee, its successor and assigns, is granted for, and limited in time to, a period of thirty (30) years from March 2023 through and including February 2053.

Section 6: City Right to Inspection of Grantee’s Plans, Accounts and Books – Grantee to Furnish Certain Maps

Upon reasonable advance notice, the City shall have access to Grantee's records to the extent necessary to verify the accuracy of the Franchise fee payments required herein during the normal business hours of Grantee. The Grantee shall furnish, upon request, the City with a complete set of maps, including plans and profile of the distribution system of the Grantee and any future extensions. The City shall make every reasonable effort to maintain the confidentiality of any trade secrets or other proprietary information (such as proprietary maps and other mapping information) provided pursuant to this Section, including execution of a data sharing agreement with Grantee. Any map supplied shall not be used for locating gas facilities with the intent of excavating. Prior to excavating, the City shall request line locates per the requirements of Idaho Statute Chapter 22 Underground Facilities Damage Prevention.

Section 7: Payment to City and Filing of Annual Written Report with the City

As consideration for this franchise and grant said Grantee, its successors and assigns, during the franchise period, shall pay to the City three percent (3%) of the gross receipts received from all sales of gas by Grantee within the corporate limits of the City through use, operation or possession of this franchise and grant.

Such payments shall be made on a quarterly basis and shall be in lieu of any and all other fees, charges, licenses or taxes (other than ad valorem taxes) related to easements, franchises, rights-of way, utility lines and equipment installation, maintenance and removal during the term of the public service providers’ franchise with the City which the City may impose for the rights and privileges herein granted or for the privilege of doing business within the City.

The Grantee shall file 30 days after the end of each calendar quarter with the City a report for the preceding calendar quarter, which report shall contain a statement of all the gross receipts arising from all sales of gas by said Grantee within the City for the calendar quarter preceding such report, and at the same time the Grantee shall pay to the City the stipulated percentage of the gross quarterly receipts due for the calendar quarter which said report is made and filed.

Section 8: Grantee Liability – Indemnification

It is expressly understood and agreed by and between the Grantee and the City that the Grantee shall save the City harmless from all loss sustained by the City on account of any suit, judgment, execution, claim or demand whatsoever, resulting from negligence on the part of the Grantee in the construction, operation or maintenance of its gas system in the City. The City shall notify the Grantee within ten (10) days after the presentation of any claim or demand, either by suit or otherwise, made against the City on account of any negligence as aforesaid on the part of the Grantee. Nothing herein shall require Grantee to save and hold the City harmless to the extent

any loss sustained by the City is caused by the acts, omissions, or negligence of the City its agents, representatives, contractors, officers, directors, employees, or other parties subject to its direction or control.

Section 9: Insurance

Upon acceptance of this franchise by Grantee and before Grantee shall have any rights hereunder, Grantee shall file with the City Clerk a certificate evidencing the insurance of the Grantee against property damage in an amount not less than \$3,000,000.00 and bodily injury with limits of not less than \$3,000,000.00 per occurrence and \$5,000,000.00 total annual aggregate. City shall also be named as an additional insured on any such policy but only to the extent of Grantee's indemnity obligation herein. Additionally, in light of the thirty (30) year duration of this ordinance, the City may periodically review the coverage limits required of Grantee pursuant to this section and propose amending the coverage requirements in this section. Any such amendment shall be only with the written consent of Grantee.

Section 10: Safety Regulation Compliance

Grantee shall comply with and conform to all applicable safety regulations promulgated by the United States, State of Idaho, or any regulatory body having jurisdiction thereof.

Section 11: Agreement Not to Compete – Reserve to City Power of Eminent Domain

In consideration of Grantee's undertaking hereunder as evidenced by its acceptance hereof the City agrees not to engage in the business of distributing and selling gas during the life of this franchise or any extension thereof in competition with the Grantee, or its successor and assigns; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain granted to it under the laws of the State of Idaho.

Section 12: Surrender of Franchise

In the event natural gas at any time shall cease to be available to Grantee for the distribution and sale hereunder, Grantee reserves the right to surrender this franchise and in the event of such surrender prior to any expiration or termination of this franchise, or in any of such events, Grantee reserves the right to salvage all of its plant, works and facilities, and will restore streets and alleys within the City's boundaries damaged by such salvage operation.

Section 13: Written Acceptance and Consent

Before the passage and publication of this ordinance by the City, Grantee shall execute the "Acceptance and Consent" provision contained at the end of this ordinance.

Section 14: Sale, Assignment, or Lease of Franchise

No sale, assignment or lease of this franchise shall be effective unless and until it is approved by the City, which approval shall not be unreasonably withheld; provided, however, that

nothing herein contained shall be construed as to require consent or to prevent the Grantee of this franchise and grant from including it in a mortgage or trust deed executed for the purpose of obtaining money for corporate objects.

Section 15: Publication Costs

The Grantee shall assume the costs of publication of this franchise as such publications is/are required by law.

Section 16: Forfeiture

Any material violation by the Grantee, its vendee, lessee or successors of the provisions of this ordinance, franchise and grant or any material portions thereof or the failure promptly to perform any of the provisions thereof shall be cause for the forfeiture of this franchise and grant and all rights hereunder, should Grantee fail to cure such violation within sixty (60) calendar days of City's providing Grantee written notice, which shall be served upon Grantee by registered mail on its Region Director at 555 South Cole Road, Boise, Idaho 83709 on the date this ordinance was adopted, or if not reasonably capable of being cured within sixty (60) calendar days, within such other reasonable period of time as the parties may agree. This provision shall not prevent the Grantee from submitting such question of forfeiture to proper court determination.

Section 17: Separability

If any part or parts of this ordinance shall be adjudged by the courts to be unconstitutional or invalid, the same shall not affect the validity of any other part of parts hereof which can be given effect without the part or parts adjudged to be unconstitutional or invalid. The City declares that it would have passed the remaining parts of this ordinance if it had been known that such other part or parts thereof would be declared unconstitutional or invalid.

Section 18: Repeal

All ordinances and parts of ordinances of the City in conflict herewith shall be, and the same are hereby repealed.

Section 19: Notifications

Whenever this Franchise calls for notice to or notification by any Grantee or City, the same (unless otherwise specially provided) shall be in writing and directed to the recipient at the address set forth in this Section, unless written notice of change of address is provided to the other party. If the date for making any payment or performing any act is a legal holiday, payment may be made or the act performed on the next succeeding business day which is not a legal holiday.

Notices shall be directed to the parties as follows:

To the City:	City Clerk City of Kuna
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ACCEPTANCE AND CONSENT

INTERMOUNTAIN GAS COMPANY, as the franchisee and ‘Grantee’ in the ordinance set forth above, accepts the franchise set forth therein at the time of Grantee’s execution, and agrees to abide by the terms and conditions thereof. Specifically (and pursuant to I.C. § 50-329A), IGC consents to the three percent (3%) franchise fee assessed by the City pursuant to this ordinance.

DATED this ____ day of _____, 20 ____

By: Eric Martuscelli
Its: Vice President, Field Operations

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