

CITY OFFICIALS
W. Greg Nelson, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Joe Stear, Council Member

CITY OF KUNA

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

Regular City Council Meeting

AGENDA

Tuesday, September 15, 2015

7:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation:** Scott Piper, First Baptist Church
- 3. Pledge of Allegiance:** Mayor Nelson
- 4. Consent Agenda:**

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 Old Business or as instructed by the City Council.

- A. City Council Meeting Minutes:**
 - 1. Regular City Council Minutes September 1, 2015**
- B. Accounts Payable Dated September 10, 2015 in the Amount of \$752,909.66**
- C. Alcohol Licenses:**
- D. Findings of Facts and Conclusions of Law:**
- 5. Citizen's Reports or Requests:**
- 6. Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)
 - A. Consideration to table 14-07-AN (Annexation) and 14-03-LS (Lot Split); Daniel and Gina Safford public hearing to October 6, 2015 – Trevor Kesner, Planner 1**
 - B. J & M Sanitation – Richard Roats, City Attorney**
 - 1. Public Hearing for J & M Fee increase**
 - 2. Consideration to Approve Resolution R42-2015 for J & M Fee increase**

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE
FOLLOWING FEE SCHEDULE WITH J & M SANITATION, INC.

- C. Consideration to Approve Case No.'s 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) – Troy Behunin, Senior Planner

Memory Ranch Subdivision. A request from Jane Suggs with Suggs Community Solutions and Shawn Brownlee with Trilogy Development to annex 10 acres into the city of Kuna, and rezone approximately 135 acres from Agriculture to R-6 (Medium Density Residential), in order to develop a 262 residential lot subdivision with 20 common lots

- D. Amendment to FYE 2015 Budget – John Marsh, City Treasurer

1. Public Hearing for Ordinance 2015-16
2. *First Reading* of Ordinance 2015-16 Amendment to FYE 2015 Budget

Consideration to waive three readings
Consideration to approve ordinance

AN ORDINANCE ENTITLED THE APPROPRIATION AMENDMENT
ORDINANCE AMENDING ORDINANCE 2014-12, THE
APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015; TO
APPROPRIATE MONIES IN THE SUM OF \$4,226,504 AND PROVIDING
FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM
AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION
ACCORDING TO LAW.

- E. Ordinance No. 2015-11 Zoning Ordinance Amendment – Wendy Howell, P & Z Director and Richard Roats, City Attorney

1. Public Hearing for Ordinance 2015-11
2. *First Reading* of Ordinance 2015-11

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING
CERTAIN CHAPTERS OF TITLE 5, TO WIT:
Title 5: Zoning Regulations
KCC 5-1-6-2 (Meanings of Terms or Words)
KCC 5-1A-4 (Notice to Public)

KCC 5-3-2 (Official Schedule of District Regulations)
KCC 5-16-3-B.2 (Lot Split)
KCC 5-16-4 (Septic Tanks/Systems)
KCC 8-3-5 (Restrictions within Wellhead Protection Zone I)

7. Business Items:

- A.** Consideration to Approve Resolution R58-2015 to Accept Change Order with Knife River Corporation for Birds of Prey Sewer Main – Gordon Law, City Engineer

RESOLUTION ACCEPTING CHANGE ORDER FROM KNIFE RIVER CORPORATION – NORTHWEST IN THE AMOUNT OF \$173,344.00 FOR THE BIRDS OF PREY SEWER MAIN PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CHANGE ORDER DOCUMENTS WITH KNIFE RIVER CORPORATION – NORTHWEST.

- B.** Consideration to Approve Resolution R59-2015 to Authorize LiDar Imaging – Mike Borzick, GIS Manager

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY OF KUNA, IDAHO'S GIS MANAGER MIKE BORZICK TO NEGOTIATE THE PURCHASE OF THE LIDAR IMAGING OF THE FLOODPLAINS OF INDIAN CREEK AND SAND CREEK FROM QUANTUM SPATIAL AS PER THE INVOICE; AND AUTHORIZING THE CITY OF KUNA, IDAHO'S TREASURER, JOHN MARSH TO PAY THE INVOICE FOR THE LIDAR IMAGING FROM THE CONTINGENCY FUND.

- C.** Consideration to Approve Resolution R60-2015 to Authorize the Postal Meter Lease – John Marsh, City Treasurer

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A POSTAL METER LEASE AGREEMENT WITH MAILFINANCE, A NEOPOST USA COMPANY, AND ITS AFFILIATES.

- D.** Consideration to Approve Resolution R61-2015 to Authorize the Transfer of LID 2006-1 Legal Funds – John Marsh, City Treasurer

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE TREASURER OF THE CITY TO TRANSFER THE REMAINING SEWER LID 2006-1 LEGAL FUNDS TO THE OPERATING FUNDS OF THE CITY AS REIMBURSEMENT FOR LEGAL FEES.

- E.** Consideration to Approve Resolution R62-2015 to Authorize the Creation of Capital Projects Fund – John Marsh, City Treasurer

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO CREATE A CAPITAL PROJECTS FUND AS A GOVERNMENTAL FUND TYPE.

- F. Update on City Committee Schedules and Grant Projects *(no action required)* – Chris Engels, City Clerk
- G. Update of Financial Results of Operation through August 31, 2015 *(electronic presentation only)* – John Marsh, City Treasurer

8. Ordinances:

- A. *First Reading* of Ordinance No 2015-17 Crimson Point No. 7 Irrigation

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS CRIMSON POINT NO. 7, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

9. Mayor/Council Discussion Items:

10. Announcements:

11. Executive Session:

12. Adjournment:

CITY OFFICIALS

W. Greg Nelson, Mayor
 Richard Cardoza, Council President
 Briana Buban-Vonder Haar, Council Member
 Pat Jones, Council Member
 Joe Stear, Council Member

CITY OF KUNA

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

Regular City Council Meeting**Minutes**

Tuesday, September 1, 2015

7:00 P.M. REGULAR CITY COUNCIL**1. Call to Order and Roll Call**

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
 Council President Richard Cardoza
 Council Member Briana Buban-Vonder Haar
 Council Member Pat Jones
 Council Member Joe Stear

CITY STAFF PRESENT: John Marsh, City Treasurer
 Chris Engels, City Clerk
 Wendy Howell, P & Z Director
 Bob Bachman, Facilities Manager
 Bobby Withrow, Parks Supervisor
 Gordon Law, City Engineer

Richard Roats, City Attorney (excused)

2. Invocation: Stan Johnson, Kuna Life Church

3. Pledge of Allegiance: Mayor Nelson

4. Consent Agenda:
 (Timestamp 00:01:21)

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 Old Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes August 18, 2015

B. Accounts Payable Dated August 27, 2015 in the Amount of \$227,667.35

C. Alcohol Licenses:

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 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

D. Findings of Facts and Conclusions of Law:**1. Linder Farms:**

- a. Approve the release of Case No. **08-05-SUP** (Special Use Permit) **and 08-08-DA** (Development Agreement); Linder Farms Agri-tainment. A request from Randy and Sherrie Feist in connection with Linder Farms
- b. Approve Resolution R54-2015 authorizing the release of Case No. **08-08-DA** (Development Agreement); Linder Farms Agri-tainment. A request from Randy and Sherrie Feist in connection with Linder Farms

2. Profile Ridge:

- a. Approve Case No. **15-01-ZC** (Zone Change) **& 07-03-DA** (Modification/Release) **Profile Ridge Rezone**, A rezone and a Development Agreement Release request for the south ½ of the Profile Ridge Subdivision
- b. Approve Resolution R55-2015 authorizing the release of Case No. **07-03-DA** (Development Agreement); Profile Ridge (South ½). A request from Iron Mountain Real Estate

Council Member Stear moved to approve the consent agenda as presented.

Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

5. Citizen's Reports or Requests:

6. Public Hearings: (7:00 p.m. or as soon thereafter as matters may be heard.)
(Timestamp 00:01:58)

A. Annual Appropriation Budget for Fiscal Year Ending September 30, 2016 – John Marsh, City Treasurer

City Treasurer John Marsh summarized the total amount of the Fiscal Year 2016 budget is \$14,675,810.

Council President Cardoza asked for a reminder what the agency fund is.

Mr. Marsh explained it is a holding account for funds that need to be sent out. Currently the monies in the fund are from the Ridley's project for a sidewalk pathway from Kay St. to Ridley's property along Deer Flat Rd.

1. Public Hearing for Annual Appropriation for FYE 2016

Support: None

Neutral: None

Against: None

2. *First Reading* of Ordinance No 2015-15 Annual Appropriation for FYE 2016

Consideration to waive three readings

Consideration to approve ordinance

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, APPROPRIATING THE SUM OF \$14,675,810 TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF KUNA FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY; SPECIFYING THE OBJECTS AND PROPOSED EXPENSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING AN EFFECTIVE DATE.

Council Member Stear moved to waive three readings of Ordinance No. 2015-15. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0

Council Member Stear moved to approve Ordinance No. 2015-15. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0

7. **Business Items:**

(Timestamp 00:09:19)

- A. Consideration to approve Case No.15-03-FP, approving a Final Plat for the Sorrel Subdivision, in accordance with Kuna City Subdivision Code – Troy Behunin, Senior Planner

Senior Planner Troy Behunin reviewed the matter. All conditions have been met for a re-plat within Sadie Creek #1.

Mr. Behunin stood for questions.

Council Member Jones asked specifically where it was and was it the original townhome lots.

Mr. Behunin said it is for the sweat equity homes that have been previously discussed with Council.

Council Member Jones asked if there was a control to be sure the project was completed.

Mr. Behunin indicated it had been addressed and there was a commitment from the group.

Council President Cardoza asked if the issue with the width of the streets has been resolved.

Mr. Behunin replied it has been resolved.

Mayor Nelson asked if this project group assists people that otherwise would not be able to buy a home.

Mr. Behunin responded he was not sure. They are anticipating a second project in Kuna. It is a good infill project.

Council President Cardoza asked if 10% went to open space.

Mr. Behunin reminded Council the PUD requirements were waived a few months ago. There is less than 10% open space.

Council Member Stear moved to approve the release of Case No. 15-03-SUP. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

- B.** Consideration to Approve Resolution R45-2015 amending lease agreement with Boise Disc Golf LLC – Chris Engels, City Clerk
(Timestamp 00:15:14)

City Clerk Chris Engels reviewed the changes to the original lease agreement.

Ms. Engels stood for questions.

Mayor Nelson asked if Chief Dusseau had anything to report regarding the Kuna Disc Golf case.

Police Chief Justin Dusseau reported there have been several leads. Some of the property has been located at a Pawn Shop. The case is still under investigation.

A RESOLUTION OF THE CITY OF KUNA, IDAHO WAIVING THE REMAINING LEASE PAYMENTS PAYABLE PURSUANT TO THE LEASE AGREEMENT WITH BOISE DISC GOLF, LLC (LESSEE) TO LEASE PROPERTY AT 415 W. 2ND STREET, KUNA, IDAHO FOR A CONCESSION STAND

Council Member Stear moved to approve Resolution R45-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Member Buban-Vonder Haar, Council Member Stear

Voting No: Council President Cardoza, Council Member Jones

**Breaking the tie: Mayor Nelson, Aye
Motion carried 3-2.**

- C.** Consideration to Approve Resolution R53-2015 Authorizing the Assignment of a certain number of Osprey Ridge Development sewer connections – Gordon Law, City Engineer
(Timestamp 00:18:38)

City Engineer Gordon Law explained a similar matter was before Council about a year ago. As part of the development process, the developers pre-purchased 306 EDUs and then the project didn't move forward. 206 of those EDUs have been previously approved by Council to be re-assigned. The remaining 100 were in the possession of two different owners. All owners involved have since come to terms. This is an acknowledgement by the city that the sale is acceptable and the buyer can use them on any project serviced by the treatment plant.

Mayor Nelson asked for clarification that the sale didn't conflict with the bank.

Mr. Law said these were accounted for with the bank so no, there is no conflict.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE ASSIGNMENT OF A CERTAIN NUMBER OF OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS NOW OWNED BY ROY E. STEPHENSON, A MARRIED PERSON (34% INTEREST), MICHAEL TOOMEY, TRUSTEE OF THE ALBION ENTERPRISES, INC. DEFINED BENEFIT PLAN TRUST (50% INTEREST) AND WILLIAM R. STURGEON, TRUSTEE OF BUSINESS SERVICES RETIREMENT PLAN (16% INTEREST) ("ASSIGNOR") TO DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNEE") AND JOINTLY REFERRED TO HEREIN AS THE ("PARTIES").

**Council Member Stear moved to approve Resolution R53-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- D.** Consideration to Approve Resolution R56-2015 Authorizing Voluntary Leave Transfers – John Marsh, City Treasurer
(Timestamp 00:21:15)

City Treasurer John Marsh updated Council that this was the issue discussed at a previous executive session.

Mr. Marsh stood for questions.

Council Member Buban-Vonder Haar asked for clarification on the portion referring to leave time transfers converting to equivalent units on a monetary basis.

Mr. Marsh explained if a donor's hourly wage is different than the recipient's hourly wage, converting the time units to dollars ensures the recipient is receiving the full value of the donor's transfer.

Council Member Jones asked for clarification; it is a dollar to dollar donation.

Mr. Marsh responded; yes.

Council Member Jones asked if this will be included in the Personnel Manual.

Mr. Marsh responded a reminder had been sent to the City Attorney to have this incorporated in the manual. Mr. Marsh will send a follow up reminder as well.

Council Member Buban-Vonder Haar asked if Council President Cardoza needed a summary of what had been discussed in executive session.

Council President Cardoza responded; no.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO PROCESS VOLUNTARY LEAVE TIME TRANSFERS FOR A CURRENT CITY EMPLOYEE ON MEDICAL LEAVE.

**Council Member Stear moved to approve Resolution R56-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- E. Consideration to Approve Resolution R57-2015 Approve Consultant Services Agreement with Keller Associates to Remodel Butler Well House and Piping
(Timestamp 00:26:17)

City Engineer Gordon Law didn't have anything further to add to his memo.

Mr. Law stood for questions.

Council President Cardoza asked about the engineer fee being around 10%. He thought most were around 6%.

Mr. Law explained that for a straight line project or repetition in the project, fees run around 7%. This one is 11% because of the complexity of the project.

Council President Cardoza said it looked like the project was contained to one vicinity.

Mr. Law explained; Well 3 is inside the well house and needs to get out, Well 11 is outside the well house and needs to get in. Both need to be attached to a blow off

line and also attached to the fill line. All of those lines are in one spot and that is what complicates the project.

Council President Cardoza asked if Well 11 will be potable water and Well 3 will remain pressurized irrigation water.

Mr. Law responded the primary use of Well 11 water will be potable; the primary use of Well 3 water will be for irrigation. The ability to dump Well 3 water into the potable system is maintained but would only happen in an extreme emergency.

RESOLUTION AWARDING CONTRACT FOR CONSULTING SERVICES TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$45,400.00 FOR DESIGN OF MODIFICATIONS TO BUTLER WELL HOUSE AND PIPING PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE WATER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

**Council Member Stear moved to approve Resolution R57-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- F. Update of August Construction Report (*no action required*) – Gordon Law, City Engineer
(Timestamp 00:31:47)

City Engineer Gordon Law indicated quite a few of the projects for the year have been accomplished. The 2016 projects have begun. He would like Council to be aware of one item. During the summer months contractor's prices go up. Considering this fact, he is looking into change ordering one of the sewer projects into a previous contract to save on costs. He is discussing this possibility with the contractor for the Deerhorn sewer line.

Council Member Stear asked if, as the economy gets better and contractors are busier, do we have trouble getting bids.

Mr. Law responded there are times he has only received one bid.

Mayor Nelson said things are getting better in the valley and that does cause trouble getting contractors.

Council Member Jones asked if the Orchard sidewalk timeline is on schedule.

Mr. Law responded he hasn't seen the report from ACHD with the results of the bid yet.

City Clerk Chris Engels said the bids have come in significantly higher due to the time of the year. ACHD has chosen to wait on the project until the prices come down.

- G. Update of City Employee Health Benefits (*no attachment*) –John Marsh, City Treasurer
(Timestamp 00:37:05)

City Treasurer John Marsh provided an update of the last staff meeting. Mercer was able to attend and there were good questions. The goal is to find insurance that provides affordable dependent coverage. The next step will be to update health applications. After those are completed, estimates will be provided. Benchmarking will be done after that and it will be provided at the September 15, 2015 meeting with a recommendation.

Mr. Marsh stood for questions.

Council President Cardoza said everything he has read indicates a 25% - 45% increase.

Mr. Marsh said that our current provider Regence has stated we could see a 10 % increase. It depends on what the bids come back at. Hopefully, Select Health, the other provider we are looking at, will not increase. Insurance costs are skyrocketing again. The priority is to get on an affordable plan that will also include a wellness plan.

Mayor Nelson asked if wellness was covered.

Mr. Marsh explained under the ACA, each provider has to provide a certain level of wellness. It does cover a lot of preventative care and testing. Female tests are covered without meeting the deductible. A more structured wellness plan that the city can direct and hold employees accountable to is something to add on after establishing a solid foundation of benefits.

Council Member Jones asked if all city staff had been invited to the staff meeting with Mercer.

Mr. Marsh said it was open to all staff. There was a fair amount of staff in attendance and questions were asked.

Council Member Stear asked if a representative from the insurance came to the meeting.

Mr. Marsh said that Mercer was in attendance. They are the insurance broker representatives for the city.

8. Ordinances:

9. Mayor/Council Discussion Items:

Council Member Jones said he noticed on Facebook the city is getting a movie theater.

Mayor Nelson confirmed that was correct. There is also a frozen yogurt shop coming to Kuna.

Mayor Nelson said Tom Basabe from Simplot called and asked if there was a siding in town. There is a large piece of equipment that needs to be unloaded by crane and taken to the plant site. The city will ask for permission from Union Pacific to put it on the spur as soon as we hear back from him.

10. Announcements:**11. Executive Session:****12. Adjournment:**

Council Member Stear moved to adjourn the meeting at 7:49 p.m. Seconded by Council President Cardoza.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Dawn Stephens
Date Approved: CCM 09.15.2015

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 8/28/2015-9/10/2015

1 of 41
Page:

Sep 10, 2015 04:38PM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4099402	3300	SPRINKLER PIPE AND PARTS FOR GREENBELT EXTENSION PROJECT, B WITHROW. PARKS, AUG 15	08/31/2015	3,023.97	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	8/15		
1461	2M COMPANY, INC.	4099402	3300	SPRINKLER PIPE AND PARTS FOR GREENBELT EXTENSION PROJECT, B WITHROW. PARKS, AUG 15	08/31/2015	1,295.98	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	8/15		
Total 4099402:						4,319.95	.00					
1461	2M COMPANY, INC.	4099715-000	3329	PVC PIPE FOR THE E. GREENBELT EXTENSION PROJECT, P.KAUFMAN. SEPT.'15	09/03/2015	256.89	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
1461	2M COMPANY, INC.	4099715-000	3329	PVC PIPE FOR THE E. GREENBELT EXTENSION PROJECT, P.KAUFMAN. SEPT.'15	09/03/2015	110.09	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
Total 4099715-000:						366.98	.00					
1461	2M COMPANY, INC.	4099910-000	3349	2" COUPLING, FOR THE E.GREENBELT EXTENSION. PARKS, SEPT.'15	09/09/2015	6.78	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
1461	2M COMPANY, INC.	4099910-000	3349	2" COUPLING, FOR THE E.GREENBELT EXTENSION. PARKS, SEPT.'15	09/09/2015	2.90	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
Total 4099910-000:						9.68	.00					
Total 2M COMPANY, INC.:						4,696.61	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 8/28/2015-9/10/2015

Sep 10, 2015 04:38PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	AUGUST2015		<u>ACHD IMPART FEE TRANSFER, AUG 15</u>	09/04/2015	83,832.00	83,832.00	<u>01-2510 ACHD IMPACT FEE TRANSFER</u>	0	9/15	09/04/2015	
Total AUGUST2015:						83,832.00	83,832.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						83,832.00	83,832.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	6017		<u>SHERIFF SERVICES, SEPT 15</u>	09/01/2015	127,095.67	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	9/15		
Total 6017:						127,095.67	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						127,095.67	.00					
ARTCO (US, INC.) dba												
1435	ARTCO (US, INC.) dba	152154738	3338	<u>1 BX BUSINESS CARDS FOR D CROSSLEY, SEPT 15</u>	09/08/2015	40.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1002	9/15		
Total 152154738:						40.00	.00					
Total ARTCO (US, INC.) dba:						40.00	.00					
BOISE METRO CHAMBER OF COMMERCE												
71	BOISE METRO CHAMBER OF COMMERCE	5759813		<u>MEMBERSHIP DUES PERIOD 10-1-15 TO 9-30-16</u>	08/26/2015	2,500.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	9/15		
Total 5759813:						2,500.00	.00					
Total BOISE METRO CHAMBER OF COMMERCE:						2,500.00	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	082115	3262	<u>2 CS TRIFOLD PAPER TOWELS, 1 CS ROLL PAPER TOWELS, 1 SOAP DISPENSER, 1 BX SOAP, B WITHROW, PARKS, AUG 15</u>	08/21/2015	150.80	.00	<u>01-6025 JANITORIAL</u>	1004	8/15		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 8/28/2015-9/10/2015

Sep 10, 2015 04:38PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 082115:						150.80	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						150.80	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N17964	3296	FUEL PUMP FOR JOHN DEERE MOWER, B GUILLOGLY, PARKS, AUG 15	08/27/2015	121.64	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total N17964:						121.64	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						121.64	.00					
CANYON HONDA												
844	CANYON HONDA	1377383	3013	REPLCEMENT SHOCK FOR FARM ATV, T SHAFER, JUNE 15	06/15/2015	111.69	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/15		
Total 1377383:						111.69	.00					
844	CANYON HONDA	1384283	3352	TIE ROD ENDS FOR THE LAGOON 4 WHEELER, B.GILLOGLY, SEWER, SEPT.'15	09/10/2015	63.62	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 1384283:						63.62	.00					
Total CANYON HONDA:						175.31	.00					
CENTURYLINK												
62	CENTURYLINK	082515-09241		DEDICATED LANDLINE, 08-25-15 TO 09-24-15, WATER, AUG 15	08/25/2015	16.55	.00	20-6255 TELEPHONE EXPENSE	0	8/15		
62	CENTURYLINK	082515-09241		DEDICATED LANDLINE, 08-25-15 TO 09-24-15, SEWER, AUG 15	08/25/2015	21.60	.00	21-6255 TELEPHONE EXPENSE	0	8/15		
62	CENTURYLINK	082515-09241		DEDICATED LANDLINE, 08-25-15 TO 09-24-15, PI, AUG 15	08/25/2015	7.01	.00	25-6255 TELEPHONE EXPENSE	0	8/15		

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Total 082515-092415S:						45.16	.00					
62	CENTURYLINK	082515-09241		<u>DEDICATED LANDLINE, 08-25-15 TO 09-24-15. SR CTR, AUG 15</u>	08/25/2015	49.72	.00	<u>01-6255 TELEPHONE</u>	1001	8/15		
Total 082515-092415SC:						49.72	.00					
Total CENTURYLINK:						94.88	.00					
COREY BARTON HOMES, INC.												
479	COREY BARTON HOMES, INC.	083115		<u>TOMORROW SUB #3, PI REIMBURSEMENT AGREEMENT, PI, AUG 15</u>	08/31/2015	6,869.20	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/15		
Total 083115:						6,869.20	.00					
Total COREY BARTON HOMES, INC.:						6,869.20	.00					
CUMMINS ROCKY MOUNTAIN, LLC												
266	CUMMINS ROCKY MOUNTAIN, LLC	027-325		<u>BI ANNUAL MAINTENANCE ON GENERATOR #1, G LAW, SEWER, JUNE 15</u>	06/19/2015	2,282.60	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/15		
Total 027-325:						2,282.60	.00					
266	CUMMINS ROCKY MOUNTAIN, LLC	027-326		<u>BI ANNUAL MAINTENANCE ON GENERATOR #2, G LAW, SEWER, JUNE 15</u>	06/19/2015	2,282.60	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/15		
Total 027-326:						2,282.60	.00					
Total CUMMINS ROCKY MOUNTAIN, LLC:						4,565.20	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7279	3280	<u>2 HOURS LABOR FOR PLC PROGRAMMING AT NWWTP, T.SHAFFER, SEWER, AUG.'15</u>	08/29/2015	170.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/15		

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Total 7279:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						170.00	.00					
DENALI DEVELOPMENT CORPORATION												
1405	DENALI DEVELOPMENT CORPORATION	083115		SEWER REIMBURSEMENT PER AGREEMENT, AUG 15	08/31/2015	19,052.64	.00	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115:						19,052.64	.00					
Total DENALI DEVELOPMENT CORPORATION:						19,052.64	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	083115P		PLUMBING INSPECTION FEES, AUG15	09/04/2015	3,229.10	3,229.10	01-6202 PROFESSIONAL SERVICES	1003	8/15	09/04/2015	
Total 083115P:						3,229.10	3,229.10					
Total DMH ENTERPRISES:						3,229.10	3,229.10					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	0016189-IN		PROPANE TANK FOR SHOP AT 475 SHORTLINE RD. PLUS LATE FEES \$1.50, B WITHROW, PARKS, MAY 15	05/12/2015	6.50	.00	01-6140 MAINT. & REPAIR BUILDING	1004	5/15		
1731	ED STAUB & SONS PETROLEUM, INC	0016189-IN		PROPANE TANK FOR SHOP AT 475 SHORTLINE RD. PLUS LATE FEES \$1.50, B WITHROW, WATER, MAY 15	05/12/2015	5.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	5/15		
Total 0016189-IN:						11.50	.00					
Total ED STAUB & SONS PETROLEUM, INC:						11.50	.00					
EDMARK GM SUPERSTORE												
357	EDMARK GM SUPERSTORE	485247	3311	PIECE FOR THE CLUTCH SYSTEM ON SEWER TRUCK #7								

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				, B.GILLOGLY, WATER, AUG.'15	08/31/2015	59.29	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/15		
Total 485247:						59.29	.00					
Total EDMARK GM SUPERSTORE:						59.29	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	083115E		ELECTRICAL INSPECTION FEES, AUG 15	09/04/2015	2,665.80	2,665.80	01-6202 PROFESSIONAL SERVICES	1003	8/15	09/04/2015	
Total 083115E:						2,665.80	2,665.80					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						2,665.80	2,665.80					
FASTENAL COMPANY												
1507	FASTENAL COMPANY	IDBOS195023	3302	STAINLESS STEEL BOLTS, NUTS, WASHERS AND DRILL BIT FOR LAGOONS WATER LEVEL MARKER SIGNS, C KNIGHT, SEWER, AUG 15	08/27/2015	29.62	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total IDBOS195023:						29.62	.00					
Total FASTENAL COMPANY:						29.62	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S6971	3306	6 BARRELS OF ALLQUEST FOR ALL THE WELLS #6 & #10, C DEYOUNG, WATER, AUG 15	08/28/2015	2,010.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total S6971:						2,010.00	.00					
Total FILTRATION TECHNOLOGY:						2,010.00	.00					
GALIANO, LLC												
1481	GALIANO, LLC	083115		WATER REIMBURSEMENT AGREEMENT, GALIANO SUB.								

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				WATER, AUG 15	08/31/2015	5,569.24	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
1481	GALIANO, LLC	083115		SEWER REIMBURSEMENT AGREEMENT, GALIANO SUB, SEWER, AUG 15	08/31/2015	53,500.76	.00	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115:						59,070.00	.00					
Total GALIANO, LLC:						59,070.00	.00					
GARY R. HAWKINS dba												
1615	GARY R. HAWKINS dba	083115		WALGREENS, PI REIMBURSEMENT AGREEMENT, PI, AUG 15	08/31/2015	28,748.25	.00	05-6307 PR.IRR MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115:						28,748.25	.00					
Total GARY R. HAWKINS dba:						28,748.25	.00					
GREENHURST NURSERY & GARDEN CE												
238	GREENHURST NURSERY & GARDEN CE	081815		PLANTS FOR PLANTERS ALONG MAIN STREET, N PURKEY, PARKS, AUG 15	08/18/2015	176.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/15		
Total 081815:						176.99	.00					
Total GREENHURST NURSERY & GARDEN CE:						176.99	.00					
GREGG BARNEY EXCAVATION, INC.												
1340	GREGG BARNEY EXCAVATION, INC.	5435		INSTALL PITLESS ADAPTER, EXCAVATION, INSTALL, G LAW, SEPT 15	09/01/2015	6,478.78	.00	20-6020 CAPITAL IMPROVEMENTS	0	9/15		
Total 5435:						6,478.78	.00					
Total GREGG BARNEY EXCAVATION, INC.:						6,478.78	.00					

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GREYHAWK DEVELOPMENT LLC												
1406	GREYHAWK DEVELOPMENT LLC	083115		<u>GREYHAWK SUB. WATER REIMBURSEMENT AGREEMENT, WATER, AUG 15</u>	08/31/2015	53,059.35	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/15		
Total 083115:						53,059.35	.00					
Total GREYHAWK DEVELOPMENT LLC:						53,059.35	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	E428450	3309	<u>6 EA. RESIDENTIAL METERS, 20 EA 5/8 REGISTERS, C.DEYOUNG, WATER, AUG.'15</u>	08/28/2015	2,975.28	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	8/15		
Total E428450:						2,975.28	.00					
Total HD SUPPLY WATERWORKS LTD:						2,975.28	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	SEPT2015		<u>CONTRAC SERVICES - SEPT 15</u>	09/01/2015	4,764.58	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	9/15		
Total SEPT2015:						4,764.58	.00					
Total IDAHO HUMANE SOCIETY:						4,764.58	.00					
IDAHO RURAL WATER ASSOC												
33	IDAHO RURAL WATER ASSOC	4297	3208	<u>REGISTRATION FOR CLASS, J.COX, WATER, AUG.'15</u>	09/09/2015	160.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	9/15		
33	IDAHO RURAL WATER ASSOC	4297	3208	<u>REGISTRATION FOR CLASS, J.MORFIN, WATER AUG.'15</u>	09/09/2015	40.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	9/15		
Total 4297:						200.00	.00					
33	IDAHO RURAL WATER ASSOC	4299	3347	<u>CLASS REGISTRATION, OPERATOR SAFETY IN THE WORKPLACE, M.NADEAU,</u>								

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				SEWER, SEPT.'15	09/09/2015	100.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	9/15		
Total 4299:						100.00	.00					
Total IDAHO RURAL WATER ASSOC:						300.00	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI04164	3312	PARTS, GAUGE PANEL FOR KUBOTA LAWNMOWER, B GUILLOGLY, PARKS, AUG 15	08/31/2015	263.13	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total PI04164:						263.13	.00					
34	IDAHO TRACTOR INC	PI04232	3341	REPLACEMENT ARM FOR KUBOTA TRACTOR, B.WITHROW, PARKS, SEPT.'15	09/08/2015	143.90	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/15		
Total PI04232:						143.90	.00					
Total IDAHO TRACTOR INC:						407.03	.00					
INTEGRA TELECOM												
1411	INTEGRA TELECOM	13253743		MONTHLY TELEPHONE, NETWORK, ADMIN, SEPT 15	09/01/2015	590.07	.00	01-6255 TELEPHONE	0	9/15		
1411	INTEGRA TELECOM	13253743		MONTHLY TELEPHONE, NETWORK, P&Z, SEPT 15	09/01/2015	196.77	.00	01-6255 TELEPHONE	1003	9/15		
1411	INTEGRA TELECOM	13253743		MONTHLY TELEPHONE, NETWORK, WATER, SEPT 15	09/01/2015	482.75	.00	20-6255 TELEPHONE EXPENSE	0	9/15		
1411	INTEGRA TELECOM	13253743		MONTHLY TELEPHONE, NETWORK, SEWER, SEPT 15	09/01/2015	630.26	.00	21-6255 TELEPHONE EXPENSE	0	9/15		
1411	INTEGRA TELECOM	13253743		MONTHLY TELEPHONE, NETWORK, PI, SEPT 15	09/01/2015	204.54	.00	25-6255 TELEPHONE EXPENSE	0	9/15		

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Total 13253743:						2,104.39	.00					
Total INTEGRA TELECOM:						2,104.39	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	84868		PC FOR B BACHMAN, PARKS. JUNE 15	06/29/2015	950.00	.00	01-6175 SMALL TOOLS	1004	6/15		
1595	INTEGRINET SOLUTIONS, INC.	84868		PC AND MONITOR FOR MAYOR NELSON TO REPLACE HIS LAPTOP, ADMIN, JUNE 15	06/29/2015	324.98	.00	01-6175 SMALL TOOLS	0	6/15		
1595	INTEGRINET SOLUTIONS, INC.	84868		PC AND MONITOR FOR MAYOR NELSON TO REPLACE HIS LAPTOP, P&Z, JUNE 15	06/29/2015	108.37	.00	01-6175 SMALL TOOLS	1003	6/15		
1595	INTEGRINET SOLUTIONS, INC.	84868		PC AND MONITOR FOR MAYOR NELSON TO REPLACE HIS LAPTOP, WATER, JUNE 15	06/29/2015	265.87	.00	20-6175 SMALL TOOLS	0	6/15		
1595	INTEGRINET SOLUTIONS, INC.	84868		PC AND MONITOR FOR MAYOR NELSON TO REPLACE HIS LAPTOP, SEWER, JUNE 15	06/29/2015	347.12	.00	21-6175 SMALL TOOLS	0	6/15		
1595	INTEGRINET SOLUTIONS, INC.	84868		PC AND MONITOR FOR MAYOR NELSON TO REPLACE HIS LAPTOP, PI, JUNE 15	06/29/2015	112.66	.00	25-6175 SMALL TOOLS	0	6/15		
Total 84868:						2,109.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	86085		RESET HARDWARE AFTER INTERNET OUTAGE, GRANTED LOCAL ADMIN ACCESS TO USER SO WATER SOFTWARE COULD BE INSTALLED, FIXED MIKE B. PROBLEM TO R DRIVE, INSTALLED NEW SWITCH ON NETWORK, MOVED OLD SERVER OUT OF KITCHEN, ADMIN, AUG 15	08/31/2015	125.85	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	8/15		
1595	INTEGRINET SOLUTIONS, INC.	86085		RESET HARDWARE AFTER INTERNET OUTAGE, GRANTED LOCAL ADMIN ACCESS TO USER SO WATER SOFTWARE COULD BE INSTALLED, FIXED								

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				MIKE B. PROBLEM TO R DRIVE, INSTALLED NEW SWITCH ON NETWORK, MOVED OLD SERVER OUT OF KITCHEN, P&Z, AUG 15	08/31/2015	41.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	8/15		
1595	INTEGRINET SOLUTIONS, INC.	86085		RESET HARDWARE AFTER INTERNET OUTAGE, GRANTED LOCAL ADMIN ACCESS TO USER SO WATER SOFTWARE COULD BE INSTALLED, FIXED MIKE B. PROBLEM TO R DRIVE, INSTALLED NEW SWITCH ON NETWORK, MOVED OLD SERVER OUT OF KITCHEN, WATER, AUG 15	08/31/2015	102.95	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/15		
1595	INTEGRINET SOLUTIONS, INC.	86085		RESET HARDWARE AFTER INTERNET OUTAGE, GRANTED LOCAL ADMIN ACCESS TO USER SO WATER SOFTWARE COULD BE INSTALLED, FIXED MIKE B. PROBLEM TO R DRIVE, INSTALLED NEW SWITCH ON NETWORK, MOVED OLD SERVER OUT OF KITCHEN, SEWER, AUG 15	08/31/2015	134.41	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/15		
1595	INTEGRINET SOLUTIONS, INC.	86085		RESET HARDWARE AFTER INTERNET OUTAGE, GRANTED LOCAL ADMIN ACCESS TO USER SO WATER SOFTWARE COULD BE INSTALLED, FIXED MIKE B. PROBLEM TO R DRIVE, INSTALLED NEW SWITCH ON NETWORK, MOVED OLD SERVER OUT OF KITCHEN, PL AUG 15	08/31/2015	43.63	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/15		
Total 86085:						448.80	.00					
Total INTEGRINET SOLUTIONS, INC.:						2,557.80	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000082		NATURAL GAS CONSUMPTION NWWTP, 07-2915 TO 08-26-15, NWWTP, AUG 15	08/27/2015	9.71	.00	21-6290 UTILITIES EXPENSE	0	8/15		

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Total 482195000082615:						9.71	.00					
Total INTERMOUNTAIN GAS CO:						9.71	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	082015		<u>DISPOSAL/REMOVAL OF SLUDGE, 08-15-15 TO 08-28-15, AUG 15</u>	08/04/2015	1,246.00	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/15		
Total 082015:						1,246.00	.00					
230	J & M SANITATION, INC.	08212015-082		<u>SANITATION RECEIPT TRANSFER 08-21-15 TO 08-27- 15, AUG 15</u>	08/28/2015	14,221.65	14,221.65	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	8/15	08/28/2015	
230	J & M SANITATION, INC.	08212015-082		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 08-21-15 TO 08-27-15, AUG 15</u>	08/28/2015	-1,404.11	-1,404.11	<u>01-4170 FRANCHISE FEES</u>	0	8/15	08/28/2015	
Total 08212015-08272015:						12,817.54	12,817.54					
230	J & M SANITATION, INC.	08282015-090		<u>SANITATION RECEIPT TRANSFER 08-28-15 TO 09-03- 15, AUG 15</u>	09/04/2015	14,914.48	14,914.48	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	9/15	09/04/2015	
230	J & M SANITATION, INC.	08282015-090		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE 08-28-15 TO 09-03-15, AUG 15</u>	09/04/2015	-1,473.55	-1,473.55	<u>01-4170 FRANCHISE FEES</u>	0	9/15	09/04/2015	
Total 08282015-09032015:						13,440.93	13,440.93					
Total J & M SANITATION, INC.:						27,504.47	26,258.47					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2068014		<u>BANK FEES, ADMIN, AUG 15</u>	08/31/2015	63.02	.00	<u>01-6505 BANK FEES</u>	0	8/15		
1328	JACK HENRY & ASSOCIATES, INC.	2068014		<u>BANK FEES, P&Z, AUG 15</u>	08/31/2015	1.55	.00	<u>01-6505 BANK FEES</u>	1003	8/15		

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1328	JACK HENRY & ASSOCIATES, INC.	2068014		<u>BANK FEES, WATER, AUG 15</u>	08/31/2015	78.72	.00	<u>20-6505 BANK FEES</u>	0	8/15		
1328	JACK HENRY & ASSOCIATES, INC.	2068014		<u>BANK FEES, SEWER, AUG 15</u>	08/31/2015	129.90	.00	<u>21-6505 BANK FEES</u>	0	8/15		
1328	JACK HENRY & ASSOCIATES, INC.	2068014		<u>BANK FEES, PI, AUG 15</u>	08/31/2015	31.11	.00	<u>25-6505 BANK FEES</u>	0	8/15		
Total 2068014:						304.30	.00					
Total JACK HENRY & ASSOCIATES, INC.:						304.30	.00					
KUNA LUMBER												
499	KUNA LUMBER	A76136	3186	<u>LAG BOLTS AND PRESSURE TREATED 2X8'S FOR HORSESHOE PITS IN BERNIE FISHER, P KAUFMAN, PARKS, JULY 15</u>	07/29/2015	41.78	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	7/15		
Total A76136:						41.78	.00					
499	KUNA LUMBER	A76290	3211	<u>SUPPLIES FOR THE DOWN AND DIRTY, HIGH 5 GRANT, D.STEPHENS-B.GILLOGLY, AUG.'15</u>	08/18/2015	175.34	.00	<u>03-6360 EXPEND.- BLUE CROSS HIGH FIVE</u>	0	8/15		
Total A76290:						175.34	.00					
499	KUNA LUMBER	A76747	3282	<u>REPLACEMENT 2"X4" BOARDS FOR THE BENCHES AT THE CITY PARK, P.KAUFMAN, PARKS, AUG.'15</u>	08/25/2015	13.66	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/15		
Total A76747:						13.66	.00					
499	KUNA LUMBER	A76754	3283	<u>3/4 PLYWOOD FOR DOGGIE BAG BOXES IN PARK, AUG.'15</u>	08/31/2015	26.54	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/15		

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Total A76754:						26.54	.00					
499	KUNA LUMBER	B78795	3091	<u>LUMBER TO MAKE A G.I REPAIR ON 4TH/LINDER. M.BORZICK, JUL.'15</u>	07/02/2015	19.49	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/15		
Total B78795:						19.49	.00					
499	KUNA LUMBER	B79149	3116	<u>SUPPLIES FOR THE GREENBELT KIOSK, PHASE 1, LUMBER, WASHERS, DRILL BIT, CHROME TAPE RULERT, JOIST HANGER, CEDAR POSTS, B.BACHMAN, PARKS, JUL.'15</u>	08/27/2015	874.83	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	8/15		
499	KUNA LUMBER	B79149	3116	<u>SUPPLIES FOR THE GREENBELT KIOSK, B.BACHMAN, PARKS, JUL.'15</u>	08/27/2015	2,041.24	.00	<u>03-6365 EXPENDITURE-ID PARKS & REC RTP</u>	0	8/15		
Total B79149:						2,916.07	.00					
499	KUNA LUMBER	B79604	3177	<u>CONCRETE AND 4"X4"S FOR THE HORSESHOE PITS, B.GILLOGLY, PARKS, JUL.'15</u>	07/28/2015	85.44	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/15		
Total B79604:						85.44	.00					
499	KUNA LUMBER	B80492	3285	<u>LUMBER AND PAINT BRUSHES FOR MAINTENANCE ON BENCHES IN PARKS, P.KAUFMAN, AUG.'15</u>	08/25/2015	12.44	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/15		
Total B80492:						12.44	.00					
499	KUNA LUMBER	B80562	3301	<u>90 FT CONDUIT, 4 SWEEPS, J MORFIN, CEDAR WELL TO INSTALL MIXER, J MORFIN, WATER, AUG 15</u>	08/27/2015	35.83	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/15		

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Total B80562:						35.83	.00					
Total KUNA LUMBER:						3,326.59	.00					
KUNA TRUE VALUE HARDWARE												
43	KUNA TRUE VALUE HARDWARE	141938	3270	SUPPLIES FOR MULTIPLE PROJECTS. PAINT ITEMS FOR BARRICADES. STAIN. REPAIR BENCHES. SCREWS. HING FOR DOGGY BAG BOX. 2-1 IN COUPLERS FOR REPAIR AT BASEBALL FIELDS. BATTERIES FOR FLASHLIGHT. P.KAUFMAN. PARKS. AUG.'15	08/27/2015	75.89	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/15		
Total 141938:						75.89	.00					
43	KUNA TRUE VALUE HARDWARE	141949	3303	36 CANS OF RED PAINT. FOR FIRE HYDRANTS. 18 CANS OF WHITE. WHITE PAINT TINS FOR BOY SCOUT PROJECT. C DEYOUNG. WATER. AUG 15	08/27/2015	266.94	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total 141949:						266.94	.00					
43	KUNA TRUE VALUE HARDWARE	142063	3313	EXTRACTOR. TAPE MEASURE. WASP SPRAY. SHOP TOWELS. J COX. WATER. AUG 15	08/31/2015	39.93	.00	20-6175 SMALL TOOLS	0	9/15		
Total 142063:						39.93	.00					
43	KUNA TRUE VALUE HARDWARE	142064	3314	4 IN FEMALE ADAPTOR. 4 IN CAP. 3/8 COPPER. 2 3/8 FLAIR NUTS. FOR TOMORROW PI STATION. J COX. PI. AUG 15	08/31/2015	15.06	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/15		
Total 142064:						15.06	.00					
43	KUNA TRUE VALUE HARDWARE	142065	3315	6 CANS WHITE SPRAY PAINT SIGN AT CEDAR STATION. 1 4 IN FOAM ROLLER. 2 PAINT								

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				BRUSHES, WASP SPRAY, J COX, GI, AUG 15	08/31/2015	35.40	.00	25-6115 MAINT & REPAIR-SYSTEM- GRAVITY	0	8/15		
Total 142065:						35.40	.00					
43	KUNA TRUE VALUE HARDWARE	142066	3316	1 3/4 PVC BALL VALVE, TEFLON TAPE, 2 1 GAL ZIPLOCK BAGS, 1 PAPERTOWELS, OFFICE, J COX, SEWER/FARM, AUG 15	08/31/2015	16.65	.00	21-6090 FARM EXPENDITURES	0	8/15		
Total 142066:						16.65	.00					
43	KUNA TRUE VALUE HARDWARE	142069	3317	PROJECT REPAIRS, DOGGY BOX HASP, SCREWS, SPRAY PAINT, STAIN FOR BENCHES, 3/4 IN CAP BASEBALL FIELD REPAIR, PARKS, AUG.'15	08/31/2015	40.65	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/15		
43	KUNA TRUE VALUE HARDWARE	142069	3317	WASHERS, SHIMS FOR MOWER DECK ON JOHN DEERE MOWER, HITCH PIN FOR JOHN DEERE LAWNMOWER, PARKS, AUG.'15	08/31/2015	6.80	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 142069:						47.45	.00					
Total KUNA TRUE VALUE HARDWARE:						497.32	.00					
MERIDIAN FENCE COMPANY												
548	MERIDIAN FENCE COMPANY	3101	3239	2 REPLACEMENT GATES FOR THE DAMAGED GATES AT MAINT. SHOP, B.WITHROW, PARKS, AUG.'15	08/26/2015	561.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	8/15		
Total 3101:						561.00	.00					
Total MERIDIAN FENCE COMPANY:						561.00	.00					
METROQUIP, INC.												

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196	METROQUIP, INC.	00029364	3288	<u>LOCATOR TO LOCATE WATER AND PI LINES. VM560. C.DEYOUNG. WATER. AUG.'15</u>	09/02/2015	984.00	.00	<u>20-6175 SMALL TOOLS</u>	0	9/15		
196	METROQUIP, INC.	00029364	3288	<u>LOCATOR TO LOCATE WATER AND PI LINES. VM560. C.DEYOUNG. WATER. AUG.'15</u>	09/02/2015	246.00	.00	<u>25-6175 SMALL TOOLS</u>	0	9/15		
Total 00029364:						1,230.00	.00					
Total METROQUIP, INC.:						1,230.00	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	090815		<u>REFUND NCPERS WITHOLDING 1-27-15 PAYROLL. ADMIN. SEPT 15</u>	09/08/2015	8.00	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	9/15		
Total 090815:						8.00	.00					
285	MISCELLANEOUS VENDORS	091215		<u>REFUND PARK RESERVATION. MERIDIAN MASONIC LODGE. SEPT 15</u>	09/12/2015	60.00	.00	<u>01-4195 RENTAL INCOME</u>	1004	9/15		
Total 091215:						60.00	.00					
285	MISCELLANEOUS VENDORS	2625		<u>REIMBURSE FOR WATER LINE LEAK AT 2625 N KRISTY AVE CITIES RESPONSIBILITY. WATER. SEPT 15</u>	09/09/2015	700.00	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 2625:						700.00	.00					
Total MISCELLANEOUS VENDORS:						768.00	.00					
PACIFIC PUBLISHING COMPANY INC												
1732	PACIFIC PUBLISHING COMPANY INC	73314-A	3274	<u>AD#157220. LEGAL PUBLISHING FOR MEMORY RANCH. T.BEHUNIN. P & Z</u>	08/31/2015	51.52	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/15		

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Total 73314-A:						51.52	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73314-B		<u>AD#157219, FILE 15-01-ZOA, ZONING ORDINANCE AMENDMENT, P & Z, AUG.'15</u>	08/31/2015	79.11	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/15		
Total 73314-B:						79.11	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73314-C		<u>AD#156991, PUBLIC HEARING NOTICE, PROPOSED RESOLUTION #R42-2015 SOLID WASTE COLLECTION SERVICE FEE INCREASE, AUG.'15</u>	08/31/2015	346.56	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	8/15		
1732	PACIFIC PUBLISHING COMPANY INC	73314-C		<u>AD#157224, NOTICE OF CANDIDATE FILING DEADLINE, C.ENGELS, AUG.'15</u>	08/31/2015	40.48	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	8/15		
Total 73314-C:						387.04	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73314-D	3292	<u>AD#157117, PUBICATION OF FYE 2016 TENTATIVE BUDGET 2X KM NEWS (J. MARSH)</u>	08/31/2015	245.24	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	8/15		
1732	PACIFIC PUBLISHING COMPANY INC	73314-D	3292	<u>AD#157117, PUBICATION OF FYE 2016 TENTATIVE BUDGET 2X KM NEWS (J. MARSH)</u>	08/31/2015	150.46	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	8/15		
1732	PACIFIC PUBLISHING COMPANY INC	73314-D	3292	<u>AD#157117, PUBICATION OF FYE 2016 TENTATIVE BUDGET 2X KM NEWS (J. MARSH)</u>	08/31/2015	196.44	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	8/15		
1732	PACIFIC PUBLISHING COMPANY INC	73314-D	3292	<u>AD#157117, PUBICATION OF FYE 2016 TENTATIVE BUDGET 2X KM NEWS (J. MARSH)</u>	08/31/2015	63.76	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	8/15		
Total 73314-D:						655.90	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73314-E	3237	<u>AD#157118, 15-02-S/15-03-SUP JOURNEYS END SUB, T KESNER, P & Z, AUG 15</u>	08/31/2015	60.71	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/15		

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Total 73314-E:						60.71	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73314-F	3182	AD#156796, PUBLIC HEARING NOTIFICATION FOR ARDELL ESTATES, 15-04-S, T, BEHUNIN, P & Z, JUL.'15	08/31/2015	49.68	.00	01-6125 LEGAL PUBLICATIONS	1003	8/15		
Total 73314-F:						49.68	.00					
Total PACIFIC PUBLISHING COMPANY INC:						1,283.96	.00					
PARTS, INC.												
470	PARTS, INC.	091105	3231	BATTERY FOR A KUBOTA, B.GILLOGLY, PARKS, AUG.'15	08/11/2015	79.01	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 091105:						79.01	.00					
470	PARTS, INC.	092049	3275	FUEL FILTER FOR THE JOHN DEERE MOWER, B.GILLOGLY, PARKS, AUG.'15	08/24/2015	11.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 092049:						11.46	.00					
470	PARTS, INC.	092304	3299	1 CAN FUEL INJECTION CLEANER FOR JOHN DEERE LAWNMOWER, B. GILLOGLY, PARKS, AUG.'15	08/27/2015	12.74	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 092304:						12.74	.00					
470	PARTS, INC.	092326		1 EA. ADJUSTABLE WRENCH & 1 EA. SLIP JOINT PLIER, B.WITHROW, PARKS, AUG.'15	08/27/2015	12.71	.00	01-6175 SMALL TOOLS	1004	8/15		
470	PARTS, INC.	092326		2 EA. REPLACEMENT FITTINGS, B.WITHROW, PARKS, AUG.'15	08/27/2015	48.70	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		

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Total 092326:						61.41	.00					
470	PARTS, INC.	092330		1 PKG. TOWELS FOR WIPING EQUIPMENT, N.PURKEY, PARKS, AUG.'15	08/27/2015	17.51	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 092330:						17.51	.00					
Total PARTS, INC.:						182.13	.00					
PAULS MARKET												
56	PAULS MARKET	005097531244	3226	5 PACKAGES OF HOT DOGS AND 3 BOTTLES KETCHUP FOR THE DOWN AND DIRTY, D.STEPHENS, AUG.'15	08/08/2015	85.78	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/15		
Total 00509753124400220:						85.78	.00					
56	PAULS MARKET	006006720946	3204	DOWN AND DIRTY POPSICLES AND CONDIMENTS FOR HOT DOGS, D.STEPHENS, HIGH 5 GRANT, AUG.'15	08/04/2015	26.74	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/15		
Total 00600672094600209:						26.74	.00					
56	PAULS MARKET	006009271853		SNACKS FOR THE RANGER PROGRAM, N.PURKEY, AUG.'15	08/04/2015	34.75	.00	01-6265 TRAINING & SCHOOLING	1004	8/15		
Total 00600927185300208:						34.75	.00					
56	PAULS MARKET	006021060847	3226	BAGS OF ICE FOR THE DOWN AND DIRTY, D.STEPHENS, AUG.'15	08/08/2015	30.00	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/15		
Total 00602106084700209:						30.00	.00					
56	PAULS MARKET	006021440939	3226	WATER BOTTLES AND ANTIBACTERIAL SOAP FOR THE DOWN AND DIRTY,								

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				D.STEPHENS, AUG.'15	08/08/2015	5.38	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/15		
Total 00602144093900209:						5.38	.00					
56	PAULS MARKET	007076230820		<u>SNACKS FOR THE RANGER PROGRAM, N.PURKEY, AUG.'15</u>	08/03/2015	17.75	.00	01-6265 TRAINING & SCH00LING	1004	8/15		
Total 00707623082000108:						17.75	.00					
56	PAULS MARKET	007079260810		<u>PAPER PLATES AND CUPS FOR THE RANGER PROGRAM, N.PURKEY, AUG.'15</u>	08/04/2015	17.84	.00	01-6265 TRAINING & SCH00LING	1004	8/15		
Total 00707926081000204:						17.84	.00					
56	PAULS MARKET	007082700727		<u>SPOONS AND ICE FOR RANGER PROGRAM, N.PURKEY, AUG.'15</u>	08/05/2015	17.30	.00	01-6265 TRAINING & SCH00LING	1004	8/15		
Total 00708270072700204:						17.30	.00					
56	PAULS MARKET	007086390815		<u>3 BAGS ICE AND ICE CREAM FOR RANGER PROGRAM, N.PURKEY, AUG.'15</u>	08/06/2015	15.78	.00	01-6265 TRAINING & SCH00LING	1004	8/15		
Total 00708639081500204:						15.78	.00					
Total PAULS MARKET:						251.32	.00					
R/T CUSTOMS, INC.												
1703	R/T CUSTOMS, INC.	513102		<u>WELDING FOR PITLESS INSTALL AT WELL #11, G.LAW, WATER, AUG.'15</u>	08/26/2015	970.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	8/15		
Total 513102:						970.00	.00					

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Total R/T CUSTOMS, INC.:						970.00	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	096543282	3308	6 VALVE STUBS FOR FARM, WELD ONTO TOP OF RISERS, C MCDANIEL, SEWER, AUG 15	08/28/2015	156.00	.00	21-6090 FARM EXPENDITURES	0	8/15		
Total 096543282:						156.00	.00					
Total RAIN FOR RENT:						156.00	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	37944	3269	RENTAL OF TRENCHER FOR EAST GREENBELT EXTENSION PROJECT - FOR INSTALL OF SPRINKLER LINES, P KAUFMAN, PARKS, AUG 15	08/20/2015	61.60	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	8/15		
893	RENTAL CONNECTION	37944	3269	RENTAL OF TRENCHER FOR EAST GREENBELT EXTENSION PROJECT - FOR INSTALL OF SPRINKLER LINES, P KAUFMAN, PARKS, AUG 15	08/20/2015	143.71	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	8/15		
Total 37944:						205.31	.00					
893	RENTAL CONNECTION	38018		1 EA. CYLINDER REFILL FOR THE WELDER, ARGON, PARKS, AUG.'15	08/28/2015	7.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/15		
Total 38018:						7.75	.00					
Total RENTAL CONNECTION:						213.06	.00					
REXEL, INC. dba												
1613	REXEL, INC. dba	H441447	3233	ACQUISITION OF FLIR E40 THERMAL IMAGING CAMERA (B. BACHMAN) AT TREATMENT PLANT, AUG.'15	08/25/2015	3,995.00	.00	01-6045 CONTINGENCY FUND	0	8/15		

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Total H441447:						3,995.00	.00					
Total REXEL, INC. dba:						3,995.00	.00					
RIDLEY'S FOOD CORP dba												
1673	RIDLEY'S FOOD CORP dba	009000441439	3218	GARDEN HOSE, NOZZLE FRONT AND REAR TRIGGER, PRESSURE MASTER HOSES, B BACHMAN, DOWN N DIRTY FOR KUNA DAYS, AUG 15	08/05/2015	341.88	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/15		
Total 009000441439-448:						341.88	.00					
Total RIDLEY'S FOOD CORP dba:						341.88	.00					
ROGERS MACHINERY COMPANY, INC.												
510	ROGERS MACHINERY COMPANY, INC.	1003653	3258	REPAIR KIT, SEALS, OIL, FOR LAGOON POND #7 / BLOWER #1 - REBUILDING KIT, M.NADEAU, SEWER, AUG.'15	08/24/2015	3,902.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/15		
Total 1003653:						3,902.00	.00					
Total ROGERS MACHINERY COMPANY, INC.:						3,902.00	.00					
SANCO INC												
1747	SANCO INC	202	3210	ALUMINUM SULFATE, T.SHAFFER, SEWER, AUG.'15	08/14/2015	4,861.81	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total 202:						4,861.81	.00					
Total SANCO INC:						4,861.81	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216020178	3305	FERTILIZER FOR PARKS, B WITHROW, PARKS, AUG 15	08/17/2015	980.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/15		

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Total 216020178:						980.00	.00					
491	SIMPLOT PARTNERS	216020540	3322	SPRAY WET TO KILL GOAT HEAD WEEDS, B WITHROW, PARKS, SEPT.'15	09/02/2015	184.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/15		
Total 216020540:						184.00	.00					
Total SIMPLOT PARTNERS:						1,164.00	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	64034		SODIUM HYPOCHLORITE TANK REPAIRS, T.SHAFFER, SEWER, AUG.'15	08/25/2015	26.34	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/15		
Total 64034:						26.34	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						26.34	.00					
STAPLES ADVANTAGE												
1292	STAPLES ADVANTAGE	3275447573	3263	1 EA BLACK HP LASER JET INK CARTRIDGE, 1 EA YELLOW HP LASER JET INK CARTRIDGE, D.STEPHENS, AUG.'15	08/22/2015	126.71	.00	01-6165 OFFICE SUPPLIES	0	8/15		
Total 3275447573:						126.71	.00					
1292	STAPLES ADVANTAGE	3276298190	3289	2 BOXES COPIER PAPER, P&Z, AUG 15	08/29/2015	67.98	.00	01-6165 OFFICE SUPPLIES	1003	8/15		
1292	STAPLES ADVANTAGE	3276298190	3289	2 BOXES COPIER PAPER, ADMIN, AUG 15	08/29/2015	101.97	.00	01-6165 OFFICE SUPPLIES	0	8/15		
Total 3276298190:						169.95	.00					
Total STAPLES ADVANTAGE:						296.66	.00					

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STETSON PROPERTIES, LP												
1415	STETSON PROPERTIES, LP	083115		DANSKIN WATER LINE, WATER REIMBURSEMENT AGREEMENT, WATER, AUG 15	08/31/2015	49,244.51	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
Total 083115:						49,244.51	.00					
1415	STETSON PROPERTIES, LP	083115CR		CRIMSON POINT #4, WATER REIMBURSEMENT, WATER, AUG 15	08/31/2015	6,980.34	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
1415	STETSON PROPERTIES, LP	083115CR		CRIMSON POINT #4, SEWER REIMBURSEMENT, SEWER, AUG 15	08/31/2015	3,539.65	.00	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115CR:						10,519.99	.00					
1415	STETSON PROPERTIES, LP	083115W		MASON CRK WATER LINE, WATER REIMBURSEMENT AGREEMENT, WATER, AUG 15	08/31/2015	10,160.75	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
Total 083115W:						10,160.75	.00					
Total STETSON PROPERTIES, LP:						69,925.25	.00					
SYRINGA BANK C/O BRIAN HEIM, CONTROLLER												
1614	SYRINGA BANK C/O BRIAN HEIM, CONTROLLER	083115		PROFILE SUB, WATER REIMBURSEMENT AGREEMENT, WATER, AUG 15	08/31/2015	45,739.97	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
1614	SYRINGA BANK C/O BRIAN HEIM, CONTROLLER	083115		PROFILE SUB, SEWER REIMBURSEMENT AGREEMENT, SEWER, AUG 15	08/31/2015	64,525.55	.00	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115:						110,265.52	.00					
Total SYRINGA BANK C/O BRIAN HEIM, CONTROLLER:						110,265.52	.00					
TATES RENTS, INC.												
59	TATES RENTS, INC.	806315-5	3295	1 PAIR PRUNERS, N.PURKEY, PARKS, AUG.'15	08/27/2015	104.95	.00	01-6175 SMALL TOOLS	1004	8/15		

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Total 806315-5:						104.95	.00					
Total TATES RENTS, INC.:						104.95	.00					
TECHNICHEM CORPORATION												
1450	TECHNICHEM CORPORATION	57393	3098	CLEANING SUPPLIES FOR TEN MILE LIFT STATION, T.SHAFFER, JUL.'15	07/13/2015	16.50	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/15		
1450	TECHNICHEM CORPORATION	57393	3098	6 EA. TRUCKER SUDS CLEANING SOAP HEADWORKS, T.SHAFFER, SEWER, JUL.'15	07/13/2015	57.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/15		
Total 57393:						73.50	.00					
Total TECHNICHEM CORPORATION:						73.50	.00					
THE JORDEL COMPANY dba												
1523	THE JORDEL COMPANY dba	00000009245	3281	SHIPPING CHARGES FOR HACH METER BEING REPAIRED, T.SHAFFER, AUG.'15	08/24/2015	93.89	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	8/15		
Total 00000009245:						93.89	.00					
Total THE JORDEL COMPANY dba:						93.89	.00					
THE WESTPARK COMPANY, INC.												
1710	THE WESTPARK COMPANY, INC.	083115		CRIMSON NORTH PROJECT, WATER REIMBURSEMENT AGREEMENT, WATER, AUG 15	08/31/2015	6,183.25	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/15		
1710	THE WESTPARK COMPANY, INC.	083115		CRIMSON NORTH PROJECT, PI REIMBURSEMENT AGREEMENT, PI, AUG 15	08/31/2015	3,245.04	.00	05-6307 PR IRR MAIN CAPACITY REIMBURSE	0	8/15		
Total 083115:						9,428.29	.00					

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Total THE WESTPARK COMPANY, INC.:						9,428.29	.00					
TITAN TECHNOLOGIES INC												
1235	TITAN TECHNOLOGIES INC	09012015TT		<u>EAST AVALON P.I. PROJECT, G.LAW, P.I</u>	09/01/2015	66,875.25	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 09012015TT:						66,875.25	.00					
Total TITAN TECHNOLOGIES INC:						66,875.25	.00					
TRAVIS CALDWELL LINDSTROM dba												
1698	TRAVIS CALDWELL LINDSTROM dba	08132015TL	3320	<u>DISC GOLF STARTER SETS FOR YOUTH PROGRAM, HIGH 5 GRANT, D.STEPHENS, SEPT.'15</u>	08/13/2015	625.00	.00	<u>03-6360 EXPEND.- BLUE CROSS HIGH FIVE</u>	0	8/15		
Total 08132015TL:						625.00	.00					
Total TRAVIS CALDWELL LINDSTROM dba:						625.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:03738687	3343	<u>1 BOX COFFEE, 3 CANS CREAMER, CITY HALL, SEPT.'15</u>	09/08/2015	60.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
Total 2160:03738687:						60.50	.00					
992	TREASURE VALLEY COFFEE	2160:04173793	3325	<u>6 EA BOTTLES WATER AND COOLER RENTAL, MAINTENANCE SHOP, SEPT.'15</u>	09/01/2015	42.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	9/15		
Total 2160:04173793:						42.70	.00					
Total TREASURE VALLEY COFFEE:						103.20	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	170552106421	3189	<u>BIRDS OF PREY, ADMISSION FOR THE KIDS IN THE RANGER PROGRAM, N.PURKEY, JUL.'15</u>	07/29/2015	64.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	7/15		

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Total 17055210642104416840:						64.00	.00					
1444	U.S. BANK (VISA)	170552106421	3189	<u>BIRDS OF PREY. ADMISSION FOR THE KIDS IN THE RANGER PROGRAM. N.PURKEY, JUL.'15</u>	07/29/2015	4.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	7/15		
Total 17055210642104416857:						4.00	.00					
1444	U.S. BANK (VISA)	230052122548	3225	<u>ZURCHERS, BALLOONS AND TABLECLOTHS FOR THE RANGER PROGRAM. N.PURKEY, AUG.'15</u>	07/30/2015	66.89	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	7/15		
Total 23005212254818010882:						66.89	.00					
1444	U.S. BANK (VISA)	230052122548	3094	<u>ZURCHERS, FLOAT MATERIALS FOR KUNA DAYS FOR THE RANGERS. D.STEPHENS, JUL.'15</u>	07/30/2015	105.62	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	7/15		
Total 23005212254818010908:						105.62	.00					
1444	U.S. BANK (VISA)	230052182548	3225	<u>ZURCHERS, TABLECLOTHS AND BALLOONS FOR THE RANGERS. FOR THE FLOAT FOR KUNA DAYS. N.PURKEY, AUG.'15</u>	08/05/2015	29.26	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	8/15		
Total 23005218254823010558:						29.26	.00					
1444	U.S. BANK (VISA)	263852123609	3093	<u>WALMART, FLOAT MATERIALS AND CANDY TO THROW FOR KUNA DAYS FOR THE RANGERS. D.STEPHENS, JUL.'15</u>	07/30/2015	53.09	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	7/15		
Total 26385212360918289831:						53.09	.00					

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1444	U.S. BANK (VISA)	263852194000	3225	<u>WALMART. STORAGE TOTES FOR THE RANGER PROGRAM. N.PURKEY, AUG.'15</u>	08/06/2015	47.97	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	8/15		
Total 26385219400000566259:						47.97	.00					
1444	U.S. BANK (VISA)	450052181003	3225	<u>DOMINO'S. PIZZA FOR THE RANGER PROGRAM. N.PURKEY, AUG.'15</u>	08/06/2015	72.65	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	8/15		
Total 45005218100366058541:						72.65	.00					
1444	U.S. BANK (VISA)	450052191003	3225	<u>DOMINO'S. PIZZA FOR THE RANGER PROGRAM. N.PURKEY, AUG.'15</u>	08/06/2015	72.65	.00	<u>01-6265 TRAINING & SCH00LING</u>	1004	8/15		
Total 45005219100392036734:						72.65	.00					
1444	U.S. BANK (VISA)	450052243003		<u>VALET VACATION RENTALS. LODGING FOR J.STEAR - ATTENDING THE TREASURE VALLEY PARTNERSHIP MEETING IN SEPTEMBER</u>	08/11/2015	198.00	.00	<u>01-6270 TRAVEL</u>	0	9/15		
Total 45005224300331800991:						198.00	.00					
1444	U.S. BANK (VISA)	513852237000	3234	<u>LIMA LIMON. LUNCHEON W/JIM ZAMZOW. MAYOR LAND DISCUSSION. AUG.'15</u>	08/10/2015	56.37	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	0	8/15		
Total 51385223700085966890:						56.37	.00					
1444	U.S. BANK (VISA)	921652120004	3188	<u>RADIO ADVERTISING. IMPACT RADIO. KUNA DAYS DOWN & DIRTY. HIGH FIVE GRANT. C.ENGELS, JUL.'15</u>	07/31/2015	400.00	.00	<u>03-6360 EXPEND.- BLUE CROSS HIGH FIVE</u>	0	7/15		
Total 92165212000430179091:						400.00	.00					

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1444	U.S. BANK (VISA)	921652260007	3247	<u>AMAZON.COM, 1 EA. LEATHER PORTFOLIO FOR C ENGELS, ADMIN. AUG 15</u>	08/14/2015	18.59	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/15		
1444	U.S. BANK (VISA)	921652260007	3247	<u>AMAZON.COM, 1 EA. LEATHER PORTFOLIO FOR B BACHMANS, PARKS, AUG 15</u>	08/14/2015	18.59	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/15		
Total 92165226000717471918:						37.18	.00					
1444	U.S. BANK (VISA)	921652290000	3236	<u>AMAZON.COM, OUTDOOR ASHTRAYS FOR MAIN STREET TO KEEP OUR STREETS CLEANER, HIGH 5 GRANT, D.STEPHENS, AUG.'15</u>	08/17/2015	119.98	.00	<u>03-6360 EXPEND.- BLUE CROSS HIGH FIVE</u>	0	8/15		
Total 92165229000043029833:						119.98	.00					
1444	U.S. BANK (VISA)	939852132061	3180	<u>STEVENS WATER MONITORING, 15 EA. STYLE C STAFF GAUGES, SEWER, JUL.'15</u>	07/31/2015	568.52	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	7/15		
Total 93985213206184200014:						568.52	.00					
Total U.S. BANK (VISA):						1,896.18	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA568093		<u>CHLORINE TABS FOR THE LAGOONS PLUS DELIVERY CHARGES, T.SHAFER, SEWER, AUG.'15</u>	08/24/2015	5,208.50	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/15		
Total NA568093:						5,208.50	.00					
Total UNIVAR USA, INC.:						5,208.50	.00					
UTILITY TRAILER SALES OF IDAHO, INC. DBA												
1641	UTILITY TRAILER SALES OF IDAHO, INC. DBA	AI77610	3342	<u>CROSSWALK FLAGS & DOUBLE SIDED TAPE, REPLACEMENTS FOR FADED & MISSING FLAGS, B.WITHROW,</u>								

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				PARKS, SEPT.'15	09/08/2015	117.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/15		
Total AI77610:						117.70	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC. DBA:						117.70	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	31657		<u>ESTATEMENT AND POSTAGE, FOR AUG.'15 - ADMIN</u>	08/31/2015	773.46	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31657		<u>ESTATEMENT AND POSTAGE, FOR AUG.'15 - WATER</u>	08/31/2015	1,078.09	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31657		<u>ESTATEMENT AND POSTAGE, FOR AUG.'15 - SEWER</u>	08/31/2015	1,407.24	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31657		<u>ESTATEMENT AND POSTAGE, FOR AUG.'15 - P.I</u>	08/31/2015	456.21	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/15		
Total 31657:						3,715.00	.00					
857	VALLI INFORMATION SYSTEMS, INC	31658		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, AUG.'15 - ADMIN</u>	08/31/2015	72.30	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31658		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, AUG.'15 - WATER</u>	08/31/2015	100.77	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31658		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, AUG.'15 - SEWER</u>	08/31/2015	131.53	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/15		
857	VALLI INFORMATION SYSTEMS, INC	31658		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, AUG.'15 - P.I</u>	08/31/2015	42.64	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/15		

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Total 31658:						347.24	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,062.24	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9751450414		CELL PHONE USAGE FOR AUGUST - PARKS	08/28/2015	143.13	.00	01-6255 TELEPHONE	1004	8/15		
1575	VERIZON WIRELESS	9751450414		CELL PHONE USAGE FOR AUGUST - BUILDING INSPECTION	08/28/2015	47.64	.00	01-6255 TELEPHONE	1005	8/15		
1575	VERIZON WIRELESS	9751450414		CELL PHONE USAGE FOR AUGUST - WATER	08/28/2015	300.39	.00	20-6255 TELEPHONE EXPENSE	0	8/15		
1575	VERIZON WIRELESS	9751450414		CELL PHONE USAGE FOR AUGUST - SEWER	08/28/2015	308.60	.00	21-6255 TELEPHONE EXPENSE	0	8/15		
1575	VERIZON WIRELESS	9751450414		CELL PHONE USAGE FOR AUGUST - P.I	08/28/2015	75.02	.00	25-6255 TELEPHONE EXPENSE	0	8/15		
Total 9751450414:						874.78	.00					
1575	VERIZON WIRELESS	9751528249		TABLET USAGE, PARKS, AUG.'15	09/01/2015	3.84	.00	01-6255 TELEPHONE	1004	8/15		
1575	VERIZON WIRELESS	9751528249		TABLET USAGE, WATER, AUG.'15	09/01/2015	12.96	.00	20-6255 TELEPHONE EXPENSE	0	8/15		
1575	VERIZON WIRELESS	9751528249		TABLET USAGE, SEWER, AUG.'15	09/01/2015	64.96	.00	21-6255 TELEPHONE EXPENSE	0	8/15		
1575	VERIZON WIRELESS	9751528249		TABLET USAGE, P.I, AUG.'15	09/01/2015	5.54	.00	25-6255 TELEPHONE EXPENSE	0	8/15		
Total 9751528249:						87.30	.00					

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Total VERIZON WIRELESS:						962.08	.00					
VICTORY GREENS												
364	VICTORY GREENS	365396	3277	PLAYGROUND BARK FOR WINCHESTER PARK, P KAUFMAN, PARKS, AUG.' 15	08/24/2015	286.65	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/15		
Total 365396:						286.65	.00					
Total VICTORY GREENS:						286.65	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9828659962	3293	6 QTS GEAR BEARING OIL FOR 10 MILE LIFT STATION AUGER, C KNIGHT, SEWER, AUG.'15	08/27/2015	178.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/15		
Total 9828659962:						178.50	.00					
Total W.W. GRAINGER:						178.50	.00					
WATER DEPOSIT REFUNDS #9												
1737	WATER DEPOSIT REFUNDS #9	10860.03		10860.03, WELLS FARGO BANK, 367 E 3RD ST, WATER OVERPAYMENT	08/28/2015	6.88	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 10860.03:						6.88	.00					
1737	WATER DEPOSIT REFUNDS #9	171010.01		171010.01, CBH, 758 S CUPRUM AVE, WATER OVERPAYMENT	08/28/2015	45.30	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 171010.01:						45.30	.00					
1737	WATER DEPOSIT REFUNDS #9	173115.01		173115.01, RICH BEAMAN, 1320 W PENELOPE ST, WATER OVERPAYMENT	09/01/2015	49.60	.00	99-1075 Utility Cash Clearing	0	9/15		

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Total 173115.01:						49.60	.00					
1737	WATER DEPOSIT REFUNDS #9	173560.01		<u>173560.01, CBH, 1958 W STONY DESERT ST. WATER OVERPAYMENT</u>	08/28/2015	15.57	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 173560.01:						15.57	.00					
1737	WATER DEPOSIT REFUNDS #9	173575.01		<u>173575.01, CBH, 1894 W STONY DESERT ST. WATER OVERPAYMENT</u>	08/31/2015	45.29	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 173575.01:						45.29	.00					
1737	WATER DEPOSIT REFUNDS #9	180670.00		<u>180670.00, MANAGEMENT PRO. 1277 N CABRILLO AVE, WATER OVERPAYMENT</u>	08/28/2015	29.91	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 180670.00:						29.91	.00					
1737	WATER DEPOSIT REFUNDS #9	190800.01		<u>190800.01, KATHY HENDRIX, 1747 N SPIKE AVE, WATER OVERPAYMENT</u>	08/28/2015	9.26	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 190800.01:						9.26	.00					
1737	WATER DEPOSIT REFUNDS #9	200650.01		<u>200650.01, MANUAL RAMOS, 314 E SCREECH OWL DR, WATER OVERPAYMENT</u>	08/28/2015	62.69	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 200650.01:						62.69	.00					
1737	WATER DEPOSIT REFUNDS #9	201975.01		<u>201975.01, NANCY I WICKMAN, 494 E CHAPPAROSA DR, WATER OVERPAYMENT</u>	08/31/2015	71.72	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 201975.01:						71.72	.00					

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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
1737	WATER DEPOSIT REFUNDS #9	203080.02		<u>203080.02, KENDALL BRUNSON, WATER OVERPAYMENT</u>	08/28/2015	75.05	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 203080.02:						75.05	.00					
1737	WATER DEPOSIT REFUNDS #9	220200.01		<u>220200.01, THANE JOHNSON, WATER OVERPAYMENT</u>	08/28/2015	46.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 220200.01:						46.06	.00					
1737	WATER DEPOSIT REFUNDS #9	220765.02		<u>220765.02, CAPRI CLARK, WATER OVERPAYMENT</u>	09/02/2015	128.27	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 220765.02:						128.27	.00					
1737	WATER DEPOSIT REFUNDS #9	220960.02		<u>220960.02, DANIELLE MICHAELSON, WATER OVERPAYMENT</u>	08/28/2015	17.34	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 220960.02:						17.34	.00					
1737	WATER DEPOSIT REFUNDS #9	221200.01		<u>221200.01, CBH, 1164 S THREAVE AVE, WATER OVERPAYMENT</u>	08/28/2015	45.26	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 221200.01:						45.26	.00					
1737	WATER DEPOSIT REFUNDS #9	221495.01		<u>221495.01, CBH, 854 S RUMNEY AVE, WATER OVERPAYMENT</u>	08/28/2015	43.83	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 221495.01:						43.83	.00					
1737	WATER DEPOSIT REFUNDS #9	240015.02		<u>240015.02, JOSHUA DUPPONG, WATER OVERPAYMENT</u>	08/28/2015	36.12	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		

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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 240015.02:						36.12	.00					
1737	WATER DEPOSIT REFUNDS #9	240185.01		<u>240185.01, DUSTIN D OVERTON, 742 N KEROGEN PL, WATER OVERPAYMENT</u>	08/28/2015	97.79	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 240185.01:						97.79	.00					
1737	WATER DEPOSIT REFUNDS #9	240350.04		<u>240350.04, DANIELLE A GIBBONS, WATER OVERPAYMENT</u>	09/02/2015	69.56	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 240350.04:						69.56	.00					
1737	WATER DEPOSIT REFUNDS #9	240415.02		<u>240415.02, KENNETH C SHUMARD, WATER OVERPAYMENT</u>	09/01/2015	65.37	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 240415.02:						65.37	.00					
1737	WATER DEPOSIT REFUNDS #9	250465.01		<u>250465.01, ANGELINA R JENSEN, 826 W PLAYGROUND ST, WATER OVERPAYMENT</u>	08/28/2015	59.16	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 250465.01:						59.16	.00					
1737	WATER DEPOSIT REFUNDS #9	260290.01		<u>260290.01, TERREL MILLER, 1744 N BISQUE AVE, WATER OVERPAYMENT</u>	09/02/2015	19.17	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 260290.01:						19.17	.00					
1737	WATER DEPOSIT REFUNDS #9	260690.02A		<u>260690.02, RYAN MILLER, WATER OVERPAYMENT</u>	09/03/2015	71.43	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 260690.02A:						71.43	.00					

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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
1737	WATER DEPOSIT REFUNDS #9	261025.03		<u>261025.03, ADA COUNTY HOUSING AUTHORITY, 1935 N MAROON AVE, WATER OVERPAYMENT</u>	08/28/2015	45.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 261025.03:						45.99	.00					
1737	WATER DEPOSIT REFUNDS #9	266037.01		<u>266037.01, CBH, 3056 W NAVY ST, WATER OVERPAYMENT</u>	08/28/2015	40.95	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 266037.01:						40.95	.00					
1737	WATER DEPOSIT REFUNDS #9	266077.01		<u>266077.01, CBH, 2112 N THISTLE DR, WATER OVERPAYMENT</u>	08/28/2015	46.73	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 266077.01:						46.73	.00					
1737	WATER DEPOSIT REFUNDS #9	274765.02		<u>274765.02, WENDY JO CRABTREE, WATER OVERPAYMENT</u>	09/02/2015	13.55	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 274765.02:						13.55	.00					
1737	WATER DEPOSIT REFUNDS #9	278024.01		<u>278024.01, CBH, 2832 W PEAR APPLE ST, WATER OVERPAYMENT</u>	09/02/2015	9.12	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 278024.01:						9.12	.00					
1737	WATER DEPOSIT REFUNDS #9	280085.01		<u>28008501, BILTMORE COMPANY, 1875 N AZURITE DR, WATER OVERPAYMENT</u>	08/28/2015	49.63	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 280085.01:						49.63	.00					
1737	WATER DEPOSIT REFUNDS #9	300630.01		<u>300630.01, HUBBLE HOMES, 2457 N GREENVILLE AVE, WATER OVERPAYMENT</u>	09/09/2015	166.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		

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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 300630.01:						166.50	.00					
1737	WATER DEPOSIT REFUNDS #9	300670.01A		<u>300670.01, HUBBLE HOMES, 988 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	55.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 300670.01A:						55.50	.00					
1737	WATER DEPOSIT REFUNDS #9	300750.01		<u>300750.01, HUBBLE HOMES, 1054 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	55.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 300750.01:						55.50	.00					
1737	WATER DEPOSIT REFUNDS #9	300770.01		<u>300770.01, HUBBLE HOMES, 1098 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	55.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 300770.01:						55.50	.00					
1737	WATER DEPOSIT REFUNDS #9	300830.01		<u>300830.01, HUBBLE HOMES, 1123 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	55.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 300830.01:						55.50	.00					
1737	WATER DEPOSIT REFUNDS #9	300850.01		<u>300850.01, HUBBLE HOMES, 1115 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	55.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 300850.01:						55.50	.00					
1737	WATER DEPOSIT REFUNDS #9	301042.01		<u>301042.01, HUBBLE HOMES, 1126 E WHITBECK DR, WATER OVERPAYMENT</u>	09/09/2015	172.68	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 301042.01:						172.68	.00					

City of Kuna

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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
1737	WATER DEPOSIT REFUNDS #9	50160.01		50160.01, NANCY ALYK, 383 N LINDER AVE, WATER OVERPAYMENT	08/31/2015	44.73	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 50160.01:						44.73	.00					
Total WATER DEPOSIT REFUNDS #9:						1,978.01	.00					
WESCHEM, INC												
464	WESCHEM, INC	2015-593	3257	2 EA. BARRELS POLYMER FOR SOLIDS WASHING, T.SHAFFER, SEWER, AUG.'15	08/22/2015	1,575.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total 2015-593:						1,575.00	.00					
Total WESCHEM, INC:						1,575.00	.00					
WEX BANK												
1234	WEX BANK	42061487		FUEL, AUG.'15 - ADMIN	08/31/2015	30.43	.00	01-6300 FUEL	0	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - P & Z	08/31/2015	10.14	.00	01-6300 FUEL	1003	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - PARKS	08/31/2015	276.75	.00	01-6300 FUEL	1004	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - BUILDING INSPECTION	08/31/2015	142.93	.00	01-6300 FUEL	1005	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - WATER	08/31/2015	44.55	.00	20-6300 FUEL	0	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - SEWER	08/31/2015	329.45	.00	21-6300 FUEL	0	8/15		
1234	WEX BANK	42061487		FUEL, AUG.'15 - P.I	08/31/2015	24.55	.00	25-6300 FUEL	0	8/15		
Total 42061487:						858.80	.00					
Total WEX BANK:						858.80	.00					
ZAMZOWS												

City of Kuna

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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
66	ZAMZOWS	995235	3319	<u>THRIVE FERTILIZER FOR THE CITYS TREES AND SHRUBS, P.KAUFMAN, PARKS, AUG.'15</u>	08/31/2015	46.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/15		
Total 995235:						46.99	.00					
Total ZAMZOWS:						46.99	.00					
ZATICA FAMILY LIMITED PARTNERSHIP												
1557	ZATICA FAMILY LIMITED PARTNERSHIP	083115		<u>ZATICA SUBDIVISION #2, PI REIMBURSEMENT AGREEMENT, PI, AUG 15</u>	08/31/2015	8,386.90	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/15		
Total 083115:						8,386.90	.00					
Total ZATICA FAMILY LIMITED PARTNERSHIP:						8,386.90	.00					
Grand Totals:						752,909.66	115,985.37					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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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.



City of Kuna

City Council Staff Report

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: Kuna City Council

Case Number(s): **14-07-AN** (Annexation) and **14-03-LS** (Lot Split)
Safford -Annexation and Lot Split

Location: 1036 S. Ten Mile Rd. and 1200 S. Ten Mile Rd.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner I

Hearing Date: April 21, 2015

Applicant: Daniel & Gina Safford
1036 S. Ten Mile Rd.
Kuna, Idaho 83634
208.869.8323
saffordranch@gmail.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the City Council

A. Course of Proceedings

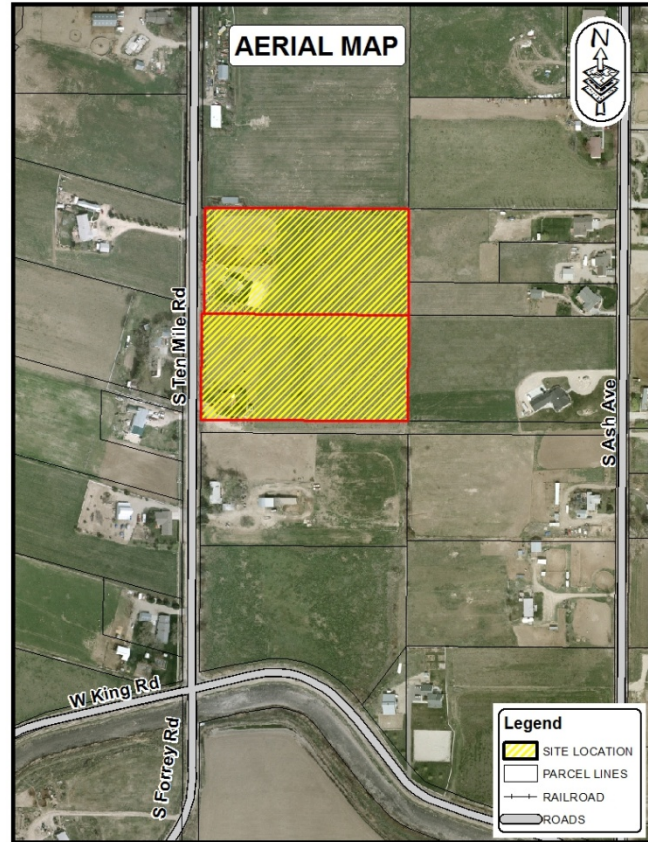
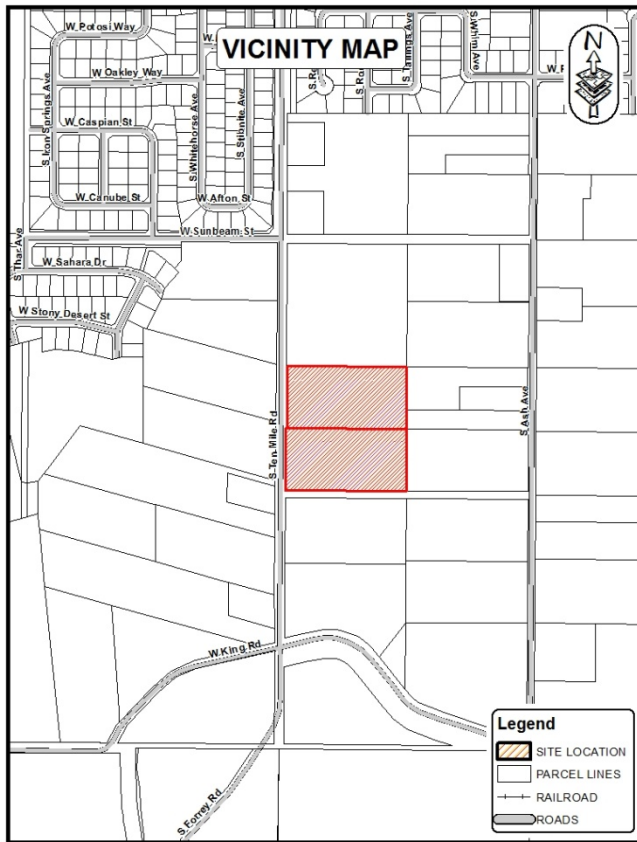
1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing, and a lot split as a public meeting with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------------|---|
| i. Neighborhood Meeting | October 15, 2014 (3 people attended; 2 via phone) |
| ii. Agencies Notified | November 24, 2014 |
| iii. 300' Property Owners | April 1, 2015 |
| iv. Kuna, Melba Newspaper (P&Z) | December 10, 2014 and December 17, 2014 |
| Kuna, Melba Newspaper (CC) | April 8, 2015 |
| v. Site Posted (P&Z) | December 30, 2014 |
| Site Posted (CC) | April 6, 2015 |
| vi. Planning and Zoning Approval | January 27, 2015 |

B. Applicant Request:

1. The applicant is requesting approvals for Annexation of two existing parcels into the City of Kuna, and to split one parcel located at 1200 S. Ten Mile Road and subsequently, intends to construct a single-family home on one of the newly created parcels.

C. Vicinity and Aerial Maps:

- D. History:** Both parcels are adjacent to the City limits and are currently zoned RUT (Rural Urban Transitional). Each existing parcel contains a home and the majority of the remaining ground is currently farmed. These parcels have historically been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this land use request to be consistent with the approved FLU map.

2. Surrounding Land Uses:

North	A	Agricultural – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	R-1/RUT	Estate Residential/Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 9.34 total acres

- RUT, Rural Urban Transition (Ada County)
- Parcel # - R5070501603 and R5070501602

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a house on the north 4.61 acre parcel where the applicant resides. There is an additional house on the south 4.7 acre parcel which is to be split. Historically, the site has been used for agricultural activities and it is anticipated that such use will continue on both parcels until the newly created east parcel is developed.
6. **Transportation / Connectivity:** The existing parcels have access from south Ten Mile Road and will remain the same. It is anticipated that the newly created eastern parcel will take access from an existing public right-of-way dedication showing on the recorded plat map.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.
8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department and the Idaho Department of Environmental Quality (DEQ). The responding agency comments are included as exhibits with this case file.

F. **Staff Analysis:**

This site is located on the east side of south Ten Mile Road, midway between west King Road and west Sunbeam Street. The applicant requests to annex both parcels into the City and split the southern 4.7 acre parcel into two new parcels. The northern parcel will remain the same at approximately 4.641 acres in size. The existing residence on the northern parcel, which relies on an existing septic tank and private domestic well, will remain as it is.

The southern 4.7 acre parcel has an existing residence which also relies on a separate existing septic tank and private domestic well. The southern parcel is to be split to create a western parcel of approximately 1.7 acres. The remaining eastern parcel will contain approximately 3.0 acres. Historically, both parcels have been farmed and it is anticipated that use will continue.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 14-07-AN, 14-03-LS and 14-06-DA, subject to the recommended conditions of approval.

G. **Applicable Standards:**

1. City of Kuna, Title 5 Zoning Ordinance.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. **Comprehensive Plan Analysis:**

The Kuna City Council accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICY – Housing

Goal 1: *Offer a wide variety of housing choices for current and future Kuna residents.*

Policy 3.1: Promote developments with a variety of lot sizes.

GOALS AND POLICY – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Proposed Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for a lot split.
3. The annexation and lot-split uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation application is not likely to cause adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
7. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
8. Based on the evidence contained in Case No’s 14-07-AN and 14-03-LS, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
9. The City Council has the authority to recommend approval or denial for these applications.
10. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No's 14-07-AN and 14-03-LS, the City Council finds Case No's 14-07-AN and 14-03-LS comply with Kuna City Code.
2. Based on the evidence contained in Case No's 14-07-AN and 14-03-LS, the Kuna Planning and Zoning City Council finds Case No's 14-07-AN and 14-03-LS, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

K. Proposed Decision by the City Council:

Note: This proposed motion is for approval or denial of this request. However, if the City Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby recommends *approval/denial* of Case No's 14-07-AN and 14-03-LS, a request for annexation and lot-split from Daniel and Gina Safford, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the future sewer hook-ups.
 - b. The Kuna Fire District shall approve all building plans.
 - c. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permits.
2. All public rights-of-way shall be dedicated to the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. All utilities shall be installed underground (see KCC 6-4-2-W).
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. 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).
6. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
7. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED: this _____ day of _____, 2015



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Annexation Checklist

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

Project name:

14-07-AN (Annexation)

Applicant:

DANIEL & GINA SAFFORD

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	✓
N/A	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved)	✓
	Development Agreement & Development Agreement Checklist	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

OCT 21 2014

CITY OF KUNA



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☒ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☒ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☒ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	14-07-AN
Project name	SAFFORD ANNEXATION
Date Received	10-21-14
Date Accepted/ Complete	11-24-14
Cross Reference Files	14-03-LS 14-06-DA
Commission Hearing Date	01/13/2015
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Daniel + Gina Safford</u>	Phone Number: <u>208-869-8323</u>
Address: <u>1036 S. Ten Mile</u>	E-Mail: <u>Saffordranch@gmail.com</u>
City, State, Zip: <u>Kuna, Id 83634</u>	Fax #: <u>208-822-9456</u>
Applicant (Developer): <u>Daniel + Gina Safford</u>	Phone Number: <u>208-869-8323</u>
Address: <u>1036 S. Ten Mile K</u>	E-Mail: <u>Saffordranch@gmail.com</u>
City, State, Zip: <u>Kuna, Id 83634</u>	Fax #: <u>208-922-9456</u>
Engineer/Representative: <u>Angela Gilmer</u>	Phone Number: <u>208-870-9495</u>
Address: <u>3140 N 34th Pl</u>	E-Mail: <u>angie@ewslid.com</u>
City, State, Zip: <u>Bose, Id 83703</u>	Fax #: <u>208-922-9456</u>

Subject Property Information

Site Address: <u>1036 S. Ten Mile + 1200 S. Ten Mile Kuna, Id</u>	
Site Location (Cross Streets): <u>SE corner of Sunbeam + Ten Mile Rd</u>	
Parcel Number (s): <u>R5070501602 and R507050163</u>	
Section, Township, Range: <u>S26, T2N, R1W</u>	
Property size: <u>approx 4.7 acres each</u>	
Current land use: <u>residential + ag</u>	Proposed land use: <u>same</u>
Current zoning district: <u>RUT</u>	Proposed zoning district: <u>R6</u>

Project Description

Project / subdivision name: Safford Property

General description of proposed project / request: annexation of 2 4.7 acre parcels into the City of Kuna, E a lot split at 1200 S. Fern mole.

Type of use proposed (check all that apply):

☒ Residential _____

☐ Commercial _____

☐ Office _____

☐ Industrial _____

☒ Other ag _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? ☒ Yes ☐ No

Please describe the existing buildings: Single family home existing

Any existing buildings to remain? ☐ Yes ☐ No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

☐ Single-Family _____

☐ Townhouses _____

☐ Duplexes _____

☐ Multi-Family _____

☐ Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Jim Safford Date: 6/7/14

RECEIVED

OCT 21 2014

CITY OF KUNA

June 8, 2014

City of Kuna
Planning & Zoning Department
P.O. Box 13
Kuna, ID 83634

Re: Detailed Letter

Dear City of Kuna Planning & Zoning Staff,

We own two parcels and that border the city limits of Kuna. We would like to annex our two parcels into the City. Our intent is to leave the parcel at 1036 S. Ten Mile Rd. (approx. 4.7 acres) and existing home as is. The parcel at 1200 S. Ten Mile Rd. (approx. 4.7 acres) will be split into two lots. The existing home will remain on the west lot and we intend to construct a single family home on the newly created lot to the east.

Attached find the appropriate checklists and supporting documents.

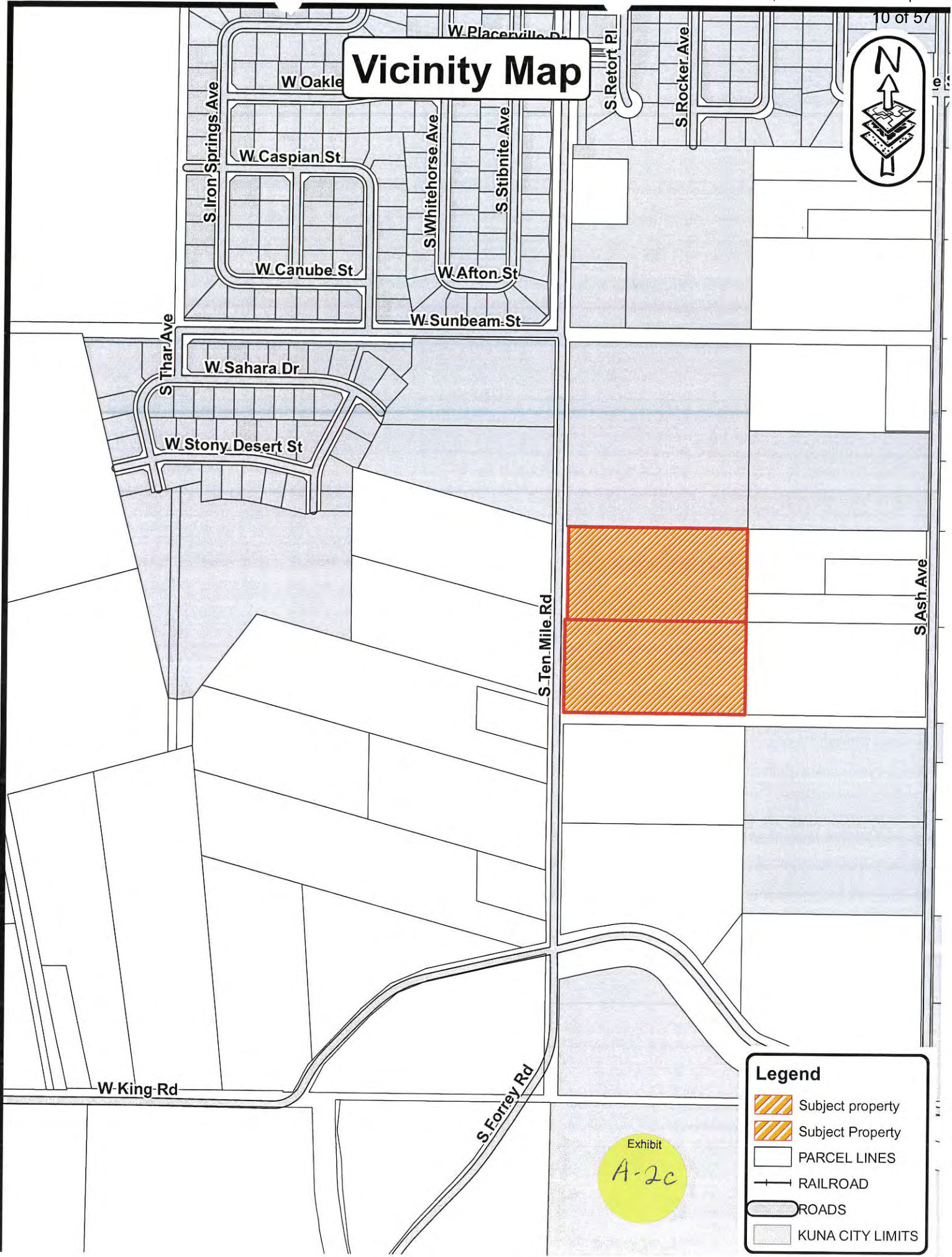
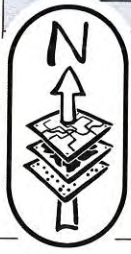
Thank you for your consideration.

Sincerely,



Daniel and Gina Safford
1036 & 1200 S. Ten Mile Rd
Kuna, ID 83634

Vicinity Map



Legend

 Subject property

 Subject Property

 PARCEL LINES

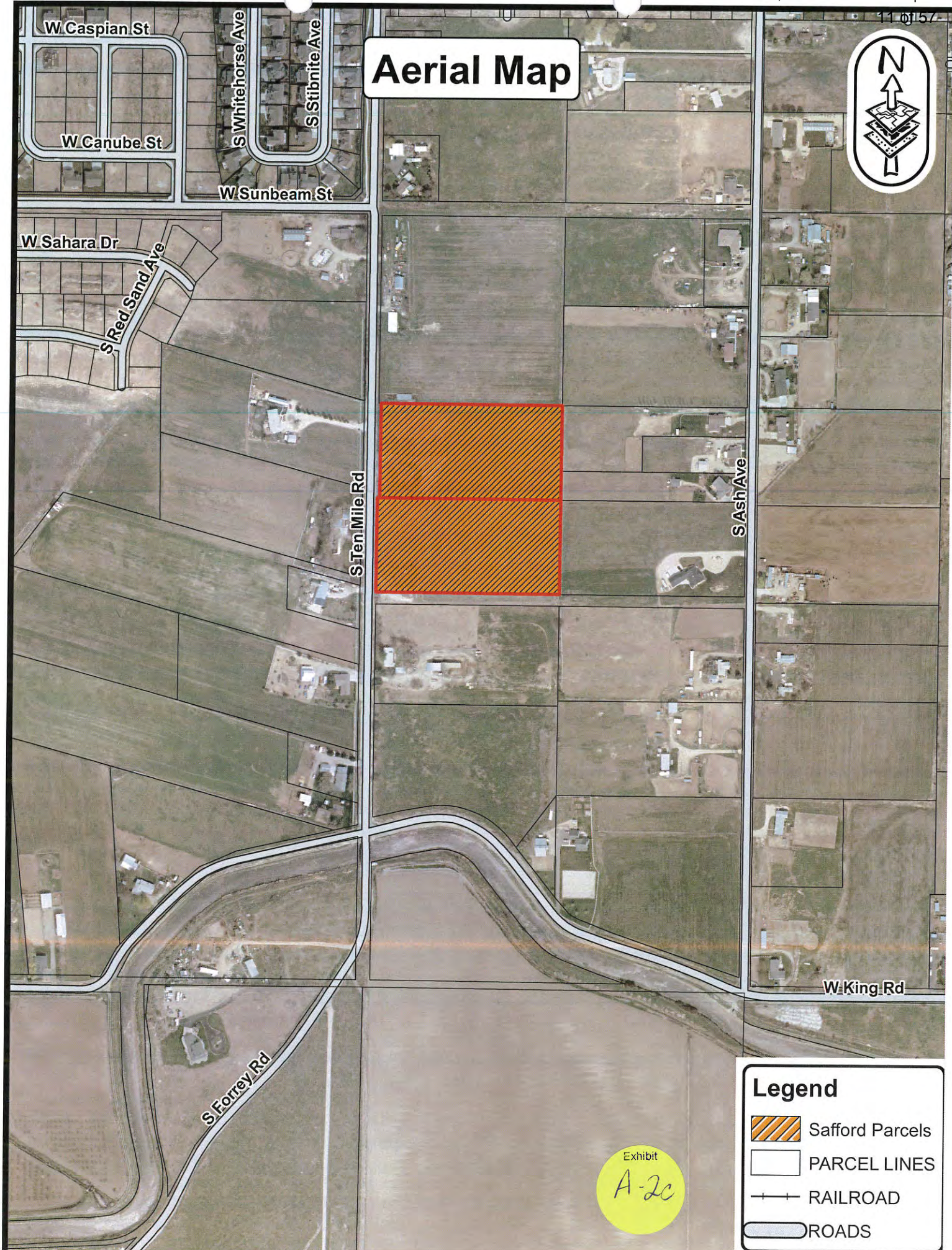
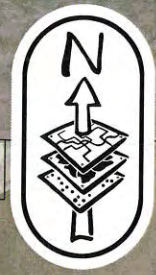
 RAILROAD

 ROADS

 KUNA CITY LIMITS

Exhibit
A-2c

Aerial Map



Legend

-  Safford Parcels
-  PARCEL LINES
-  RAILROAD
-  ROADS

Exhibit
A-2c

OCT 21 2014

CITY OF KUNA



EXHIBIT MAP

ANNEXATION AND LOT SPLIT
FOR DANIEL & GINA SAFFORD

Accurate Surveying & Mapping

1602 W. Hays Street #102
Boise, Idaho 83702
(208) 863-4198

www.accuratesurveyors.com

DATE: SEPT., 2014

JOB 14-200

-  BOUNDARY LINE
 PARCEL LINE
 SECTION LINE
 FOUND REBAR MONUMENT
 FOUND ALUMINUM CAP MONUMENT
 SET 5/8" REBAR MONUMENT
 WELL
 UTILITY POLE
 CALCULATED POSITION



Accurate Surveying & Mapping



A Professional Corporation

1602 W. Hays St., Suite 102

Boise, ID 83702

www accuratesurveyors.com

Annexation Land Description

A parcel of land being Lot 12 of the Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291, Records of Ada County and as Parcels 1 and 2 on Record of Survey 2883 recorded as document 94052210, Records of Ada County, said parcel located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, Kuna City, Ada County, Idaho being more particularly described as follows:

Commencing at the Quarter Corner common to Sections 26 and 27, Township 2 North, Range 1 West of the Boise Meridian as perpetuated by document 9324557, Records of Ada County; thence South 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 667.43 feet to the **REAL POINT OF BEGINNING**;

Thence North 89° 56' 01" East for a distance of 25.00 feet to a set 5/8th inch rebar;

Thence continuing North 89° 56' 01" East for a distance of 632.89 feet to a found 5/8th inch rebar;

Thence South 00° 01' 14" East for a distance of 648.42 feet to a found ½ inch rebar;

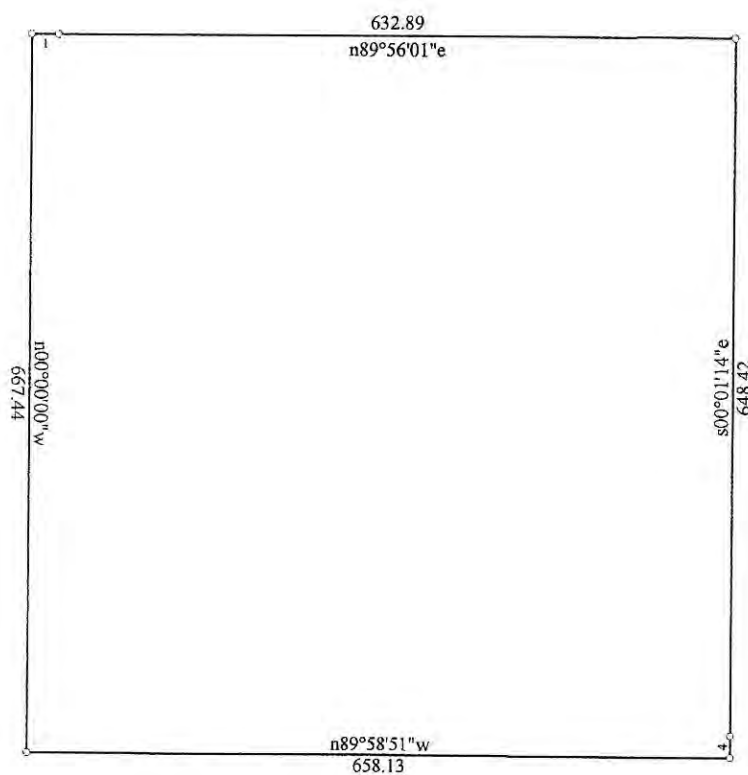
Thence continuing South 00° 01' 14" East for a distance of 20.00 feet to the center of the road dedication as shown on the plat of said Kuna Orchard Tract;

Thence North 89° 58' 51" West for a distance of 658.13 feet to the found 5/8th inch rebar at the south sixteenth corner location between said Sections 26 and 27 as perpetuated by document 94051699, Records of Ada County;

Thence North 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 667.44 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 10.09 acres, more or less.





Title:		Date: 09-26-2014
Scale: 1 inch = 169 feet	File: Safford Annexation.des	
Tract 1: 10.090 Acres: 439504 Sq Feet: Closure = s13.3036e 0.00 Feet: Precision >1/999999: Perimeter = 2652 Feet		
001=n89.5601e 25.00	004=s00.0114e 20.00	
002=n89.5601e 632.89	005=n89.5851w 658.13	
003=s00.0114e 648.42	006=n00.0000w 667.44	



CITY OF KUNA

Accurate Surveying & Mapping



A Professional Corporation

1602 W. Hays St., Suite 102

Boise, ID 83702

www accuratesurveyors.com

Overall Parcel Land Description

A parcel of land a portion of the South one-half of Lot 12 of the Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291, Records of Ada County and as Parcels 1 and 2 on Record of Survey 2883 recorded as document 94052210, Records of Ada County, said parcel located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, Kuna City, Ada County, Idaho being more particularly described as follows:

Commencing at the Quarter Corner common to Sections 26 and 27, Township 2 North, Range 1 West of the Boise Meridian as perpetuated by document 9324557, Records of Ada County; thence South 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 667.43 feet; Thence North 89° 56' 01" East for a distance of 25.00 feet to a set 5/8th inch rebar; Thence South 00° 00' 00" West along the Easterly right-of-way of South Ten Mile Road for a distance of 324.74 feet to a found ½ inch rebar at the Northwest corner of the South one-half of said Lot 12 and the **REAL POINT OF BEGINNING**;

Thence North 89° 58' 36" East for a distance of 633.00 feet to a set 5/8 inch rebar on the Easterly line of said Lot 12;

Thence South 00° 01' 14" East along said Easterly line for a distance 324.21 feet to a found ½ inch rebar at the Southeast corner of said Lot 12;

Thence continuing South 00° 01' 14" East for a distance of 20.00 feet to the center of the road dedication as shown on the plat of said Kuna Orchard Tract;

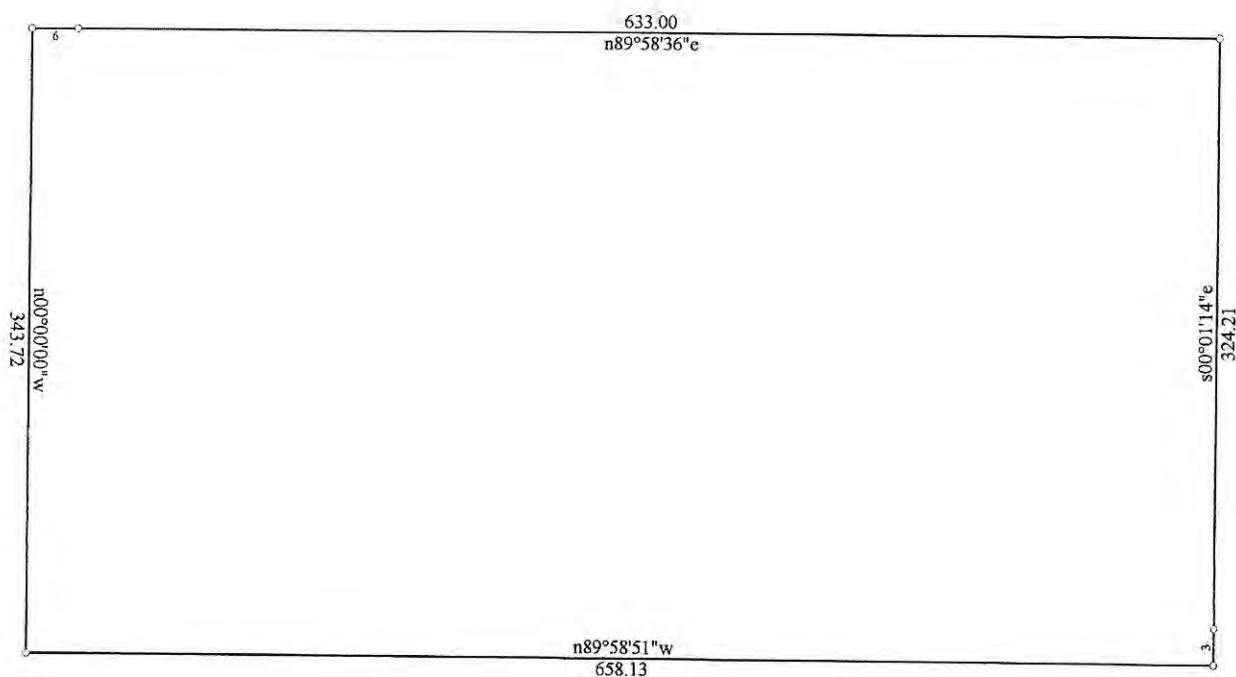
Thence North 89° 58' 51" West for a distance of 658.13 feet to the found 5/8th inch rebar at the south sixteenth corner location between said Sections 26 and 27 as perpetuated by document 94051699, Records of Ada County;

Thence North 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 343.72 feet;

Thence North 89° 58' 36" East for a distance of 25.00 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 5.09 acres or 226,351 square feet more or less.





Title:		Date: 09-27-2014
Scale: 1 inch = 100 feet	File: Safford Overall Parcel Split.des	
Tract 1: 5.196 Acres: 226351 Sq Feet: Closure = n74.0910e 0.01 Feet: Precision = 1/295316: Perimeter = 2004 Feet		
001=n89.5836e 633.00	004=n89.5851w 658.13	
002=s00.0114e 324.21	005=n00.0000w 343.72	
003=s00.0114e 20.00	006=n89.5836e 25.00	



Accurate Surveying & Mapping



CITY OF KUNA

A Professional Corporation

1602 W. Hays St., Suite 102

Boise, ID 83702

www accuratesurveyors.com

Parcel A

Land Description

A parcel of land a portion of the South one-half of Lot 12 of the Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291, Records of Ada County and as Parcels 1 and 2 on Record of Survey 2883 recorded as document 94052210, Records of Ada County, said parcel located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, Kuna City, Ada County, Idaho being more particularly described as follows:

Commencing at the Quarter Corner common to Sections 26 and 27, Township 2 North, Range 1 West of the Boise Meridian as perpetuated by document 9324557, Records of Ada County; thence South 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 667.43 feet; Thence North 89° 56' 01" East for a distance of 25.00 feet to a set 5/8th inch rebar; Thence South 00° 00' 00" West along the Easterly right-of-way of South Ten Mile Road for a distance of 324.74 feet to a found ½ inch rebar at the Northwest corner of the South one-half of said Lot 12 and the **REAL POINT OF BEGINNING**;

Thence North 89° 58' 36" East along the Northerly line of the South one-half of said Lot 12 for a distance of 187.77 feet to a set 5/8 inch rebar;

Thence South 03° 34' 43" West for a distance of 324.51 feet to a set 5/8 inch rebar on the Southerly line of said Lot 12;

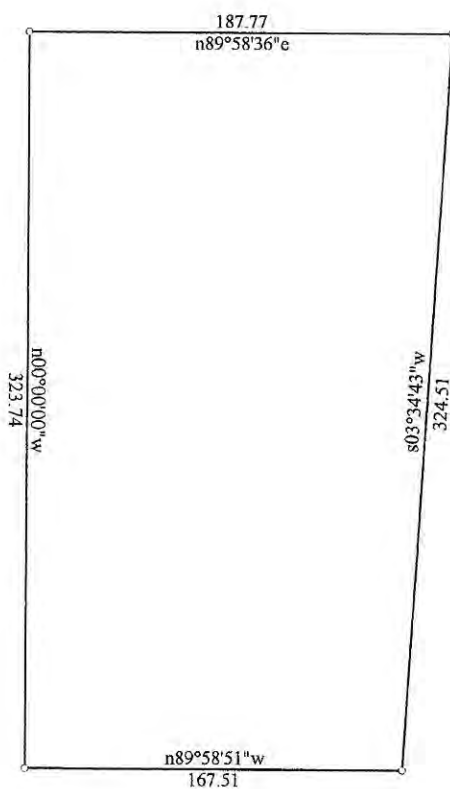
Thence North 89° 58' 51" West along said Southerly line for a distance 167.51 feet to a found ½ inch rebar at the Southwest corner of said Lot 12;

Thence North 00° 00' 00" West along the Easterly right-of-way of South Ten Mile Road for a distance of 323.74 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 1.32 acres or 57,521 square feet, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.





Title:

Date: 09-26-2014

Scale: 1 inch = 80 feet

File: Parcel A for Safford.des

Tract 1: 1.321 Acres: 57521 Sq Feet: Closure = n45.0432w 0.01 Feet: Precision = 1/149702: Perimeter = 1004 Feet

001=n89.5836e 187.77

003=n89.5851w 167.51

002=s03.3443w 324.51

004=n00.0000w 323.74



Accurate Surveying & Mapping



CITY OF KUNA

A Professional Corporation

1602 W. Hays St., Suite 102

Boise, ID 83702

www accuratesurveyors.com

Parcel B

Land Description

A parcel of land a portion of the South one-half of Lot 12 of the Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291, Records of Ada County and as Parcels 1 and 2 on Record of Survey 2883 recorded as document 94052210, Records of Ada County, said parcel located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian, Kuna City, Ada County, Idaho being more particularly described as follows:

Commencing at the Quarter Corner common to Sections 26 and 27, Township 2 North, Range 1 West of the Boise Meridian as perpetuated by document 9324557, Records of Ada County; thence South 00° 00' 00" West along the line common to said Sections 26 and 27 for a distance of 667.43 feet; Thence North 89° 56' 01" East for a distance of 25.00 feet to a set 5/8th inch rebar; Thence South 00° 00' 00" West along the Easterly right-of-way of South Ten Mile Road for a distance of 324.74 feet to a found ½ inch rebar at the Northwest corner of the South one-half of said Lot 12; Thence North 89° 58' 36" East along the Northerly line of the South one-half of said Lot 12 for a distance of 187.77 feet to a set 5/8 inch rebar and the **REAL POINT OF BEGINNING**;

Thence continuing North 89° 58' 36" East for a distance of 445.24 feet to a set 5/8 inch rebar on the Easterly line of said Lot 12;

Thence South 00° 01' 14" East along said Easterly line for a distance 324.21 feet to a found ½ inch rebar at the Southeast corner of said Lot 12;

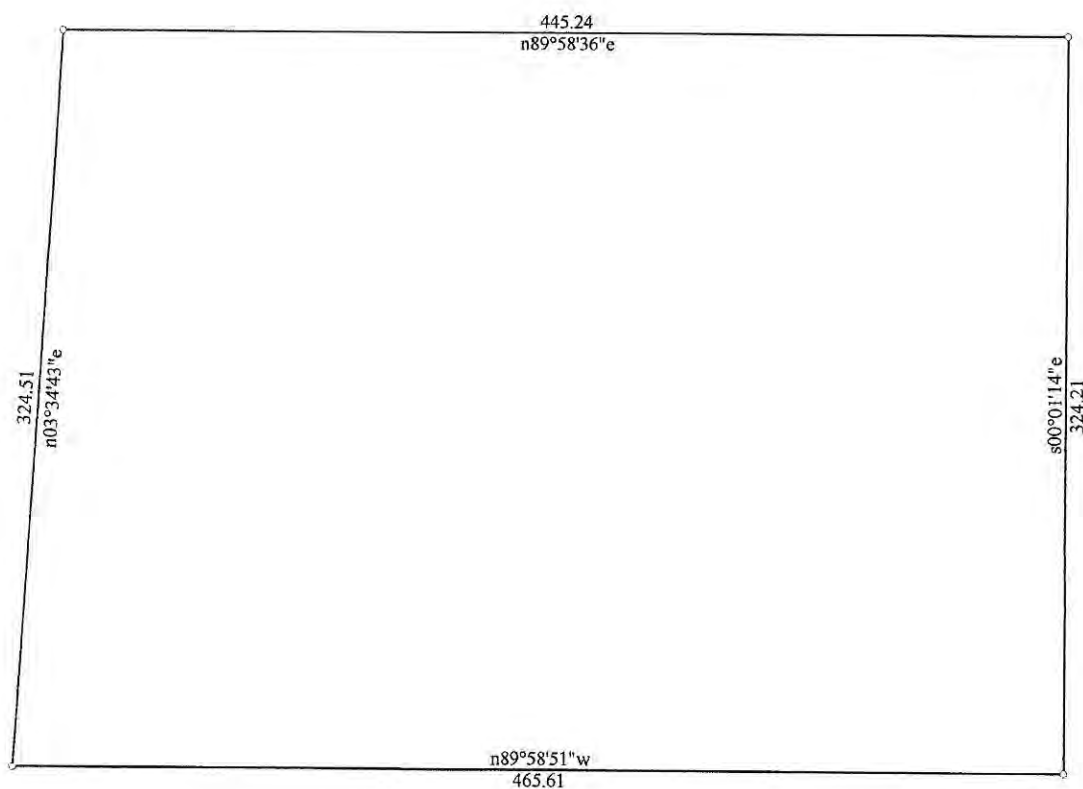
Thence North 89° 58' 51" West along the Southerly line of said Lot 12 for a distance of 465.61 feet to a set 5/8 inch rebar;

Thence North 03° 34' 43" East for a distance of 324.51 feet to the **REAL POINT OF BEGINNING**.

Parcel contains 3.39 acres or 147,577 square feet, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.





Title:		Date: 09-26-2014
Scale: 1 inch = 80 feet	File: Parcel B for Safford.des	
Tract 1: 3.388 Acres: 147577 Sq Feet: Closure = s19.4049w 0.00 Feet: Precision =1/338665: Perimeter = 1560 Feet		
001=n89.5836e 445.24	003=n89.5851w 465.61	
002=s00.0114e 324.21	004=n03.3443e 324.51	



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 08/31/04 02:35 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Idaho Escrow

1
AMOUNT 3.00
104112077

WARRANTY DEED

For Value Received, Gordon White and Virginia White, husband and wife ("Grantors"), do hereby grant, bargain, sell and convey unto Daniel Safford and Gina Safford, husband and wife ("Grantees"), whose present address is 1036 S. Ten Mile, Kuna, Idaho 83634, in the County of Ada, the following described premises in Ada County, Idaho, to- wit:

The parcel of land being the south ½ of Lot 12, The Kuna Orchard Tracts, Lying in the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto Grantees, and Grantees' heirs and assigns forever. And Grantors do hereby covenant to and with Grantees that Grantors are the owner in fee simple of said premises; that said premises are free from all encumbrances, **except** those to which this conveyance is expressly made subject and those made, suffered or done by the Grantees; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

Dated this 20 day of August, 2004.

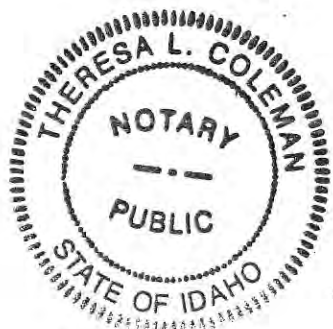
Gordon White
Gordon White

Virginia White
Virginia White

STATE OF IDAHO, County of Clearwater Ada, ss.

On this 20th day of August, in the year of 2004, before me, a Notary Public, personally appeared Gordon White and Virginia White, husband and wife, personally known to me, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument, and acknowledged to me that he executed the same.

Theresa L. Coleman
Notary Public
Residing at: Boise, ID
My Commission Expires: 6/16/08



RECEIVED

OCT 21 2014

CITY OF KUNA



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Daniel + Gina Safford, 1036 S. Ten Mile
Name Address
Kuna, Id 83634
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 _____
Name Address
to submit the accompanying application pertaining to that property.

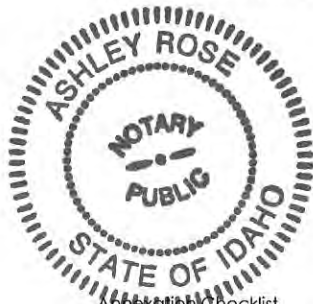
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

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 1st day of October, 2014

Dan Safford Gina Safford
Signature

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



Ashley Rose
Notary Public for Idaho
Residing at: 200 N. 4th St. Boise, Idaho
My commission expires: August 7, 2019

Attachment Checklist

Form 300AN

May 2010
Page 2

Exhibit

A-2f

OCT 21 2014

23 of 57

CITY OF KUNA



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

Project name: 14-06-DA	Applicant: Daniel & Gina Safford
-------------------------------	---

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
	The proposed Development Agreement shall include the following information: ◇ The specific use or uses of the parcel for which the development agreement is sought. ◇ The allowed or conditional use in the conditional zone for which application has been made. ◇ A concept plan of the project to be developed on the parcel. The concept plan shall include a description of the density allowed or sought and maximum height, size and location of any structures on the property. ◇ The time required to begin the use on the property. ◇ A statement by the owner of the parcel that failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or, in the case of an initial zone at annexation, a zone deemed appropriate by the council. ◇ Any other matter mutually agreeable to the parties.	
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Affidavit of Legal interest (All parties involved)	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

June 8, 2014

Attention: Planning & Zoning committee and Kuna City Council

Proposed Development Agreement for Safford property

This proposed lot split will split of our 4.7 acre lot at 1200 S. Ten Mile Rd. The existing home on the property will remain on the newly created west lot. We intend to construct a two story single family residence and eventually a barn on the newly created lot to the east. We intend to keep our existing livestock, consisting of 3 horses, 2 cows, and 3 chickens. We intend to continue to cut and bale hay we'll continue to grow. We intend to pursue an agriculture life style on this newly split lot. We will have to lay an access road to the back lot for our home private home access, and currently plan to place the road on the roadway easement between the 1036 and 1200 properties running east to west. We understand this is a public easement and a permanent county road may eventually cover our private drive.

The parcel at 1036 S. Ten Mile will remain the same with a single family dwelling currently on site, and horse loafing shed and horse pens.

Thank you for your consideration of our project.



Daniel and Gina Safford
1036 & 1200 S. Ten Mile Rd
Kuna, ID 83634



Neighborhood Meeting Certification

CITY OF KUNA

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Safford Property
 Date and time of neighborhood meeting: Wed, Oct 15th, 2014
 Location of neighborhood meeting: ON-SITE 1036 S. Ten Mile Rd.

SITE INFORMATION:

Location: Quarter: SW Section: 26 Township: 2N Range: 1W Total Acres: 10
 Subdivision Name: Kuna Orchard Tracts
 Lot: 12 Block: _____
 Site Address: 1036 + 1200 S. Ten mile Rd Tax Parcel Number(s): R5070501602
Kuna, ID 83634 +R507050163

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Daniel + Gina Safford
 Address: 1036 S. Ten Mile City: Kuna State: ID Zip: 83634

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Angela Gilman Business (if applicable): Engineering & Waste Solutions
 Address: 3140 N. 34th PL City: Boise State: ID Zip: 83703

PROPOSED USE:**Application Type**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Brief Description

Annexing 2 parcels (10 Ac total) into the City of Kuna
 Dividing 1200 S. Tenmile lot into 2 lots

APPLICANT:Name: Gina + Danie SaffordAddress: 1036 S. TenmileCity: KunaState: IDZip: 83634Telephone: 208-869-8323Fax: 208-722-9456

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.

Signature: (Applicant)

Date

6/7/14 10/15/14

SIGN IN SHEET

PROJECT NAME:

Safford Annexation ^{Kura}

Date:

10/15/14NameAddressZipPhone

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Hayne Sator1185 S. Ash Ave83634208-789-7702

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Gordon+Ginny WhiteOnofre, AL83544208-476-5181

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RECEIVED
OCT 21 2014
CITY OF KUNA

Dan & Gina Safford
1036 S. Ten Mile
Kuna, Idaho 83634
208-869-8323

Oct 1, 2014

Dear Neighbors,

This letter is to inform you that we plan to annex our two properties, 1036 and 1200 S. Ten Mile, into the City of Kuna. The property at 1036 we plan to simply annex into the city and change the zoning to R6. The property at 1200 S. Ten Mile we are splitting into two parcels. Our goal is to build a new home in the near future in the newly created 3.39 acre lot, on the east end of the 4.71 acre parcel at 1200 S. Ten Mile. The zoning will continue to allow the agriculture and farming to continue on all three new lots. We have enclosed a map with a highlighted line indicating the new split at 1200 S. Ten Mile. We have also highlighted our planned driveway access on the existing easement to the newly created lot at 1200 S. Ten Mile.

We will have the following time allocated at our residence where we welcome your attendance to visit with us regarding our proposed changes.

Wednesday October 15, 2014

6-8 PM

1036 S. Ten Mile

Kuna, Idaho 83634

Thank you and kind regards,



Dan & Gina Safford

JOB 14-200



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

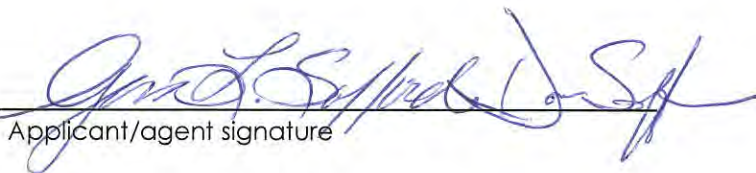
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

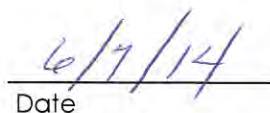
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8


Applicant/agent signature


Date

DEC 30 2014

CITY OF KUNA



City of Kuna
**PROOF OF
 PROPERTY POSTING**

City of Kuna
 P.O. Box 13
 Kuna, Idaho 83634

Phone: (208) 922-5274
 Fax: (208) 922-5989
 Web: www.cityofkuna.com

This notice shall confirm that the Public Hearing Notice for Safford Annex was
 (NAME OF SUBDIVISION)

posted as required per Kuna City Ordinance 5-1-5B. Sign posted Tuesday
 (DAY OF THE WEEK,

12-30-14
 MONTH, DATE AND YEAR)

DATED this 30th day of December, 2014

Signature,

Dan Safford
 Owner/Developer

STATE OF IDAHO)

County of Ada)

); ss

On this 30 day of December, 2014, before me the
 undersigned, a Notary Public in and for said State, personally appeared before me
 (Owner, Developer). DANIEL SAFFORD

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 Torrez
 Notary Public
 Residing at Boise, Id

Commission Expires 5-8-2017



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on

Jan 13, 2015 at 6 PM at the Kuna City Hall (763 W. Avalon)

PURPOSE: 14-07-AN (Annexation) [REDACTED] 14-06-DA

(Development Agreement) - City of Kuna Parcels 2 Parcels on S.
Ten Mile Rd between Kuna rd and King rd into Kuna city
limits under the designation of the Agriculture Zone

PROPERTY LOCATION: Parcel# R5070501602/ R5070501603

Addresses: 1036 & 1200 S. Ten Mile Rd

APPLICATION BY: City of Kuna

CONTACT: A City Planner at 922-5274 with any questions

OCT 21 2014

CITY OF KUNA



City of Kuna
Planning & Zoning
Department

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name:

Applicant:

Safford Property

Daniel
Gina Safford

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/7/77.	
N/A	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	N/A
	A sketch showing the proposed lot split. The sketch shall include the following information: ◇ Current lot size including dimensions, square-footage and street frontage. ◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages. ◇ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.	✓

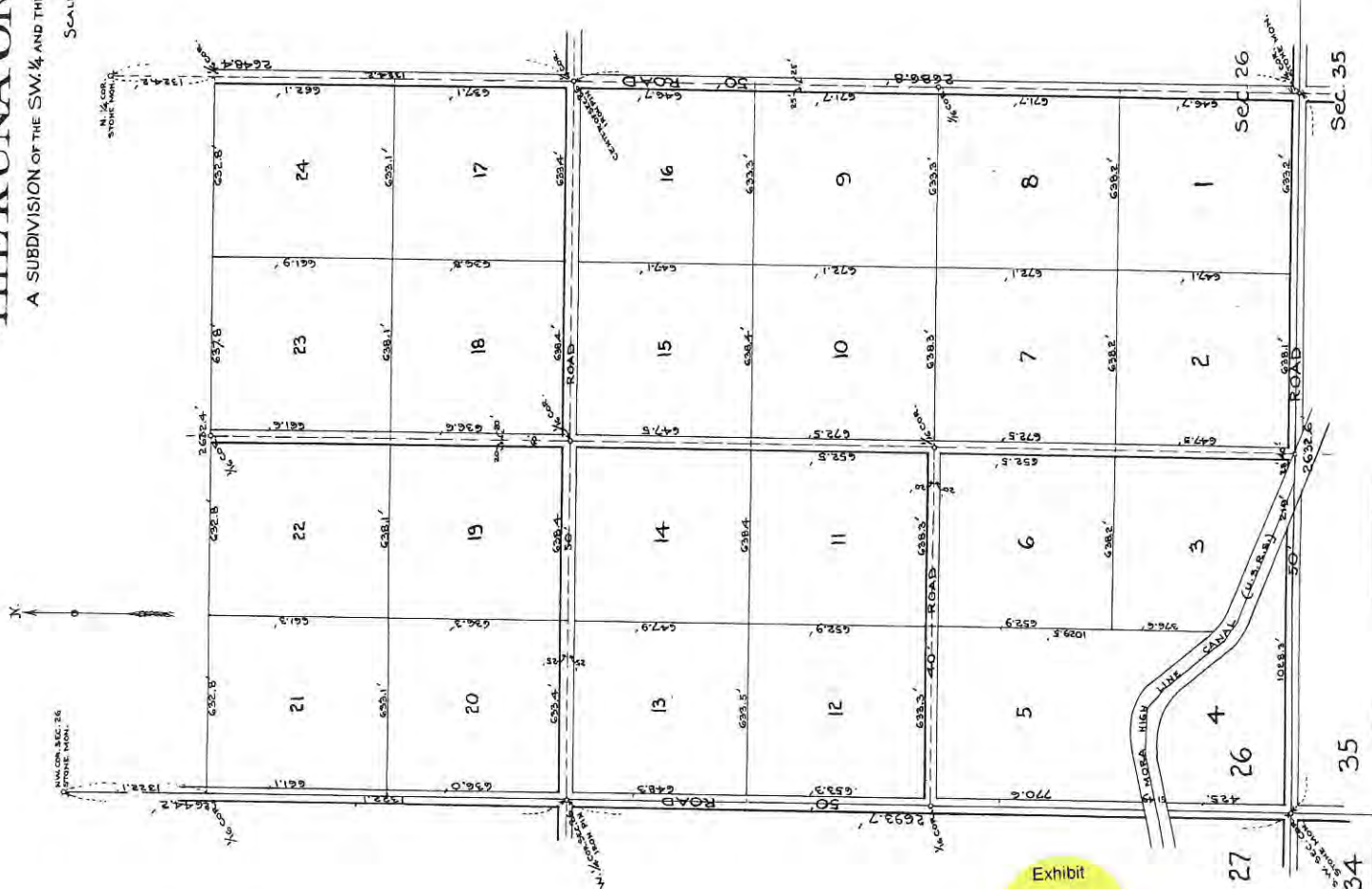
Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

PLAT OF THE KUNA ORCHARD TRACTS

A SUBDIVISION OF THE SW $\frac{1}{4}$, AND THE S $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SEC. 26, T.2N, R.1W, B.M.

SCALE 300 FT TO 1 INCH.



Exhibit

A-4

291.

State of Idaho,
County of Canyon, ss.

I, the Notary Public, Orchard Co., a Corporation, residing under the laws of the State of Idaho, with its principal office at Nampa, Idaho, being the owner of a certain tract of land, to wit: the whole of the one fourth (1/4) and the south one half (1/2) of the North West One fourth (1/4) of section twenty-six (26), Township Two (2) North, Range One (1) West of the Boise Meridian, does hereby certify that the subdivision of the said tract of land as shown on the accompanying plat is in accordance with its express will and desire, and does hereby dedicate the roads and highways as shown on the said plat for the use of the public herein.

In witness whereof, I, the Notary Public, Orchard Co., by resolution duly passed at a regular meeting of its Board of Directors, duly held on the 27th day of August, A.D. 1915, at its office at Nampa, Idaho, has caused this plat to be executed, and subscribed by its President and Secretary, and its Corporate Seal attached.

Witness my hand and the seal of the State of Idaho, this 27th day of August, A.D. 1915.

Notary Public, Orchard Co.,

(Seal)

President

State of Idaho,
County of Canyon, ss.

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(Seal)

Notary Public

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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Darrel and Gina Safford – 1036 S. Ten Mile Rd.
Annexation and Rezone
14-07-AN, 14-03-LS, 14-06-DA

DATE: December 1, 2014

RECEIVED

DEC 02 2014

CITY OF KUNA

The City Engineer has reviewed the annexation, lot split and development agreement request of the above applicant dated November 24, 2014. It is noted that the request seems to involve two parcels and a lot split of the southerly parcel. Specific development plans are not provided except those implied as allowed or permitted in a R-6 zone. It is therefore the recommendation of the City Engineer that the development agreement and other conditions be crafted in a manner to preserve the ability of both the applicant and City to reopen the agreement at a later date to provide and allow for more specific development possibilities in the future. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The existing homesteads appear to be served by their own septic tanks and drain fields. It is further noted the nearest reachable and useable sewer main is located approximately 1660 feet from the property (following right-of-way) at the intersection of Sunbeam Street and Cuprum Avenue. Accordingly, the City Engineer concludes the cost to extend sewer service is substantial and recommends the continued utilization of the site facilities as long as the existing use is maintained, the site system remains viable or public facilities does not become available within 100 feet of the property. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application, the City Engineer recommends connection to City facilities. All of the foregoing is contingent on Central District Health approval of a site disposal system. *This recommendation is not consistent with the City Code requirement for parcels smaller than 5 acres to connect to public sewer without regard to the distance from existing facilities.*

- b) The closest sewer main discharges to the South Sewer Treatment Plant which has sufficient capacity to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities and understanding issues associated with connection to public facilities, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The existing homesteads appear to be served by their own wells. It is further noted the nearest reachable and useable water main is located approximately 980 feet from the property (following right-of-way) at the intersection of Sunbeam Street and Ten Mile Road. Accordingly, the City Engineer concludes the cost to extend water service is substantial and recommends the continued utilization of the site facilities as long as the existing use is maintained, the site system remains viable and public facilities are not available within 100 feet. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application, the City Engineer recommends connection to City facilities. ***This recommendation is not consistent with the Code requirement for parcels smaller than 5 acres to connect to public water without regard to the distance from existing facilities.***
- b) The closest water trunk line has sufficient capacity to serve the site. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- e) The City Engineer concludes the limited number of residences (three) proposed in the application do not trigger a requirement for redundancy of water source to the development site.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and the Boise-Kuna Irrigation District. The city does not have pressure irrigation facilities in the vicinity. The existing uses do not seem to be of a nature to justify the cost of extension of City facilities to the site at this time. Accordingly, the City Engineer recommends the continued utilization of the site facilities except as noted in 3(b) below.
- b) While no pressure irrigation mains or pump stations exist in the near vicinity of the property, the adopted Irrigation Master Plan has defined the major pressure main layout for this area, including a future trunk line in Ten Mile Road. It is recommended this application be conditioned to conform to the master plan and to connect to the City system at such time in the future as the pressure irrigation system is within 300 feet of the site. Further, when connecting to the pressure irrigation system, the applicant will need to abide by the Master Plan, any relevant reimbursement policies and agreements and any relevant connection fees.
- c) Ten foot easements for irrigation lines are required at the time the condition in paragraph 3(b) is triggered to facilitate extension and operation of the city's pressure irrigation system.
- d) As a condition related to paragraph 3(b), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an

agreement to the pooling of this property's water rights for delivery purposes.

4. Grading and Storm Drainage

The following is required only if alteration of surface features is proposed (such as more than minimal grading or paving). Generally the City Engineer would conclude the construction of a single added residence in connection with this application and not disturbing historical drainage ways or traditional irrigation delivery routes would not trigger the following requirements:

- a) Please 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) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation district facilities.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans. **If no public water, sewer and irrigation construction work is done, no inspection fees are required.**

7. Right-of-Way

The subject property fronts on its east side of a section line minor arterial street (Ten Mile). The following conditions are related to these classified streets:

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) It is recommended new approaches onto the classified street comply with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities are not required inasmuch as the street frontage exceeds 300 for each newly created lot, consistent with city code and policies.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted. **If no public facilities are constructed, no as-built drawings are required.**

9. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

RECEIVED

DEC 10 2014

CITY OF KUNA

DEQ Response to Request for Environmental Comment

Date: 12/10/2014
Agency Requesting Comments: City of Kuna
Date Request Received: 12/03/2014
Applicant/Description: 14-07-AN Annexation. 14-03-LS Lot Split.
14-06-DA Development Agreement.

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 <http://www.deq.idaho.gov/ieg/>.

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

1. Air Quality

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

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

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

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 Todd Crutcher, Engineering Manager, at 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 <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- 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:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- 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 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or

Page 4 of 4

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 Aaron Scheff, Waste & Remediation Manager, at 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 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

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

Sincerely,

Danielle Robbins

Danielle Robbins

danielle.robbsins@deq.idaho.gov

Boise Regional Office

Idaho Department of Environmental Quality

C: File # 1994

Trevor Kesner

From: Lori Badigian [LBadigia@cdhd.idaho.gov]
Sent: Thursday, December 11, 2014 9:17 AM
To: Trevor Kesner
Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

RECEIVED

DEC 11 2014

CITY OF KUNA

Trevor,

I have attached the link to the NP study and policy for your information. <http://cdhd.idaho.gov/EH/water/land.htm>

Below is our comment regarding this particular lot split:

Minimum lot size is a land use planning issue. CDHD does not set minimum lot sizes unless a Nutrient Pathogen Study is conducted on the development which results in a minimum lot size to attenuate Nitrates in the ground water. With that said, from a strictly prescriptive standpoint, you typically need at least one acre to have enough room on the lot for a home, well, septic system, and replacement area for the septic system. Kuna Orchard Tracts was approved prior to our requirement for Nutrient Pathogen Studies on developments of five or more lots in areas of concern. Therefore, we have no objection to the lot split.

CDHD will require a copy of the record of survey as well as a drawing showing the accurate locations of the new lot lines. We need this for our files and to ensure that the existing septic system is located on the lot with the home and to ensure any septic system we may approve in the future meets all lot line setbacks. CDHD is under no obligation to approve a septic system on the new lot. If suitable soils for a septic system cannot be found on the lot, no permit will be issued by our agency.

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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From: Trevor Kesner [mailto:TKesner@cityofkuna.com]
Sent: Tuesday, December 09, 2014 8:28 AM
To: Lori Badigian
Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Good morning Lori:

Would you please send me CDHD's lot size requirements and standards for new/enhanced septic treatment system requirements for this specific lot split application when you have a moment?

Trevor Kesner

From: Mike Reno [MReno@cdhd.idaho.gov]
Sent: Tuesday, November 25, 2014 10:36 AM
To: Lori Badigian; Trevor Kesner
Subject: Re: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application
Attachments: image002.png; image003.png; image004.jpg; 566789.png; 6b6fb5.png

Dear Mr. Kesner,

I understand why the city would not require a new plat, and allow this lot split to go through with a record of survey. CDHD will require a copy of the record of survey as well as a drawing showing the accurate locations of the new lot lines. We need this for our files and to ensure that the existing septic system is located on the lot with the home and to ensure any septic system we may approve in the future meets all lot line setbacks.

You need to be aware though that just because the City of Kuna or Ada County allows a split, CDHD is under no obligation to approve a septic system on the new lot. Much of the Kuna area is in what we have determined to be in an area of concern, due to shallow depths of soils to fractured basalt or elevated Nitrate levels in the ground water. Our Nutrient Pathogen Policy dictates a minimum lot size as well as enhanced septic treatment systems in order to decrease the impacts of Nitrates from the septic effluent. If the new lot does not meet those requirements or suitable soils for a septic system cannot be found on the lot, no permit will be issued by our agency.

Since I am not in the office today, I will have Lori Badigian send you a copy of our Nutrient Pathogen Policy so that the City of Kuna can be aware of this issue when approached by citizens wanting to split their lots.

Sincerely,

Michael Reno
Supervisor, Land Programs

Sent from my iPhone

On Nov 25, 2014, at 8:18 AM, Lori Badigian <LBadigia@cdhd.idaho.gov> wrote:

For you to answer on Friday...

So this is in regards to that lot split we talked about yesterday in Kuna. Both parcels are annexing into the City of Kuna but will have individual septic. One lot is to remain the same, the second lot will be split and they will leave one house remaining and want to build on the other half. I told Kuna because it is a part of an approved subdivision that they will have to go through the subdivision process and provide accurate plat. Below is his response. It looks like they will allow 2 lot splits, like an administrative split. Will we still require the subdivision process for this split? What about the question of our requirement no matter the age of the subdivision?

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]

Sent: Monday, November 24, 2014 4:23 PM

To: Lori Badigian

Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Lori,

In response to your question, Kuna City will not require a final plat for this split. The reasoning is that the 'Kuna Orchard Tracts' subdivision was platted in 1915. These lots have remained unchanged for almost a century.

Ada County allows splits of parcels originating prior to January 1st of 1985 without requiring a final plat. Kuna allows up to two (2) lot splits for parcels originating prior to December 7th, 1977.

For platted lots this old we don't require a new sub. A record of survey for the newly created lots is sufficient.

Is CDHD requiring final plats for ALL lots which are a part of a previous subdivision, no matter the age?

Trevor Kesner
Planning Technician
(208) 387-7731
trevor@cityofkuna.com

<image004.jpg>
City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Lori Badigian [<mailto:LBadigia@cdhd.idaho.gov>]

Sent: Monday, November 24, 2014 10:56 AM

To: Trevor Kesner

Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Trevor,

The lot at 1200 S Ten Mile is currently in the Kuna Orchard Tracts subdivision as Lot 12. So this is a lot split within an already approved subdivision. We will require a new final plat to sign. Is your agency going to require a new plat as well?

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]

Sent: Monday, November 24, 2014 8:51 AM

To: Lori Badigian

Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Ok, sounds good. Thanks Lori.

Trevor Kesner
Planning Technician
(208) 387-7731
trevor@cityofkuna.com

<image004.jpg>
City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Lori Badigian [<mailto:LBadigia@cdhd.idaho.gov>]

Sent: Monday, November 24, 2014 8:36 AM

To: Trevor Kesner

Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Yes, for the lot split they will need to submit an application for subdivision, pay the fee per lot that will need development, have test holes done and submit a full engineering report before I can lift sanitary restrictions. I will also comment with the transmittal.

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]
Sent: Monday, November 24, 2014 8:20 AM
To: Lori Badigian
Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Good morning Lori:

I am being told that it will require an individual septic at this time. But when services become available, they will be required to connect.

If CDHD has conditions on that to be included in the staff report prior to the hearing, let me know.

Thanks.

Trevor Kesner
Planning Technician
(208) 387-7731
trevor@cityofkuna.com

<image004.jpg>
City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Lori Badigian [<mailto:LBadigia@cdhd.idaho.gov>]
Sent: Monday, November 24, 2014 8:03 AM
To: Trevor Kesner
Subject: RE: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Trevor,

CDHD does not object to the annexation. However, can you tell me if the lot that is to be split for the parcel at 1200 S Ten Mile will be connected to city sewer and water or will require individual septic?

Lori Badigian, REHS | Sr. Environmental Health Specialist
Central District Health
707 N. Armstrong Place | Boise, ID 83704
P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]

Sent: Friday, November 21, 2014 5:03 PM

To: Ada County Development Services; Ada County Engineer; Ada County Land Records; Ada County Street Naming; Boise-Kuna Irrigation District; Lori Badigian; Department of Environmental Quality (DEQ Boise); Gordon Law; Idaho Power Company; Idaho Transportation Department (ITD District 3); J & M Sanitation (Chad Gordon); Kuna City Attorney; Kuna Police Chief; Kuna Rural Fire Chief; Kuna School District; WJohnson@kunaschools.org; Natalie Purkey

Cc: Troy Behunin

Subject: City of Kuna: Agency notification for an Annexation, Lot-Split and Development Agreement Application

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	14-07-AN (Annexation), 14-03-LS (Lot Split) and 14-06-DA (Development Agreement) by Daniel and Gina Safford
PROJECT DESCRIPTION	The applicant is requesting approvals for Annexation of two parcels into the City of Kuna, split the parcel located at 1200 S. Ten Mile Road and subsequently, intends to construct a single-family home on one of the newly created parcels.
SITE LOCATION	1036 S. Ten Mile Road and 1200 S. Ten Mile Road, Kuna, Idaho
APPLICANT/ REPRESENTATIVE	Daniel and Gina Safford 1036 S. Ten Mile Rd. Kuna, Idaho 83634 208.869.8323 saffordbranch@gmail.com
SCHEDULED HEARING DATE	Tuesday, January 13, 2015 6:00 P.m.

STAFF CONTACT

Trevor Kesner, Planning Technician
Trevor@cityofkuna.com
Phone: 387-7731
Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or concerns with this project.** We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 p.m. or as soon as it may be heard located at Kuna City Hall 763 W. Avalon Kuna, ID 83634.

Trevor Kesner
Planning Technician
(208) 387-7731
trevor@cityofkuna.com

<image004.jpg>
City of Kuna
763 W. Avalon
Kuna, ID 83634

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City of Kuna

Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission

Case Number(s): 14-07-AN (Annexation) and 14-03-LS (Lot Split)
Safford Annexation

Location: 1036 S. Ten Mile Rd. and 1200 S. Ten Mile Rd.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner I

Hearing Date: January 13, 2015
Findings of Fact: January 27, 2015

Applicant: Daniel & Gina Safford
1036 S. Ten Mile Rd.
Kuna, Idaho 83634
208.869.8323
saffordranch@gmail.com

Table of Contents:

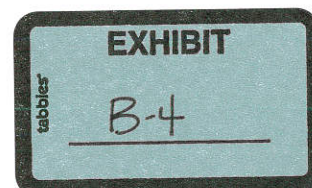
- A. Course Proceedings
- B. Applicants Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Decision by the Commission

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing, and a lot split as a public meeting with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

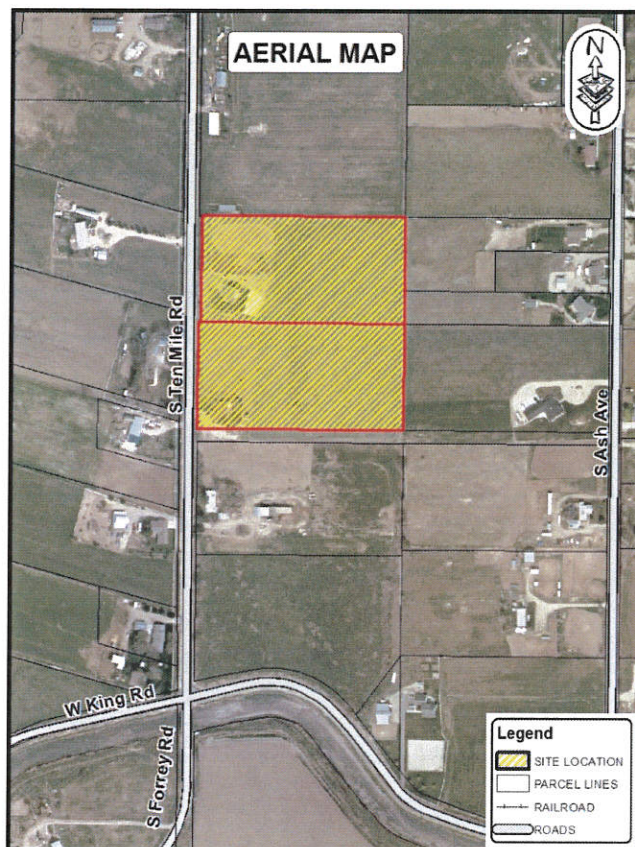
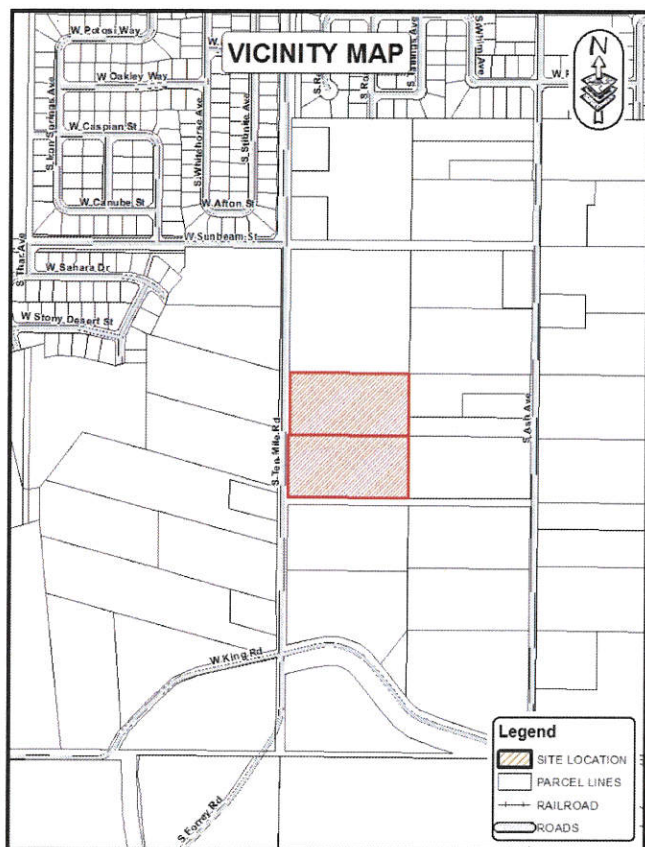
a. Notifications

- | | |
|---------------------------|---|
| i. Neighborhood Meeting | October 15, 2014 (3 people attended; 2 via phone) |
| ii. Agencies Notified | November 24, 2014 |
| iii. 300' Property Owners | July 14, 2014 |
| iv. Kuna, Melba Newspaper | December 10, 2014 and December 17, 2014 |
| v. Site Posted | December 30, 2014 |



B. Applicant Request:

1. The applicant seeks approval for annexation of two existing parcels into the City of Kuna, and to split one parcel located at 1200 S. Ten Mile Road and subsequently, intends to construct a single-family home on one of the newly created parcels.

C. Vicinity and Aerial Maps:

- D. History:** Both parcels are adjacent to the City limits and are currently zoned RUT (Rural Urban Transitional). Each existing parcel contains a home and the majority of the remaining ground is currently farmed. These parcels have historically been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this land use request to be consistent with the approved FLU map.

2. Surrounding Land Uses:

North	A	Agricultural – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	R-1/RUT	Estate Residential/Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 9.34 total acres
- RUT, Rural Urban Transition (Ada County)
- Parcel # - R5070501603 and R5070501602

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a house on the north 4.641 acre parcel where the applicant resides. There is an additional house on the south 4.7 acre parcel which is to be split. Historically, the site has been used for agricultural activities and it is anticipated that such use will continue on both parcels until the newly created east parcel is developed.
6. **Transportation / Connectivity:** The existing parcels have access from south Ten Mile Road and will remain the same. It is anticipated that the newly created eastern parcel will take access from a proposed, shared driveway or cross-access easement between the existing north and south parcels. The proposed easement will be shown on the official record of survey for the newly created parcels.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat.
8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department and the Idaho Department of Environmental Quality (DEQ). The responding agency comments are included as exhibits with this case file.

F. **Staff Analysis:**

The subject site is located on the east side of south Ten Mile Road, midway between west King Road and west Sunbeam Street. The applicant requests to annex both parcels into the City and split the southern 4.7 acre parcel into two new parcels. The northern parcel will remain the same at approximately 4.641 acres. The existing residence on the northern parcel which relies on an existing septic tank and private domestic well, will remain as it is.

The southern 4.7 acre parcel has an existing residence which also relies on a separate existing septic tank and private domestic well. The southern parcel is to be split to create a western parcel of approximately 1.7 acres, and the remaining eastern parcel will contain approximately 3.0 acres. Historically, both parcels have been farmed and it is anticipated that use will continue.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and Kuna Comprehensive Plan; and recommends approval for Case No.'s 14-07-AN and 14-03-LS subject to the recommended conditions of approval.

G. **Applicable Standards:**

1. City of Kuna, Title 5 Zoning Ordinance.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. **Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission, accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICY – Housing

Goal 1: *Offer a wide variety of housing choices for current and future Kuna residents.*

Policy 3.1: Promote developments with a variety of lot sizes.

GOALS AND POLICY – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

I. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for a lot split.
3. The annexation and lot-split uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation and lot-split is not likely to cause any adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, location of public facilities and existing adjacent uses.
6. The existing and street and utility services in proximity to the site are suitable and adequate for residential purposes.
7. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
8. Based on the evidence contained in Case No’s 14-07-AN and 14-03-LS, this application proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
9. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
10. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No’s 14-07-AN and 14-03-LS, the Kuna Planning and Zoning Commission finds Case No’s 14-07-AN and 14-03-LS comply with Kuna City Code.
2. Based on the evidence contained in Case No’s 14-07-AN and 14-03-LS, the Kuna Planning and Zoning Commission finds Case No’s 14-07-AN and 14-03-LS, are consistent with Kuna’s Comprehensive Plan.

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

K. Decision by the Planning and Zoning Commission:

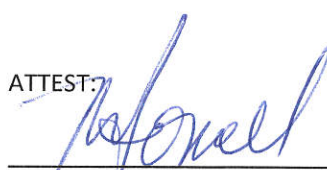
Note: This motion is for approval of this request. However, if the Commission has approved or denied specific parts of the request as detailed in this report, they are specified as follows:

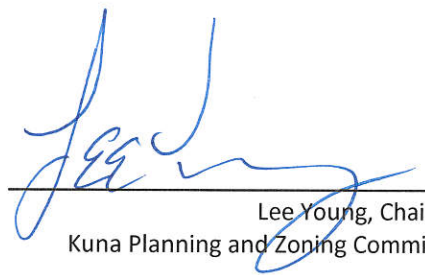
Based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 14-07-AN and 14-03-LS, a request for annexation and lot-split from Daniel and Gina Safford, with the following conditions of approval:

1. Applicant shall designate a shared driveway access easement between both parcels for future access to the newly created eastern parcel when split. Said easement will be shown on the record of survey and applicant will provide Kuna Planning and Zoning with a copy of the recorded survey and the instrument number.
2. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All submittals shall include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the future sewer hook-ups.
 - b. The Kuna Building Official shall approve all future building plans.
 - c. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - d. Approval from the Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permits.
3. All public rights-of-way shall be dedicated to the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
4. All utilities shall be installed underground (see KCC 6-4-2-W).
5. 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.
6. 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).
7. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
8. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED this 27th day of January, 2015

ATTEST:


 Wendy I. Howell, PCED
 Kuna Planning and Zoning Director


 Lee Young, Chairman
 Kuna Planning and Zoning Commission

RECEIVED

APR 06 2015



CITY OF KUNA *City of Kuna*
**PROOF OF
PROPERTY
POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for 1636 S. Ten Mile / 1200 S. Ten Mile
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance 5-
1-5B. Sign posted Saturday 4/4/2015 (DAY OF THE WEEK, MONTH, DATE AND YEAR). This form is required to be returned three (3) calendar days subsequent to
posting and signs are to be removed from the site three (3) calendar days after the hearing.

DATED this April day of 6th, 2015.

Signature,

Quinn L. Soper
Owner/Developer

STATE OF IDAHO)
County of Ada) ss)

On this 6th day of April, 2015, 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.

Jacqueline G Morgan
Notary Public
Residing at Kuna



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on
April 14, 2014 at 10:00 AM at the Kuna City Hall (763 W. Anderson)

PURPOSE: 14-077N-Annexation 14-068-PA

Development Agreement - City of Kuna Purchasing 2 parcels on S
Green Mile Rd between Kuna rd and King rd into Kuna city
limits under the designation of the Agriculture Zone

PROPERTY LOCATION: Parcel #50-20061602, #50-20061603

Address: 10156 & 12000 S Ten Mile Rd

APPLICATION BY: City of Kuna

CONTACT: A City Planner at 922-6774 with any questions

CITY OF KUNA PUBLIC HEARING NOTICE

APRIL 22ND 2:00 PM
The City of Kuna will hold a public hearing at
Kuna City Council
Kuna City Council
1401 S. Kuna Blvd.
Kuna, ID 83642
The City of Kuna is considering the following
development request: City of Kuna Parcel 2 parcels on
1401 S. Kuna Blvd. between Kuna and Kuna Blvd
and under the direction of the Kuna City Council
PROPERTY LOCATION: 1401 S. Kuna Blvd. / KUNAS01003
ADDRESS: 1036 & 1200 S. 14th Mile Rd
APPROXIMATELY 1/4 SECTION 31, T4N, R4E



RESOLUTION NO. 42-2015

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE FOLLOWING FEE SCHEDULE WITH J&M SANITATION, INC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho hereby adopt the following fee schedule with J&M Sanitation, Inc.:

J&M Sanitation Fee Schedule

RESIDENTIAL

	Current Rate/Month	Requested Rate/Month
Regular 1 - 95 gal trash cart	\$20.00	\$20.33
Regular 2 - 95 gal trash carts	\$22.15	\$22.52
Regular 3 - 95 gal trash carts	\$24.30	\$24.71
Regular 4 - 95 gal trash carts	\$26.50	\$26.94
Regular 5 - 95 gal trash carts	\$28.60	\$29.08
Regular 6 - 95 gal trash carts	\$30.80	\$31.31
Senior Citizen 1 - 95 gal trash cart	\$15.20	\$15.45
Senior Citizen 2 - 95 gal trash carts	\$17.40	\$17.69
Senior Citizen 3 - 95 gal trash carts	\$19.50	\$19.83
Carry Out/Drive-In 1 - 95 gal trash cart	\$26.00	\$26.43
Carry Out/Drive-In 2 - 95 gal trash cart	\$28.20	\$28.67
Carry Out/Drive-In 3 - 95 gal trash cart	\$30.35	\$30.86

COMMERCIAL

	Current Rate/Month	Requested Rate/Month
Commercial 1 - 95 gal trash cart	\$25.90	\$26.33
Commercial 2 - 95 gal trash carts	\$28.10	\$28.57
Commercial 3 - 95 gal trash carts	\$30.20	\$30.70
Commercial 4 - 95 gal trash carts	\$32.40	\$32.94
Dumpster (permanent) 1x/wk		
3 Yard	\$100.00	\$101.67
6 Yard	\$156.60	\$159.22
8 Yard	\$216.00	\$219.61
Dumpster (permanent) 2x/wk		
3 Yard	\$156.60	\$159.22
6 Yard	\$313.00	\$318.23

8 Yard	\$372.60	\$378.82
Dumpster (permanent) 3x/wk		
3 Yard	\$216.00	\$219.61
6 Yard	\$432.00	\$439.21
8 Yard	\$491.00	\$499.20
Dumpster (temporary)		
Delivery Fee	\$39.00	\$39.65
Monthly Rental	\$24.25	\$24.65
Pickup Fee	\$42.00	\$42.70
Compactor 1x/week		
4 Yard	\$416.00	\$422.95
6 Yard	\$594.00	\$603.92
Compactor 2x/week		
4 Yard	\$827.28	\$841.10
6 Yard	\$1,182.60	\$1,202.35
Other Commercial		
Commercial 2 -95 gal trash carts 2x/wk	\$56.20	\$57.14
KSD school dumpsters	\$5,932.67	\$6,031.75
Commercial 3 yard every other week	\$80.00	\$81.34

MISCELLANEOUS

	Current Rate/Month	Requested Rate/Month
Excess pickup (general household)	Varies by amount	
Temporary dumpster delivery	\$39.00	\$39.65
Temporary dumpster rent	\$24.25	\$24.65
Temporary dumpster pickup	\$42.00	\$42.70
Large Freon (annual clean-up event only)	\$10.00	\$10.17
Large non-Freon (large item or refrigerator w/no Freon)	\$11.00	\$11.18
Lid lock installation (one-time fee)	\$50.00	\$50.84

PASSED BY THE COUNCIL of Kuna, Idaho this ____day of September 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this ____ day of September 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna

City Council Staff Report

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

To: City Council

Case Number(s): **15-02-AN** (Annexation) **15-02-ZC** (Zone Change), **15-01-S** (Preliminary Plat) **Memory Ranch Subdivision**. **15-04-DRC** (Design Review) *approved by Design Review Committee*

Location: Southwest Corner (SWC) Ten Mile and Lake Hazel Roads,
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: September 15, 2015

Applicant: **Trilogy Development;** *Shawn Brownlee*
 2358 S. Titanium Plc
 Meridian, ID, 83642
 208.895.8858
shawn@trilogyidaho.com

Engineer: **Suggs Community Solutions,** *Jane Suggs*
 200 Louisa St.
 Boise, ID 83712
 208.939.91358
jbsuggs@cableone.net

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Commission Recommendation to Council
- L. Proposed Decision by the Council

A. Course of Proceedings

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

a. Notifications

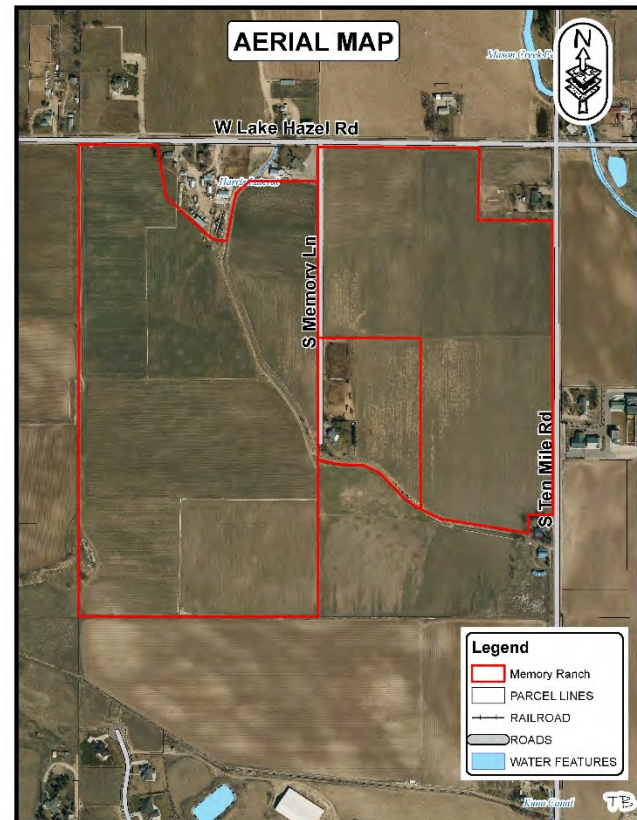
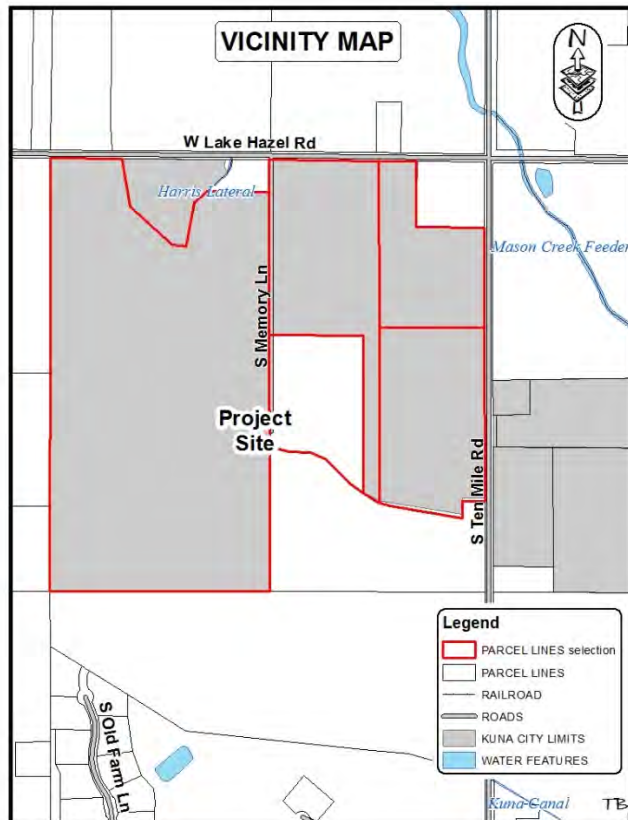
- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | April 22, 2015 |
| ii. Agencies | June 23, 2015 |
| iii. 300' Property Owners | July 27, 2015 |
| iv. Kuna, Melba Newspaper | September 2, 2015 |
| v. Site Posted | September 4, 2015 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposes to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility. Others will be developed into a large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

C. Vicinity and Aerial Maps:

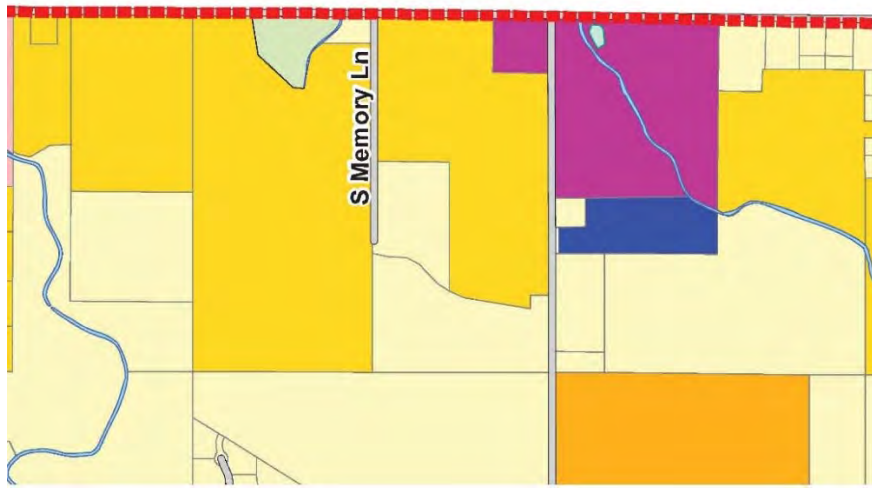




D. History: The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	A, RR	Ag. – Kuna City, Rural Residential – Ada County
West	RR	Rural Residential – Ada County

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

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home on the 10 acre parcel, the remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

6. **Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access on the north side of the project, from Lake Hazel Road. When the west half develops, there will be additional points of access on Lake Hazel along with access points on the west side when a mid-mile road will be constructed with improvements to the west half of the project.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposes to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposes to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres). Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the

subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, to the Commission with recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – *Property Rights*

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

GOALS AND POLICY – *Economic Development*

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – *Land Use*

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 15-02-AN, 15-02-ZC and 15-01-S, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Kuna City Council has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation of the Commission:

On August 11, 2015, the Planning and Zoning Commission voted 5-0, to recommend approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 15-02-AN, 15-02-ZC, 15-01-S and 15-04-DRC, annexation, rezone, preliminary plat and Design Review *with* the following conditions of approval to Council:

- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),
- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

L. Proposed Decision by the Council:

15-02-AN, 15-02-ZC and 15-01-S, Note: *This proposed motion is to approve, conditionally approve, or deny this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby (*approves/conditional approves/denies*) Case No's 15-02-AN, 15-02-ZC and 15-01-S, annexation, Rezone and preliminary plat, (*with or without*) the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1 – With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction as well as Design Review).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. 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.

11. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
14. Developer shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2015.



June 19, 2015

Mr. Troy Behunin
City of Kuna
763 W. Avalon Street
Kuna, ID 83634

Subject: Memory Ranch Subdivision
Design Review Application for Subdivision Landscaping

Dear Mr. Behunin:

Please accept the attached application for Design Review for landscaping the Memory Ranch Subdivision, located in the southwest corner of Lake Hazel Road and Ten Mile Road. (2N, 1W, Section 3). The 67.40 acres are to be subdivided into 261 building lots and 16 common lots. All common lots will be landscaped. The common lots - parks, trails, pathways, and buffers - total 7.47 acres or 11.1% of the project site. The open space without the buffers on Lake Hazel and Ten Mile Roads totals 5.78 acres, of which 3.98 acres is park space. All common lot landscaping will be maintained by the Memory Ranch Homeowners Association.

The landscape plan included with our application shows substantial landscaping throughout Memory Ranch. Trees line the entry streets and pathways between lots provide walkable connections between blocks and easy access to the parks. Parks provide a mix of open areas and tree shaded areas. Each home lot will include at least one tree and some shrubbery in the front yard.

There are two neighborhood sized parks in Memory Ranch. The northern park is just over 2.2 acres and slightly depressed to serve as a stormwater facility during heavy storm events. However the side slopes and depth have been designed to allow the area to be used as an impromptu sports field or just a great place for kids and pets to run and play. The smaller lots in Memory Ranch (4500 SF) surround this landscaped community green space.

The more active recreation amenities are located in the park in the center of Memory Ranch. This 1 ¼ acre park space includes a community pool with on-site restrooms and changing areas. Even though most families and children will walk to the pool and park, a few parking spaces are

Suggs Community Solutions
200 Louisa Street, Boise, Idaho 83712
lbsuggs@cableone.net
208.342.6941

also provided. This open space also features a tot and substantial landscaping that will make this area an attractive meeting space for families and friends.

Please refer to the multi-page landscape plan submitted with this application. Note that landscape details are shown on page L3 and landscape calculations are shown on page L4. The color landscape plan shows the plant palette and important notes.

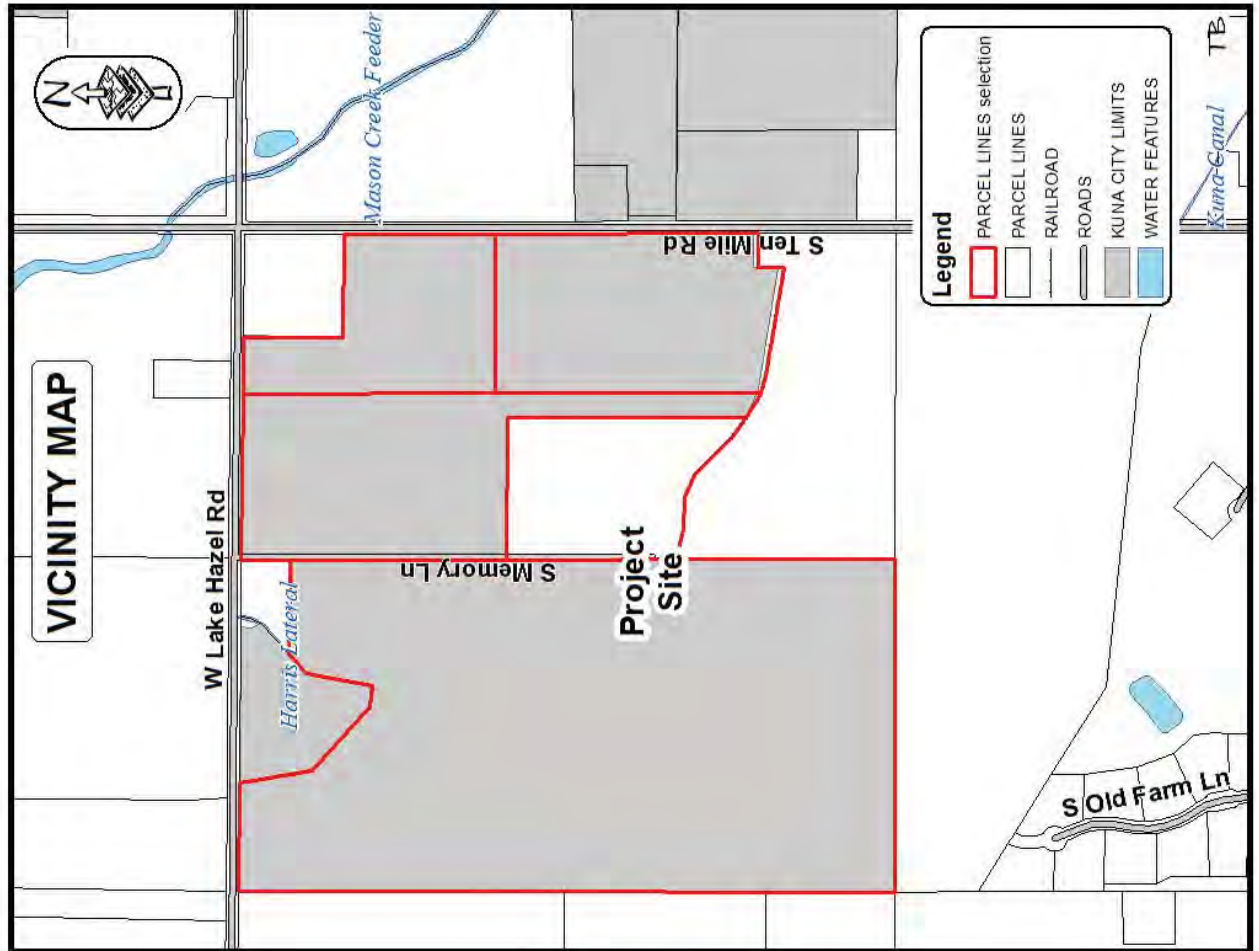
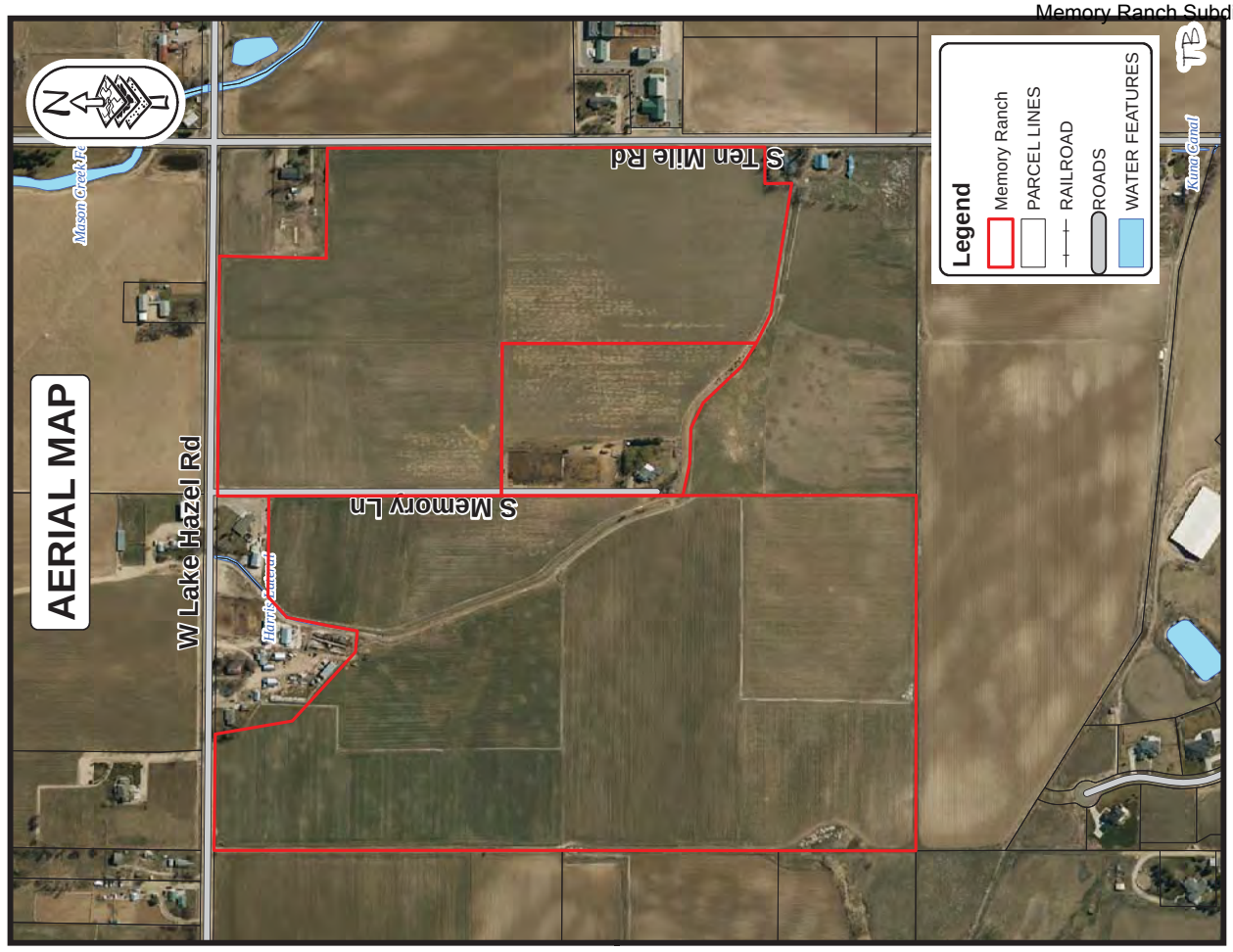
We look forward to working with you and the Kuna staff during the approval process for Memory Ranch. Please do not hesitate to contact me if you have questions about our Design Review application or the project.

Sincerely,

Jane Suggs

Jane B. Suggs

Suggs Community Solutions
200 Louisa Street, Boise, Idaho 83712
lbsuggs@cableone.net
208.342.6941





Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☒ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☒ Preliminary Plat
- ☒ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Don Johnson	Phone Number: 208-295-8858
Address: 3985 W Lake Hazel	E-Mail:
City, State, Zip: Meridian, ID 83642	Fax #:
Applicant (Developer): Trilogy Development	Phone Number: 208-295-8858
Address: 1258 S. T. Harrison	E-Mail:
City, State, Zip: Meridian, ID 83642	Fax #:
Engineer/Representative: Jane Suggs	Phone Number: 208-342-6941
Address: 200 Lewis Street	E-Mail: jdsuggs@cablenet.net
City, State, Zip: Boise, ID 83712	Fax #:

Subject Property Information

Site Address: 3601 S. Memory Lane
Site Location (Cross Streets): W. Lake Hazel Rd. & S. Ten Mile Rd.
Parcel Number (s): 51303110115, 51303111635, 51303120820
Section, Township, Range: Section 3, 2N, 1W
Property size: 2135 ac total, annex 10 ac, rezoned 135 ac, subdivided 267 ac
Current land use: agriculture + 2 homes
Proposed land use: SF subdivision
Current zoning district: A R R
Proposed zoning district: R-L

Commission & Council Review App.

Form 1028

May 2010
Page 1

Project Description

Project / subdivision name: Memory Ranch Subdivision
General description of proposed project / request: annexation - 10 ac, rezoning - 135.5 ac, subdivided 267 ac for 262 homes

Type of use proposed (check all that apply):

- ☒ Residential - with parks, pool, pathways, landscaping
- ☐ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable): parks, pool, landscaping, rooms to + lot, pathway along center, pathways between lots

Residential Project Summary (if applicable)

Are there existing buildings?	☒ Yes ☐ No
Please describe the existing buildings:	
Any existing buildings to remain?	☐ Yes ☒ No
Number of residential units:	<u>261/262</u>
Number of common and/or other lots:	<u>20</u>
Type of dwellings proposed:	
☒ Single-Family	
☐ Townhouses	
☐ Duplexes	
☐ Multi-Family	
☐ Other	
Minimum Square footage of structure (s):	<u>1102 SF -> 3730 SF</u>
Gross density (DU/acre-total property):	<u>3.87</u>
Net density (DU/acre-excluding roads):	<u>5.53</u>
Percentage of open space provided:	<u>11.1%</u>
Acres of open space:	<u>7.47</u>
Type of open space provided (i.e. landscaping, public, common, etc.):	<u>parks, pathways, buffers</u>

Non-Residential Project Summary (if applicable)

Number of building lots:	Other lots:
Gross floor area square footage:	Existing (if applicable):
Hours of operation (days & hours):	Building height:
Total number of employees:	Max. number of employees at one time:
Number and ages of students/children:	Seating capacity:
Fencing type, size & location (proposed or existing to remain):	
Proposed Parking:	a. Handicapped spaces: _____ Dimensions: _____
	b. Total Parking spaces: _____ Dimensions: _____
	c. Width of driveway aisle: _____
Proposed Lighting:	
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):	
Applicant's Signature: <u>Jane Suggs</u>	Date: <u>5/15/15</u>

Commission & Council Review App.

Form 1008

May 2010
Page 2



**City of Kura
Planning & Zoning
Department**
Kura, Oregon 97004
P.O. Box 13
Kura, Oregon 97004
Tel: 503.522.5688
Fax: 503.522.5688
Website: www.cityofkura.com

Annexation Checklist

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

Project name:

Memory Ranch

Applicant:

Trailogy Development
Jane Suggs, Rep.

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, street names and names of surrounding subdivisions.	
✓	Legal description of the annexation area. Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	
N/A	Development Agreement & Development Agreement Checklist.	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	Commitment of Property Posting form signed by the applicant/agent.	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Annexation Checklist

Form 300AN

May 2010
Page 1

☒ Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.) *see preliminary plot*

☒ One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 1/2" X 11" REDUCTIONS

☐ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

N/A

☒ The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:
see preliminary plot

Site Plan

Applicant (✓)	North Arrow	Start Line
☐	To scale drawings	☐
☐	Property lines	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Existing structures, identify those which are to be relocated or removed	☐
☐	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☐	Drainage location and method of on-site retention / detention	☐
☐	Location of public restrooms	☐
☐	Existing / proposed utility service and any above-ground utility structures and their location	☐
☐	Location and width of easements, canals and drainage ditches	☐
☐	Location and dimension of off-street parking	☐
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
☐	Sign locations (a separate sign application must be submitted with this application)	☐
☐	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
☐	Locations and uses of ALL open spaces	☐
☐	Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way)	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Locations of subdivision lines (if applicable)	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location of walls and fences and indication of their height and material of construction	☐
☐	Roofline and foundation plan of building, location on the site	☐
☐	Location and designations of all sidewalks	☐
☐	Location and designation of all right-of-way and property lines	☐

Design Review Application

Form 300DR

May 2010
Page 2 of 8

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored.

The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use	Staff Use
☒ ☒ ☒ ☒ ☒	☐ ☐ ☐ ☐ ☐

North Arrow

To scale drawings

Boundaries, property lines and dimensions

Name of "Plan Preparer" with contact information

Name of project and date

Type and location of all plant materials and other ground covers.

Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reuter, at 208.880.0933

Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.

Method of irrigation.

Note: All plant materials, except existing native plants, not damaged during construction or xeriscape species shown, not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.

Location, description, materials, and cross-sections of special features, including

benches, retaining walls, hedges, fences, fountains, street/pathway furniture (benches, etc.), etc.

Sign locations

Note: A separate sign application must be submitted with this application

Locations and uses for open spaces

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location and designations of all sidewalks

Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer. *see preliminary plat*

See preliminary plat

See preliminary plat

See preliminary plat

See preliminary plat

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See preliminary plat

See preliminary plat

Building Elevations

Detailed elevation plans of each side of any proposed building(s) or addition(s). Note: Four (4) elevations to include all sides of development and must be in color.

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Detailed elevation plans showing the materials to be used in construction of trash enclosures

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Detailed elevation plans showing the materials to be used in construction of trash enclosures

Design Review Application

Applicant: Tri-Legacy Development Phone: 895-8858
☐ Owner ☒ Developer ☐ Representative Fax/Email: _____
 Applicant's Address: 2358 S. Titanium
Meridian, ID Zip: 83642
 Owner: Don Johnson Phone: _____
 Owner's Address: 3985 W. Lake Hazel
Meridian, ID Zip: 83642
 Represented By: (if different from owner) Jane Suggs Phone: 342-6941
 Address: 200 Louise St. Email: jsuggs@cdkone.net
Boise, ID Zip: 83712
 Address of Property: 3601 S. Memory Lane
 Distance from Major Cross Street: W. Lake Hazel & S. Ten Mile

Please check the box that reflects the intent of the application

☐ BUILDING DESIGN REVIEW
☒ SUBDIVISION / COMMON AREA LANDSCAPE

☐ DESIGN REVIEW MODIFICATION
☐ STAFF LEVEL APPLICATION

Design Review Application

Form 300DR

May 2010
Page 5 of 8

This Design Review application is a request to construct, add or change the following: (Briefly explain the nature of the request.)

Common area landscaping for Memory Ranch Subdivision

1. Dimension of Property: 67, 4 acres
2. Current Land Use(s): farm, ranch, farmstead homes and outbuildings
3. What are the land uses of the adjoining properties?
 North: farm, farmstead home
 South: farm, farmstead home
 East: farm
 West: farm
4. Is the project intended to be phased, if so what is the phasing time period?
 Please explain: see phasing plan w/ preliminary plat
5. The number and use(s) of all structures: N/A

6. Building heights: N/A Number of stories: _____
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

LO-35' C-2: 60' CBD: 80' M-2: 60' P: 60'
 C-1: 35' C-3: 60' M-1: 60'

7. What is the percentage of building space on the lot when compared to the total lot area? ~61% building lots
8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna City Code, Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

MATERIAL

COLOR

Roof: N/A

Walls: (State percentage of wall coverage for each type of building material below for each heritage wall. If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet or this application. Please attach photos to support application types.)

% of Wood application: _____

% EIFS: _____
 (Exterior Insulation Finish System)

% Masonry: _____

% Face Block: _____

% Stucco: _____

& other materials(s): _____

List all other materials: _____

Windows/Doors: _____
 (Type of window frame & style / door & style material)

Soffits and fascia material: _____

Trim, etc.: _____

Design Review Application

Form 300DR

May 2010
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Other: 1

N/A 9. Please identify Mechanical Units: _____
Type/Height: _____
Proposed Screening Method: _____

N/A 10. Please identify trash enclosure: (size, location, screening & construction material) _____

11. Are there any irrigation ditches/canals on or adjacent to the property?
If yes, what is the name of the irrigation or drainage provider? Harris Lateral

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)
Type: 6" vinyl fencing Size: 5' wrought iron fence
Location: perimeter of property along common open spaces
(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Deflection:
infiltration and shallow storage

14. Percentage of Site Devoted to Building Coverage: 86.1% building lots (includes setbacks that are non-buildable)
% of Site Devoted to Landscaping: 11.17% Square Footage: 325,390 SF
(including landscaped rights-of-way)
% of Site that is Hard Surface: 2.71% Square Footage: 79,270 SF (rough est.)
(paving, driveways, walkways, etc.)
% of Site Devoted to other uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
see plan

16. Are there any existing trees of 4" or greater in caliper on the property? (Please provide the information on the site plan.)
If yes, what type, size and the general location? (The City's goal is to preserve existing trees with greater than a four inch (4") caliper whenever possible.)
see plan and calculations on page 64

N/A 17. Dock Loading Facilities:
Number of docking facilities and their location: _____
Method of screening: _____

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.)
see plan - trail, pathways, parks

19. Setbacks of the proposed building from property lines: see plan - subdivision letter

Design Review Application Form 3000R May 2010 Page 7 of 8



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5999
Website: www.cityofkuna.com

FILE NO.: 15-04-DR
CROSS REF: 15-02-AN, 15-02-20, 15-01-SUB
FILES: MEMORY RANCH SUB.

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi-family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Application Use	Surf Use
☒ Multi-family dwellings	☐
☒ Commercial	☐
☒ Industrial	☐
☒ Institutional	☐
☒ Office	☐
☒ Common Area	☐
☒ Subdivision Signage	☐
☒ Proposed Conversions	☐
☒ Proposed changes in land use and/or building use or exterior remodeling	☐
☒ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.	☐

Date of pre-application meeting: 3/26/15
Note: Pre-applications are valid for a period of three (3) months.

A complete Design Review Application form
Note: It is the applicant's responsibility to use a current application.

Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.

One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. see subdivision application

One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). see subdivision app.

Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application. see subdivision app.

Design Review Application Form 3000R May 2010 Page 1 of 8



GORDON N. LAW
CITY ENGINEER

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Memory Ranch Project
Annexation, Rezone and Preliminary Plat
15-02-AN, 15-02-ZC, 15-01-S

DATE: June 24, 2015

The City Engineer has reviewed the annexation, rezone and Preliminary Plat request of the above applicant dated June 23, 2015. It is noted that specific development plans are provided, which includes 261 firm buildable lots and an option for an additional buildable lot in place of an approach which may be abandoned in the future. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to a future regional lift station along Mason Creek. Preliminary investigations have concluded that all wastewater flows from this project could receive treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- This property was included in Local Improvement District 2006-1 but never satisfied its obligations to the District and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- With the regional lift station not yet constructed, the developer has proposed installing a temporary lift station discharging to a 12-inch force main entering the North Wastewater Treatment Facility. This option can be implemented.

Page 1 of 5

19/A 20. Parking requirements: Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

Total Number of Compact Spaces 8'x17': _____ Width and Length of Spaces: _____
21. Is any portion of the property subject to flooding conditions? Yes _____ No ☒

IF THE PLANNING DIRECTOR OR DESIGNER, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.4170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant: Jane D. Egan Date: 6/19/15
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

Design Review Application _____ Form 3000R _____ MAY 2010
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- d) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
 - e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.c above.
 - f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended at useable depths in right-of-way adjacent to the project. This applies to a sewer main in Ten Mile Road, which should be extended to the south boundary of Memory Ranch Subdivision.
 - g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.
- 2. Potable Water Needs**
- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
 - b) The nearest available water main (12-inch) is located in the Ten Mile right-of-way adjacent to the project.
 - c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, 12-inch water mains are required in the portions of Ten Mile Road, Lake Hazel Road and one future mid-mile collector fronting the project.
 - e) 8-inch water mains should be installed by developer in internal subdivision streets.
 - f) At least 8-inch water mains are to be stubbed by developer to the property line or trunk lines on Donaway Ave. (2 places), Memorial St., Salutation St. and N. Memory Way.
 - g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
 - h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
 - i) The City Engineer concludes redundancy of water transmission route to the development site is not yet provided by existing facilities.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch and 12-inch) is located at Ten Mile Road and Mason Creek Road.
- b) The property's irrigation needs are presently served by the Nampa-Meridian Irrigation District. The city does not have pressure irrigation facilities adjacent to this development but the proposed use justifies either the extension of irrigation transmission lines to the site or the construction of a regional pump station on the site. The City Engineer recommends the extension of a Master Plan transmission line to the project.
- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.

Page 2 of 5

- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of trunk lines in the Ten Mile and Lake Hazel frontages where they don't presently exist. It also designates the providing of a trunk line in the future mid-mile collector street frontage.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and 1/2 acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.

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- f) Provide engineering certification on all final engineering drawings.
- g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

The subject property fronts on its east and north sides on a section line arterial streets (Ten Mile and Lake Hazel) and on the south side a future mid-mile collector. The following conditions are related to these classified streets:

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - a. 10-foot minimum subdivision boundary easement;
 - b. 10-foot minimum street frontage easement;
 - c. 10-foot back lot line easement as required in code;
 - d. 5-foot side lot line easement.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.
- d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

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

9. Phasing of Development

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.

**Project/File:****Memory Ranch / KPP15-0003 / 15-02-AN / 15-01-S**

The applicant is requesting annexation of approximately 10 acres, rezoning of approximately 135 acres to R-6, and subdivision of approximately 67 acres as part of Memory Ranch Subdivision. The proposed subdivision will include 261 residential lots and 20 common lots, located near the southwest corner of Lake Hazel Road and Ten Mile Road.

Lead Agency:

City of Kuna

Site address:

SWC of Ten Mile Road and Lake Hazel Road

Applicant:

Jane Suggs
Suggs Community Solutions
200 Louisa St.
Boise, ID 83712

Representative:

Trilogy Development
2358 S. Titanium Pl.
Meridian, ID 83642

Staff Contact:

Austin Miller
Planner I
Phone: 387-6335
E-mail: amiller@achdidaho.org

**A. Findings of Fact**

- Description of Application:** The applicant is requesting annexation of approximately 10 acres, rezoning of approximately 135 acres to R-6, and subdivision of approximately 67 acres as part of Memory Ranch subdivision. The proposed subdivision will include 261 residential lots and 20 common lots, located near the southwest corner of Lake Hazel Road and Ten Mile Road.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Rural-Urban Transition	RUT
South	Rural Residential	RR
East	Rural Residential	RR
West	Rural Residential	RR

- Site History:** ACHD has not previously reviewed this site for a development application.

- New Center Lane Miles:** The proposed development includes approximately 1.8 lane miles of new public road.

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Memory Ranch / KPP15-0003 / 15-01-S

- Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

6. Capital Improvements Plan/ Integrated Five Year Work Plan:

- The intersection of Ten Mile Road and Amity Road is scheduled in the IFYWP to be reconstructed as a roundabout in 2019.
- Lake Hazel Road is listed in the CIP to be widened to 5-lanes from Ten Mile Road to Black Cat Road between 2027 and 2031.
- Ten Mile Road is listed in the CIP to be widened to 5-lanes from Columbia Road to Lake Hazel Road between 2027 and 2031.
- The intersection of Lake Hazel Road and Ten Mile Road is listed in the CIP to be reconstructed as a dual-lane roundabout with a southbound right turn bypass lane between 2022 and 2026.
- The intersection of Ten Mile Road and Amity Road is listed in the CIP to be widened to 7-lanes on the north leg, 7-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2027 and 2031.

B. Traffic Findings for Consideration

- Trip Generation:** This development is estimated to generate 2,494 vehicle trips per day; 196 vehicle trips per hour in the AM peak hour and 263 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. Traffic Impact Study

Thompson Engineers prepared a traffic impact study for the proposed Memory Ranch Subdivision. Below is an executive summary of the findings **as presented by Thompson Engineers**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD staff comments on the submitted traffic impact study can be found below under staff comments.

Proposed Development:

The project is a residential development of approximately 262 single family dwelling units. The final site plan was not finalized at the time of this report.

The site is expected to access the transportation system via Lake Hazel Road and Ten Mile Road. Future connectivity will be provided to the southwest.

Study Area:

The area of influence is anticipated to be west Ada County, Idaho, including the City of Kuna. The primary impact will be along Lake Hazel Road and Ten Mile Road. The study area will include the following intersections.

- Ten Mile Road and Lake Hazel Road
- Linder Road and Lake Hazel Road
- Amity Road and Ten Mile Road

Conclusions:

Below are the findings of the report:

- The site will access the transportation system via Lake Hazel Road, and Ten Mile Road.
- The intersection of Lake Hazel Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.

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- The intersection of Ten Mile Road and Amity Road will operate at unacceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.
- If we add traffic from approved off site developments to the existing traffic at the intersection of Ten Mile and Amity, we estimate that the intersection will operate at a poor LOS F. However, the subdivisions have not yet been approved and may not be at full build out prior to 2019. In the PM peak hour, the intersection will operate at LOS F with an additional 25 vehicles in the southbound through movement and 12 additional vehicles in the northbound through movement. The AM Peak hour has much more capacity available. Since the roundabout is a scheduled project, this level of service for a year or two.
- The intersection of Lake Hazel Road and Ten Mile Road will operate at acceptable levels of service under background and total traffic condition in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.
- Ten Mile Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy of arterial roads.
- Lake Hazel Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads. Lake Hazel Road is identified as a future primary east-west arterial roadway.
- The proposed site plan provides good circulation. Only one road is anticipated to exceed 1,000 vpd and there are no front-on houses on this segment. This road should be constructed to collector standards.
- The site access point on Lake Hazel road is approximately ¼ mile from Ten Mile Road, and is in conformance with ACHD access standards.
- The north site access point on Ten Mile road is approximately 1,000 feet south of Lake Hazel Road, and is in conformance with ACHD access standards.
- The south access point on Ten Mile Road is approximately 900 feet south of the north entrance, and is in conformance with ACHD access standards. This access is intended to be temporary, and will be closed upon the extension of the east-west mid mile collector road at Ten Mile Road.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lake Hazel Rd.	2,2010-feet	Principal Arterial	54	Better than "E"	Better than "E"
Ten Mile Rd.	1,660-feet	Minor Arterial	308	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Lake Hazel Road west of Ten Mile Road was 640 on January 26, 2012.
- The average daily traffic count for Ten Mile Road north of Columbia Road was 3,680 on February 28, 2012.

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C. Findings for Consideration

1. Ten Mile Road and Amity Road Intersection

a. TIS Findings:

Under background and total traffic conditions in the build out year, the intersection of Ten Mile Road and Amity Road will operate at unacceptable levels of service as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.

The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.

With traffic added from approved and proposed developments in the area, it is estimated that the intersection will operate at LOS F. However, not all of the subdivisions included in this TIS have been approved and may not be fully built out prior to 2019. In the PM peak hour, the intersection will operate at LOS F with an additional 25 vehicles in the southbound through movement and 12 additional vehicles in the northbound through movement. The AM Peak hour has much more capacity available. Since the roundabout is a scheduled project, this intersection will only operate at a poor level of service for a year or two, IF all of the approved and proposed developments are built out.

PM Peak Hour Intersection Analysis Summary (assuming roundabout in 2019)

LOS Summary PM Peak Hour Conditions	2015 Existing		Background		2020 Total	
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Amity/Ten Mile	43.2		E	16.2		C
NB Approach	17.6	0.50	C	11.6	0.53	B
SB Approach	70.8	1.00	F	30.0	0.81	C
EB Approach	18.2	0.52	C	10.8	0.40	B
WB Approach	32.6	0.80	D	11.5	0.38	B

b. Policy:

Level of Service Standards

The TIS shall evaluate the potential impact of a specific development on the existing system. Acceptable level of service standards for each roadway segment and/or intersection evaluated shall be in accordance with Table 2 and Table 3. For all roadway segments the minimum acceptable projected level of service shall be LOS E for Principal Arterials and LOS D for Minor Arterials and Collectors. The acceptable level of service for all intersections should be based on a maximum Volume to Capacity (V/C) ratio of .90. The projected traffic shall include the background traffic and the projected site traffic.

Table 2: Level of Service Standards for Roadway Segments (Maximum Peak Hour Volumes)

Functional Classification	Lanes	LOS D	LOS E
Principal Arterials			
No Left-Turn Lanes	1	550	690
Minor Arterials			
No Left-Turn Lane	1	550	690

- b. Policy:**
- Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.
- Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.
- Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.
- Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.
- No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.
- The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.
- Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.
- Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.
- A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.
- Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).
- ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Arterial Road is designated in the MSM as a Residential Mobility Arterial with 5-lanes within 100-feet of right-of-way.
- c. Applicant Proposal:** The applicant is proposing to dedicate 50-feet of right-of way from centerline on Ten Mile Road abutting the site, and proposing to improve Lake Hazel Road with detached sidewalk.
- d. Staff Comments/Recommendations:** The applicant should be required to dedicate 50-feet of right-of-way from centerline on Lake Hazel Road abutting the site. The applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide

Table 3: Intersection and Capacity Analysis Method

Policy	Threshold	Defined Parameters			
		Sat. Flow (vphpl)	Cycle Length (sec)	Min. Left (sec)	Lost Time (sec)
Capacity:	LOS "D" = V/C .90 LOS "E" = 1.00				
Method:	Intersection V/C .90: AND Lane Group V/C 1.00	1,800	150	20	3
Defined Parameters are: saturation flow-rate, signal cycle length, minimum left-turn phasing, lost time per phase, and peak hour factor.					

- c. Applicant Proposal:** The applicant is not proposing any improvements to the intersection of Ten Mile Road and Amity Road, which is located one mile north of the site.
- d. Staff Comments/Recommendations:** The Ten Mile Road and Amity Road intersection is listed in the adopted IFYWP and the draft for the updated IFYWP to be reconstructed as a roundabout in 2019. The intersection is currently operating at capacity. The intersection will operate at LOS F under current conditions and with the proposed development traffic added.
- Typically, when a roadway or intersection adjacent to a development is at or above an acceptable level of service staff recommends that improvements be made to mitigate the additional traffic to be generated by the development, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or IFYWP. The southbound thru movement is the only leg of the intersection that operates at LOS F. In this case, improvements include the reconstruction of the Ten Mile Road and Amity Road intersection. However, given timing of the development build out (estimated 2017-2018) in relation to the intersection project (2019), and the costs associated with reconstructing the intersection (in excess of \$1,200,000), accompanied with the aforementioned fact that the intersection is currently at capacity, it should not be necessary for the applicant to construct the improvements. Additionally, right-of-way acquisition is necessary for construction of the project, and because the intersection is located one mile north of the site, the applicant does not control or own parcels adjacent to the intersection project.
- Staff recommends a waiver of District Policy 7601.4.1 Level of Service Standards due to the reasons previously discussed. This allows the project to move forward with the understanding that the intersection of Ten Mile Road and Amity Road will be reconstructed in 2019, consistent with the IFYWP.
- 2. Lake Hazel Road**
- a. Existing Conditions:** Lake Hazel Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 26-feet of pavement (13-feet from centerline), within 50-feet of right-of-way for Lake Hazel Road (25-feet from centerline).

gravel shoulder, and should construct a 5-foot wide (minimum) detached concrete sidewalk along Lake Hazel Road abutting the site.

3. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 26-feet of pavement (13-feet from centerline), within 50-feet of right-of-way for Ten Mile Road (25-feet from centerline).

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM with 5-lanes.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 50-feet of right-of way from centerline on Ten Mile Road abutting the site, and proposing to improve Ten Mile Road with detached sidewalk.

- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate 48-feet of right-of-way from centerline on Ten Mile Road abutting the site, and should widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder, and construct a 5-foot wide (minimum) detached concrete sidewalk along Ten Mile Road abutting the site.

4. Internal Local Streets

- a. **Existing Conditions:** There are no roads constructed internal to the site.

- b. **Policy:**

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that 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 concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

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

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

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to

provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is planted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-foot maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local roads as 36-foot street sections within 52-feet of right-of way, complete with curb, gutter and 5-foot wide sidewalk.

Memory Way south of Lake Hazel Road is proposed to be constructed as a 54-foot street section within 80-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk. Memory Way tapers to the standard 36-foot street section north of Remembrance Drive.

Memorial Street between Ten Mile Road and Donaway Avenue is proposed as a 50-foot street section within 70-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk.

The applicant is proposing to construct knuckles throughout the site. The knuckles are all proposed to have 48-foot radii.

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

Landscape medians should be planted as right-of-way owned by ACHD. The medians are approved up to the 12-foot maximum width. Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding. The applicant should be required to provide 21-foot wide travel lanes on each side of the medians, as proposed.

A license agreement is required for all landscaping within ACHD right-of-way. The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.

5. Roadway Offsets

- a. **Existing Conditions:** There are no public roads constructed internal to the site.

b. **Policy:**
Local Street Intersection Spacing on Principal Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting arterial roadways is one half-mile.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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

- c. **Applicant's Proposal:** The applicant is proposing to locate Memory Way to intersect Lake Hazel Road approximately 1,300-feet west of Ten Mile Road (measured centerline to centerline).

The applicant is proposing to locate Memorial Street to intersect Ten Mile Road approximately 1,000-feet south of Lake Hazel Road, and Haymaker Street to temporarily intersect Ten Mile Road approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline).

All internal roads are proposed to align with or offset all other roads at distances greater than 125-feet.

- d. **Staff Comments/Recommendations:** Memory Way is proposed to intersect Lake Hazel Road approximately 1/4 mile west of Ten Mile Road. This location should be approved as proposed.

Memorial Street intersecting Ten Mile Road meets District policy and should be approved as proposed.

The applicant has proposed to construct Haymaker Road as a 36-foot wide temporary access road onto Ten Mile Road, located approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline). The temporary access is proposed to provide additional access to the development and is proposed to be closed once the planned future collector street is constructed.

Staff is supportive of the applicant's proposal and recommends that a temporary right-of-way easement be provided for the 36-foot wide temporary access road. The easement would be released after the planned future collector is constructed.

6. Stub Streets

a. Existing Conditions: There are no public roads existing internal to the site or stubbed to the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant is proposing to construct 3 stub streets. Donaway Avenue is proposing to stub to the northeast corner of the site, as well as the southeast corner of the site abutting the Harris lateral canal. Salutation Street is proposed to stub west of the site along the Harris Lateral canal.

d. **Staff Comments/Recommendations:** The applicant's proposal should be approved as proposed.

The applicant should be required to provide a road trust deposit for half the cost of the extension of Donaway Avenue over Harris Lateral.

Typically when a stub street is proposed to stub to a canal and the site's property line extends to the middle of the canal the applicant is required to provide a road trust deposit for half the cost of the extension of the street over the canal, as is the case with Salutation Street and Donaway Avenue. In lieu of providing a road trust deposit for Salutation Street, the applicant has the option to enter into a Development Agreement (DA) which would require the construction of the bridge crossing of the Harris Lateral when the parcel on the west side of the canal develops.

The option for the DA in lieu of the road trust deposit is because the applicant owns the property on both sides of the canal at the proposed Salutation Street crossing. The parcel west of the canal that the bridge would connect to is large enough (approximately 60 acres) to fund the bridge construction.

Staff recommends that the applicant and ACHD enter into a DA which would be recorded against the approximately 60 acre parcel west of Harris Lateral. This will ensure that a bridge is constructed when the parcel west of the canal develops regardless of who owns the property at that time.

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The DA should identify that when the parcel to the west of the canal develops that the bridge crossing of Harris Lateral will be constructed. The applicant should be required to provide a preliminary design for the bridge crossing to show that grades will work as part of plan approval for Salutation Street.

In order to ensure the bridge is constructed when the parcel west of the Harris Lateral develops, the DA must be in place and all conditions of the DA satisfied prior to signature of the first final plat within Memory Ranch Subdivision.

7. Tree Planters

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

8. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

9. Other Access

Lake Hazel Road and Ten Mile Road are classified as arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate 50-feet of right-of-way from centerline on Lake Hazel Road abutting the site.

2. Dedicate 48-feet of right-of-way from centerline on Ten Mile Road abutting the site.

3. Widen the pavement of Lake Hazel Road and Ten Mile Road abutting the site to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder.

4. Construct a minimum of 5-foot wide detached concrete sidewalk along Lake Hazel Road and Ten Mile Road abutting the site.

5. Construct the internal local roads as 36-foot street sections within 50-feet of right-of-way, complete with curb, gutter and 5-foot wide sidewalk.

Memory Way south of Lake Hazel Road is to be constructed as a 54-foot street section within 80-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk. Memory Way tapers to the standard 36-foot street section north of Remembrance Drive. Right-of-way at the northern portion of Memory Way should extend to the western property line, allowing access to the western parcel for future development.

Memorial Street between Ten Mile Road and Donaway Avenue is to be a 50-foot street section within 70-feet of right-of-way, including a landscape median, vertical curb, gutter, and sidewalk.

6. Construct Haymaker Road as a 36-foot wide temporary access road onto Ten Mile Road, located approximately 1,900-feet south of Lake Hazel Road (measured centerline to centerline). The temporary access is proposed to provide additional access to the development and is proposed to be closed once the planned future collector street is constructed. Staff recommends that a

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7. temporary right-of-way easement be provided for Haymaker Street, the 36-foot wide temporary access road. The easement would be released after the planned future collector is constructed.
10. Landscape medians should be platted as right-of-way owned by ACHD. The medians are approved up to the 12-foot maximum width. Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding. Provide 21-foot wide travel lanes on each side of the medians.
8. Sub Donaway Avenue to the northeast corner of the site. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
9. Provide a road trust deposit for half the cost of the extension of Donaway Avenue over Harris Lateral. Road will be extended sign
10. The applicant and ACHD shall enter into a Development Agreement which would be recorded against the approximately 60 acre parcel west of Harris Lateral, for the bridge extension of Salutation Street spanning Harris Lateral. This will ensure that a bridge is constructed when the parcel west of the canal develops regardless of who owns the property at that time. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
11. A license agreement is required for all landscaping within ACHD right-of-way.
12. Payment of impacts fees are due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

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9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

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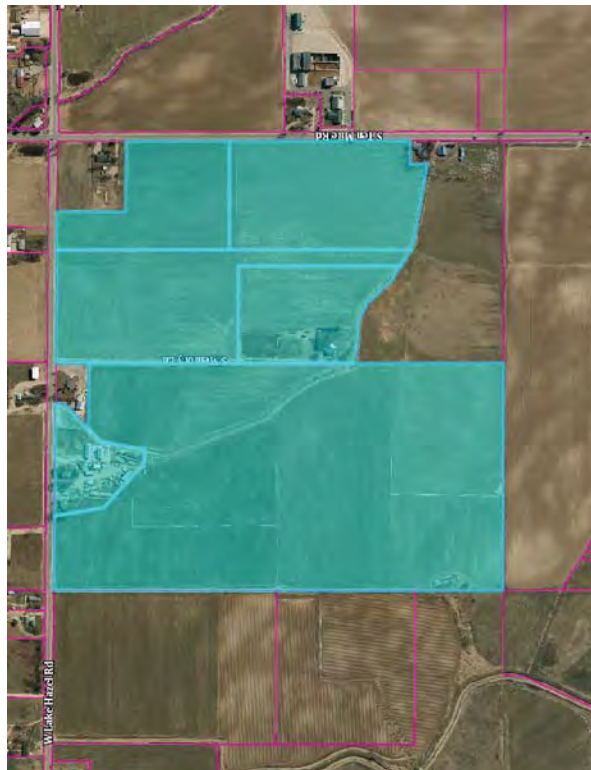
SITE PLAN



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Memory Ranch / KPP15-0003 / 15-01-S

VICINITY MAP



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Memory Ranch / KPP15-0003 / 15-01-S

Development Process Checklist

Items Completed to Date:

- ☒ Submit a development application to a City or to Ada County
- ☒ The City or the County will transmit the development application to ACHD
- ☒ The ACHD Planning Review Section will receive the development application to review
- ☒ The Planning Review Section will do one of the following:
 - ☐ Send a "No Review" letter to the applicant stating that there are no site specific conditions of approval at this time.
 - ☒ Write a Staff Level report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - ☐ Write a Commission Level report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- ☐ For ALL development applications, including those receiving a "No Review" letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the Development Review Section for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- ☐ Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.
- DID YOU REMEMBER:**
 - ☐ Construction (Non-Subdivisions)
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
 - ☐ Working in the ACHD Right-of-Way
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.
- ☐ Construction (Subdivisions)
 - ☐ Sediment & Erosion Submittal
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
 - ☐ Idaho Power Company
 - Vic Steelman at Idaho Power must have his IPOCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- ☐ Final Approval from Development Services is required prior to scheduling a Pre-Con.



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

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

Rezone # 15-02-AN
Conditional Use # _____
Preliminary / Final / Short Plat _____

Memory Ranch Sub

RECEIVED

JUL 06 2015

CITY OF KUNA

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - ☐ high seasonal ground water
 - ☐ bedrock from original grade
 - ☐ waste flow characteristics
 - ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - ☐ central sewage
 - ☐ community sewage system
 - ☐ interim sewage
 - ☐ central water
 - ☐ individual sewage
 - ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - ☐ central sewage
 - ☐ community sewage system
 - ☐ sewage dry lines
 - ☐ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
 - ☐ food establishment
 - ☐ swimming pools or spas
 - ☐ beverage establishment
 - ☐ grocery store
 - ☐ child care center
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- ☐ 14. _____

Reviewed By: Jim Brady

Date: 6/24/15

15726-02 (Rev 11/11)

Review Sheet



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

June 26, 2015

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 15-02-AN AND 15-01-S MEMORY RANCH SUBDIVISION

The Idaho Transportation Department has reviewed the referenced annexation and subdivision application for the Memory Ranch Subdivision on the southwest corner of Lake Hazel and Ten Mile Road west of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Memory Ranch Subdivision

One Time Fee Revenue and Annual Tax Revenue (with assumptions)

One Time Fees	Per du	# of units	Total
Type of Fee			
Sewer hook up fee	\$4,326	262	\$1,133,412
Water hook-up fee	\$2,258	262	\$591,596
Irrigation hook-up fee	\$1,520	262	\$398,240
Mechanical Fee w/o gas fireplace	\$93	262	\$24,366
Building Permit - Zoning	\$40	262	\$10,480
Building Permit - Application	\$30	262	\$7,860
Building Permit - Energy	\$25	262	\$6,550
Building Permit - Average SF	\$1,000	262	\$262,000
Building Permit - Elec/Plumbing	\$260	262	\$68,120
Building Permit - Water/sewer tie in	\$65	262	\$17,030
Building Permit - Temp. elec. Pole	\$65	262	\$17,030
Total	\$9,682		\$2,536,684

Estimated Annual Service Fees

Type of Fee	Per du	# of units	Total
Average annual water use	\$186	262	\$48,732
Average annual sewer use	\$210	262	\$55,020
Total	\$396		\$103,752

Annual Tax Revenue

assumptions:

avg. assess. value of home = \$213,292 w/o homeowner exemption
avg. assess. value of home = **\$123,712** w/ homeowner exemption - value used
using 2015 levy rates and 2015 homeowner exemption of \$89,580 for all homes
build out to occur in 7-9 years

Taxing Entity	Levy	Per du	# of units	Total
Ada County	0.00302	\$374	262	\$97,886
Emergency Medical	0.00015	\$19	262	\$4,862
ACHD	0.00108	\$134	262	\$35,006
School District #3	0.00665	\$823	262	\$215,543
Kuna Library	0.00065	\$80	262	\$21,068
Kuna City	0.00320	\$423	262	\$110,914
Kuna Cemetery	0.00014	\$17	262	\$4,538
Kuna Fire	0.00144	\$178	262	\$46,674
Mosquito Abatement	0.00003	\$4	262	\$972
College of Western Idaho	0.00017	\$21	262	\$5,510
Total	0.01653	\$2,072		\$542,973

Suggs Community Solutions
200 Louisa Street, Boise, Idaho 83712
lbsuggs@cablcone.net
208.342.6941

EXECUTIVE SUMMARY

Introduction

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Memory Ranch Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

Proposed Development

The project is residential development of approximately 256 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Lake Hazel Road and Ten Mile Road. Future connectivity is provided to the southwest.

Study Area

The area of influence is anticipated to be west Ada County, Idaho, including the City of Kuna. The primary impacts will be along Lake Hazel Road and Ten Mile Road. The study area will include the following intersections:

- Ten Mile Road and Lake Hazel Road
- Linder Road and Lake Hazel Road
- Amity Road and Ten Mile Road.

Conclusions

Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 2437 trips per day of which 192 trips will occur during the AM peak hour and 256 trips will occur during the PM peak hour.
- The site will access the transportation system via Lake Hazel Road, and Ten Mile Road
- The intersection of Lake Hazel Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in build out year. The critical peak hour is in the PM peak hour.
- The intersection of Lake Hazel Road and Amity Road will operate at unacceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour. The ACHD Five Year Improvement plan includes reconstruction of this intersection to a roundabout. As a roundabout, the intersection will operate at an acceptable level of service in both the background and total traffic conditions.

- The intersection of Lake Hazel Road and Ten Mile Road will operate at acceptable levels of service under background and total traffic conditions in the build out year as an all way stop controlled intersection. The critical peak hour is in the PM peak hour.

- Ten Mile Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads

- Lake Hazel Road is expected to operate at an acceptable better than LOS D in the build out year based on the ACHD policy for arterial roads. Lake Hazel Road is identified as a future primary east-west arterial roadway.

- The proposed site plan provides good circulation. Only one road is anticipated to exceed 1000 vpd and there are no front on houses on this segment. This road should be constructed to a collector standards.

- The site access point on Lake Hazel Road is approximately ¼ mile from Ten Mile Road, and is in conformance with ACHD access standards.

- The north site access point on Ten Mile Road is approximately 1000 feet south of Lake Hazel Road, and is in conformance with ACHD access standards.

- The south access point on Ten Mile Road is approximately 900 feet south of the north entrance, and is in conformance with ACHD access standards.

PROPOSED DEVELOPMENT

The project is residential development of approximately 256 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Columbia Road and Ten Mile Road via Mason Creek Road.

Figure 2 - Preliminary Site Plan



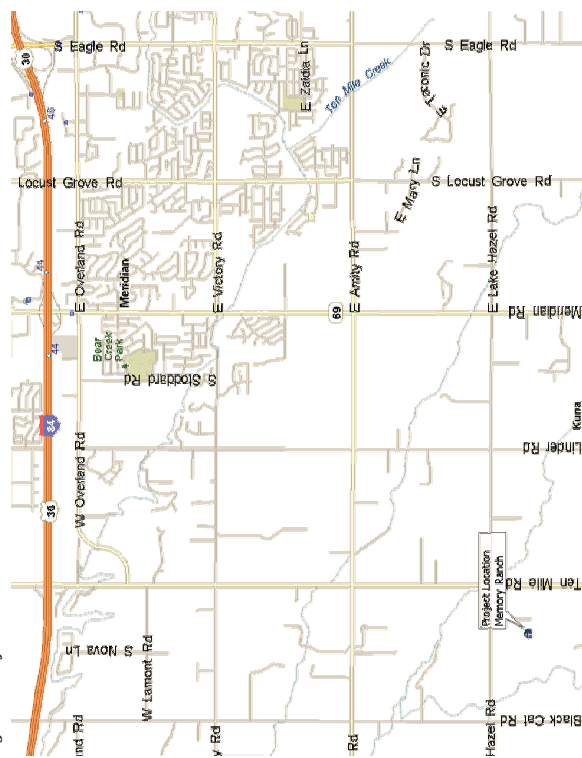
INTRODUCTION

CONCLUSION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Memory Ranch Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development.
- Intersection treatment of the site access points.

Figure 1- Project Location



Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Lake Hazel Road and Ten Mile Road. The study area will include the intersections of Ten Mile Road and Lake Hazel Road, Linder Road and Lake Hazel Road, and Amity Road and Ten Mile Road, as determine by a model run of the COMPASS transportation model.

Land Use

The site is within the Kuna city area of impact and is currently vacant. Existing zoning and land uses are for agricultural. A zoning change for residential use will be required.

STUDY PERIOD

Build Out Year

The Build out Year for this project is assumed to be 2020 to correspond with COMPASS data. The actual build out of the site will depend on market conditions and project implementation.

Horizon Year

2030 was selected as the horizon year, in accordance with the requirements of the Ada County Highway District.

EXISTING CONDITIONS

Road System

Lake Hazel Road is classified as a major arterial road by ACHD. In the vicinity of this project, it has one through lanes in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in front of the project.

Ten Mile Road is classified as a minor arterial road by ACHD. In the vicinity of this project, it has one through lanes in each direction, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There are multiple driveways on both sides of the highway. It has a posted speed of 50 MPH in the vicinity of the project.

Traffic Volumes

AM and PM Traffic counts were obtained at the intersections in the study area the week of April 1, 2015. Existing AM Peak Hour traffic volumes are shown in **Figure 3**. Existing PM Peak Hour traffic volumes are shown in **Figure 4**.

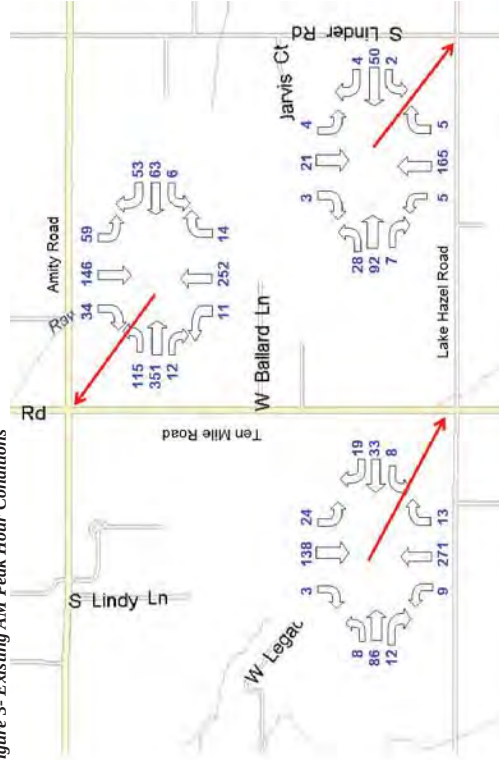
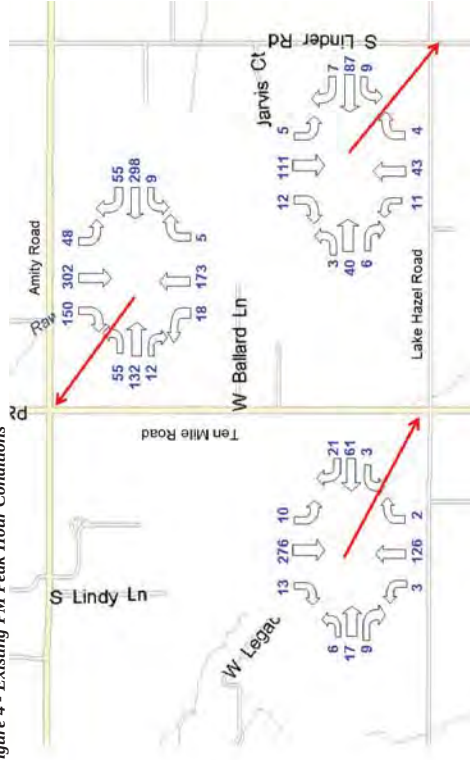


Figure 4 - Existing PM Peak Hour Conditions



System Improvements

The ACHD Five Year Capital Improvement Plan includes the reconstruction of the intersection of Amity Road and Ten Mile Road with a roundabout if FY 2019.

The 20 Capital Improvements Plan includes reconstruction of intersection of Ten Mile Road and Lake Hazel Road as a future roundabout.

The 20 Capital Improvements Plan includes reconstruction of Lake Hazel Road to five lanes. Lake Hazel Road is anticipated to provide a major east-west arterial in the future.

PROJECTED TRAFFIC

Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. A growth factor of 2.0% per year is used. Background AM Peak Hour traffic for build out year is shown in **Figure 5**. Background PM Peak Hour traffic for the build out year is shown in **Figure 6**.

Horizon year traffic projections should be viewed with caution. Due to the effects of a compounding growth rate over time, even low growth rates can have significant impacts. Review of horizon year analysis should be limited to future right-of-way preservation, and additional planning issues.

Off Site Traffic

Ardell Estates and Silver Trail Subdivisions are currently in the approval process. Ardell Estates is located at Linder Road and Ardell Street. Silver Trail is located at Columbia Road between Ten Mile and Linder Roads. Both developments will add traffic to Ten Mile Road and Linder Road. This traffic is added to the background traffic.

Daily Traffic

Daily counts on Columbia Road were obtained by L2 Data Collection on April 1, 2015. Columbia Road is the only roadway fronting the project. Ten Mile Road data was obtained from the ACHD web site.

Table 1- Daily Traffic

Roadway Segment	Location	Count	Date
Ten Mile Road	North of Lake Hazel	5806	4/10/15
Ten Mile Road	South of Lake Hazel	5479	4/10/15
Lake Hazel Road	West of Ten Mile	1226	4/10/15
Lake Hazel Road	East of Ten Mile	1399	4/10/15

Figure 5- Build Out Year AM Peak Hour Background Traffic

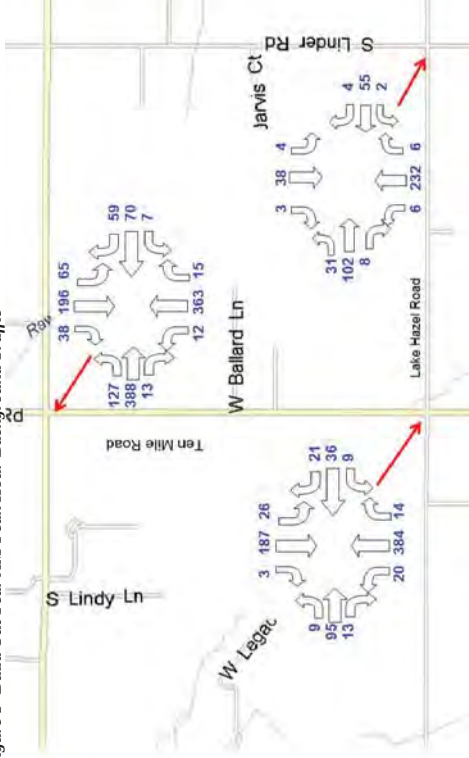
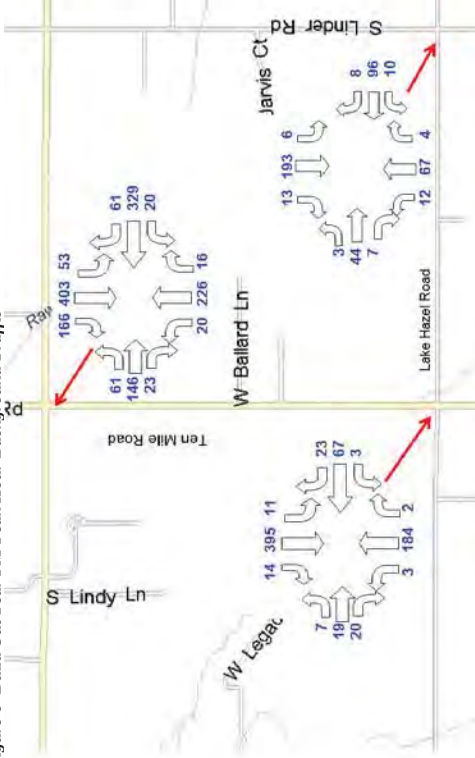


Figure 6- Build Out Year PM Peak Hour Background Traffic



Trip Generation

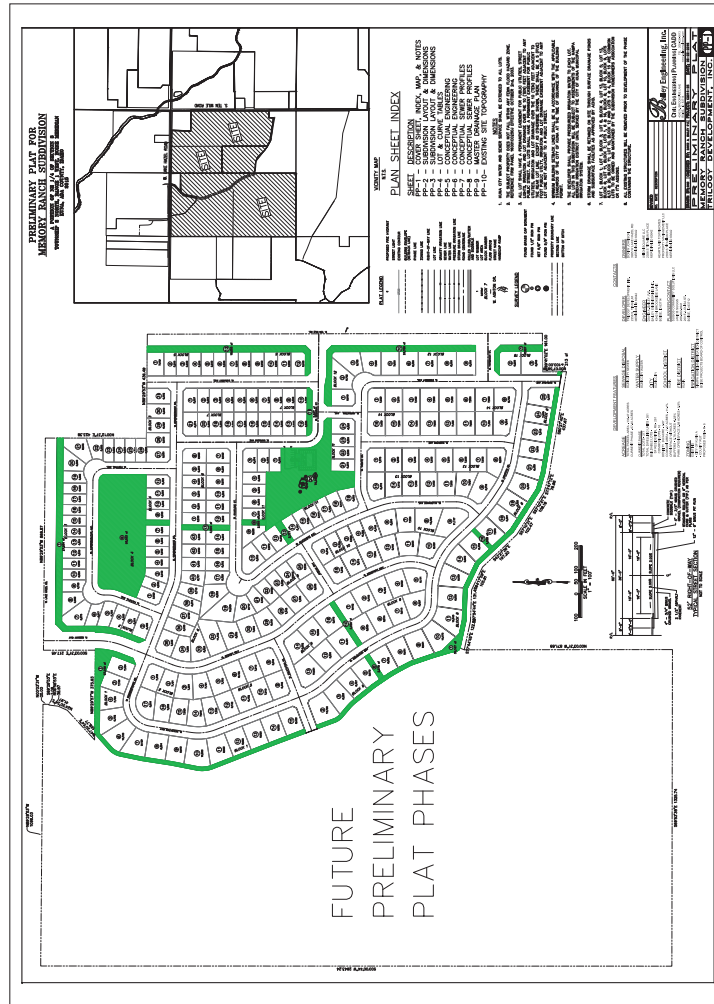
Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9th edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. The site trip generation is obtained by applying the trips generation rates obtained from the Manual for each category of land use within the development. **Table 2** shows the trip generation of the site. Pass by rates are estimated from data published by the Institute of Transportation Engineers.

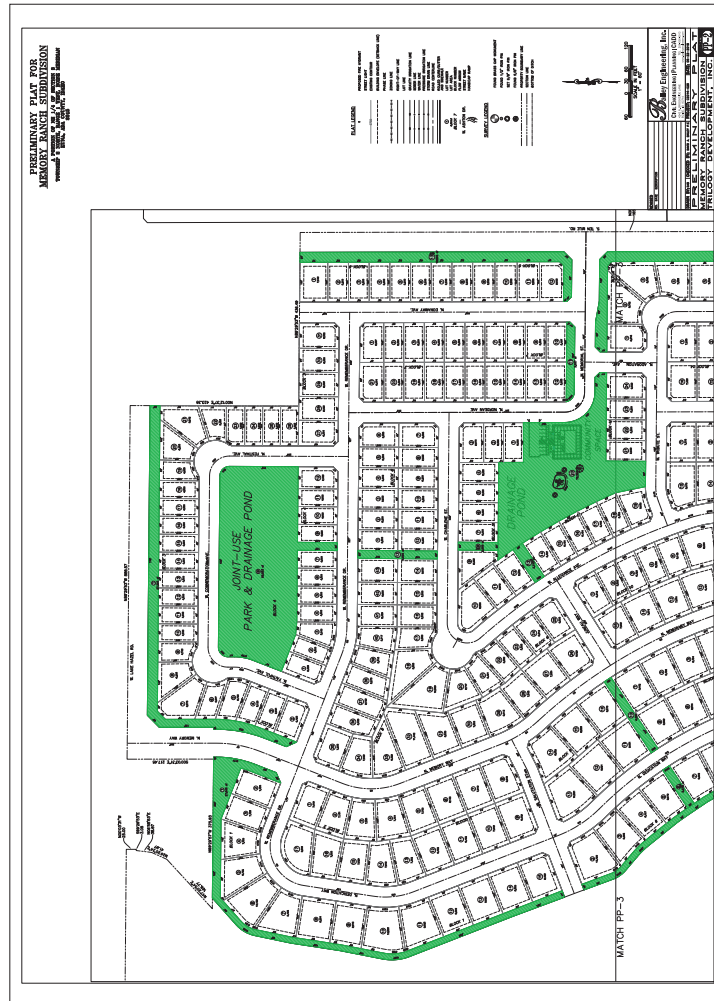
Table 2- Trip Generation

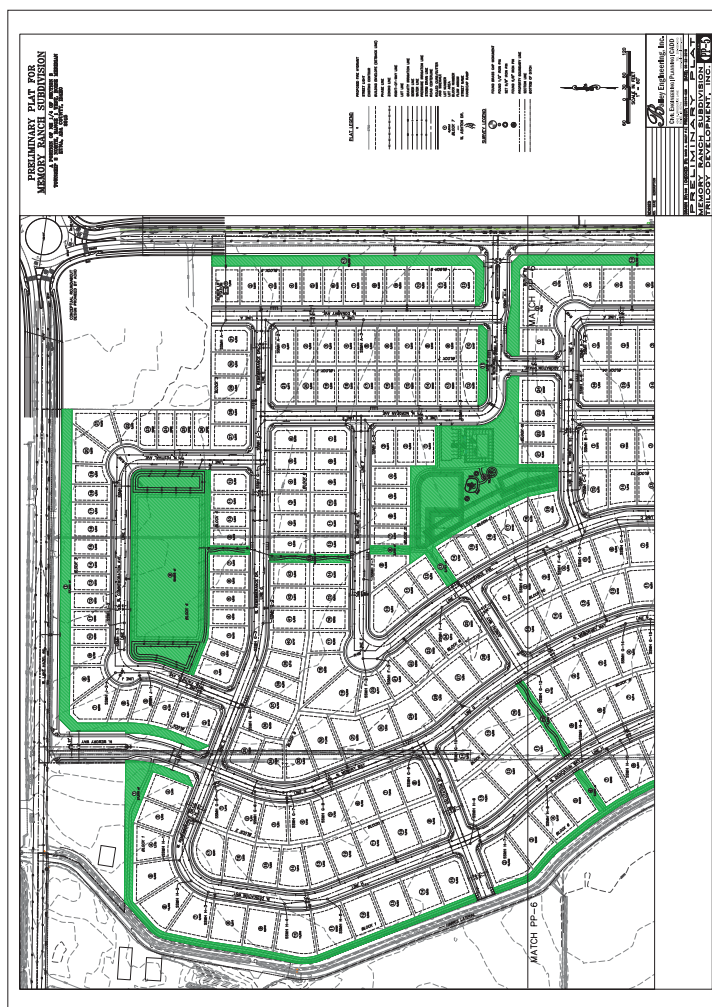
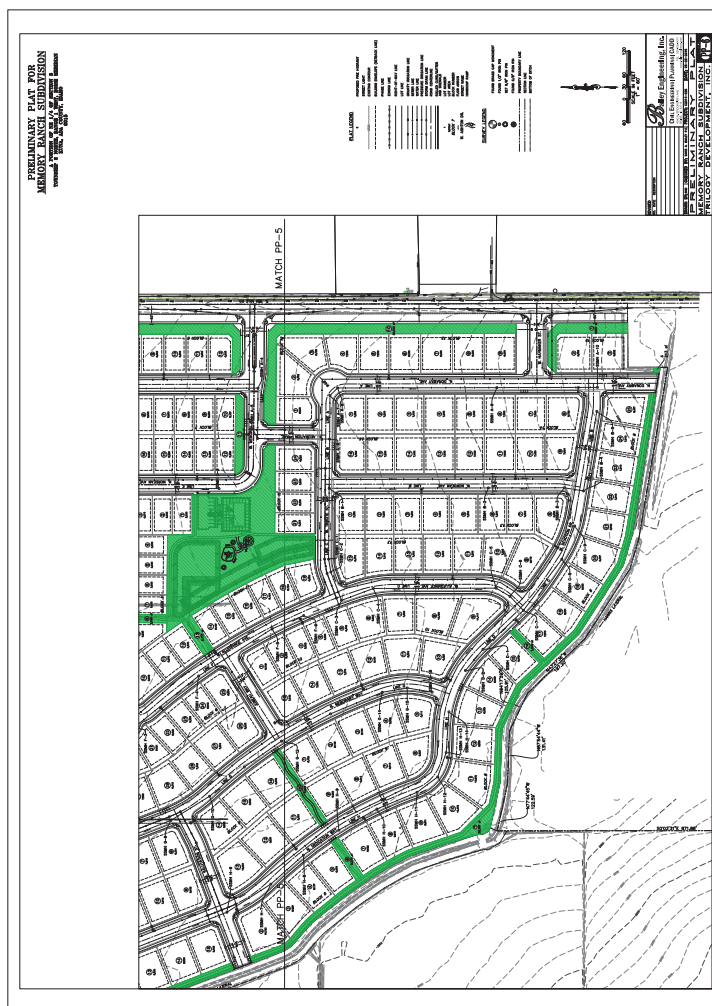
ITE Code	Land Use	Time Period	No.	Units	24 hr 2-Way		Total
					Ratio	Total	
210	Single Family Dwellings	Daily	262	DU	9.52	2494	2494
					Enter Ratio	Total	Exit Total
210	Single Family Dwellings	AM Peak Hour	262	DU	0.19	49	0.56 117
210	Single Family Dwellings	PM Peak Hour	262	DU	0.75	197	0.25 66 263

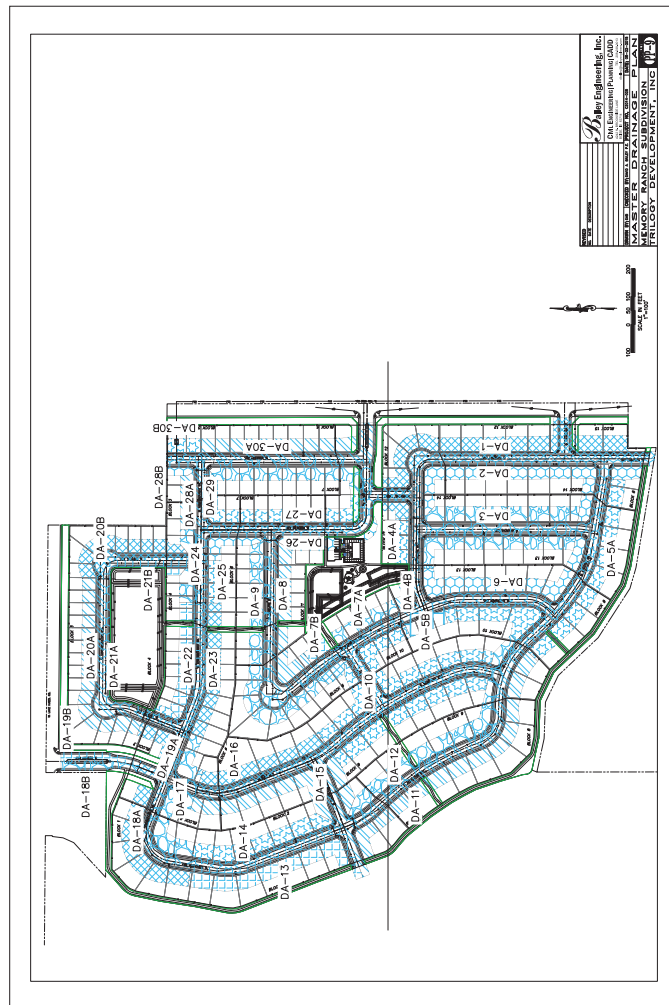
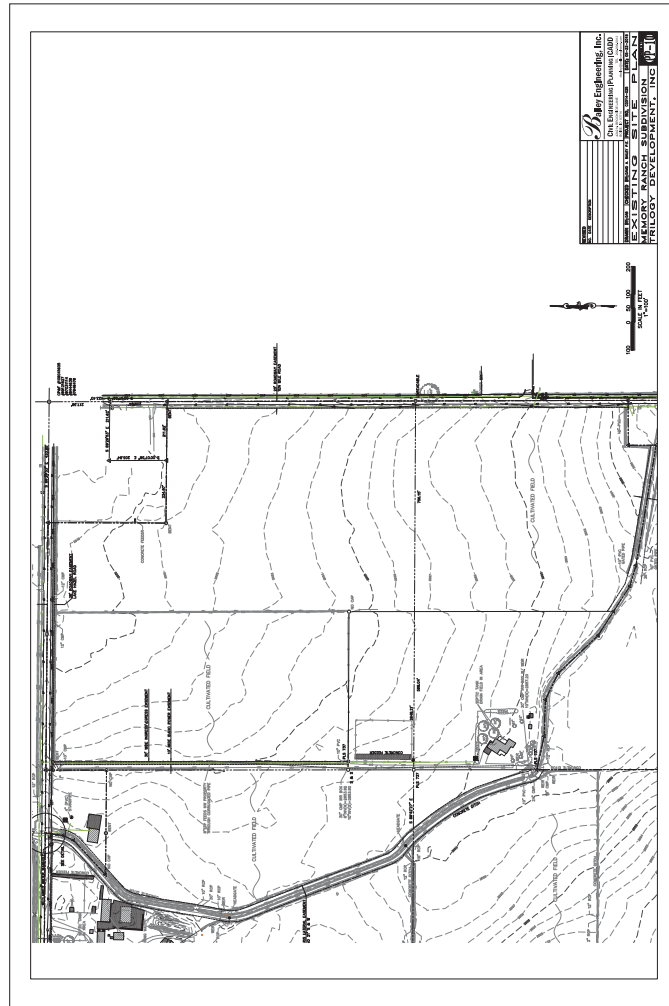
Trip Distribution

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Ada County and assigned to the transportation system. Based on current travel patterns, the modal split is negligible, so all trips are assigned to vehicles, and the vehicles are assigned to the roadway system. The distribution for this development is based on information obtained from COMPASS and current travel patterns. The site traffic distribution for the development is shown in **Figure 7**.

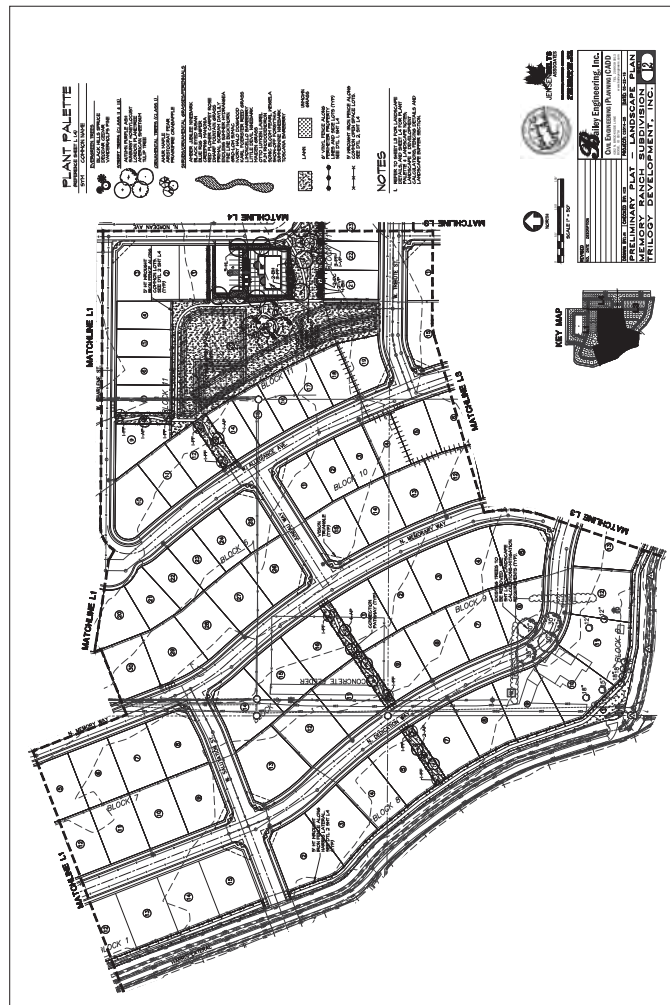
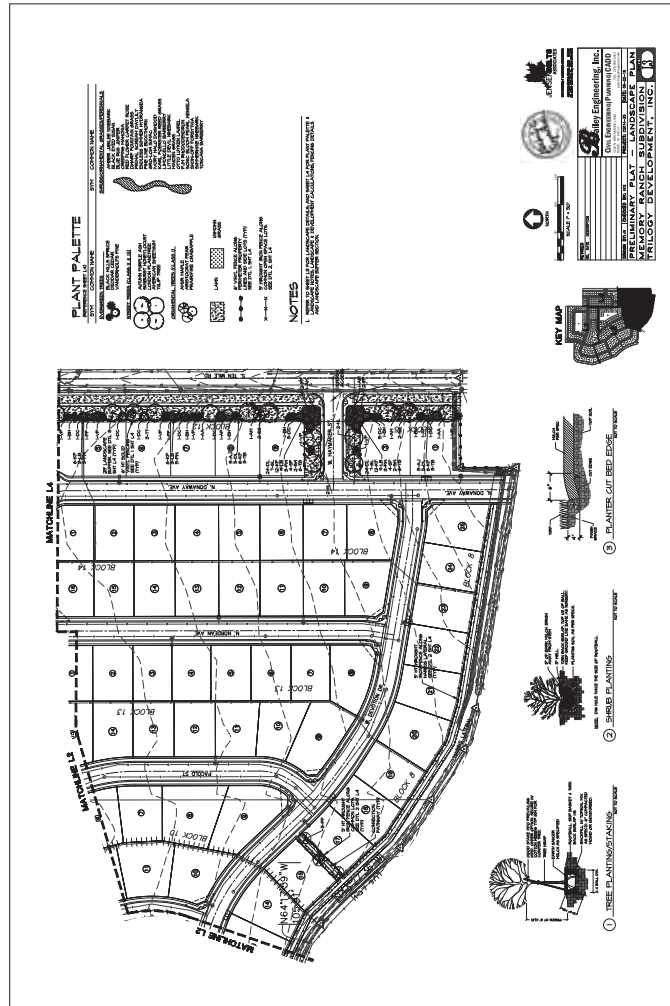


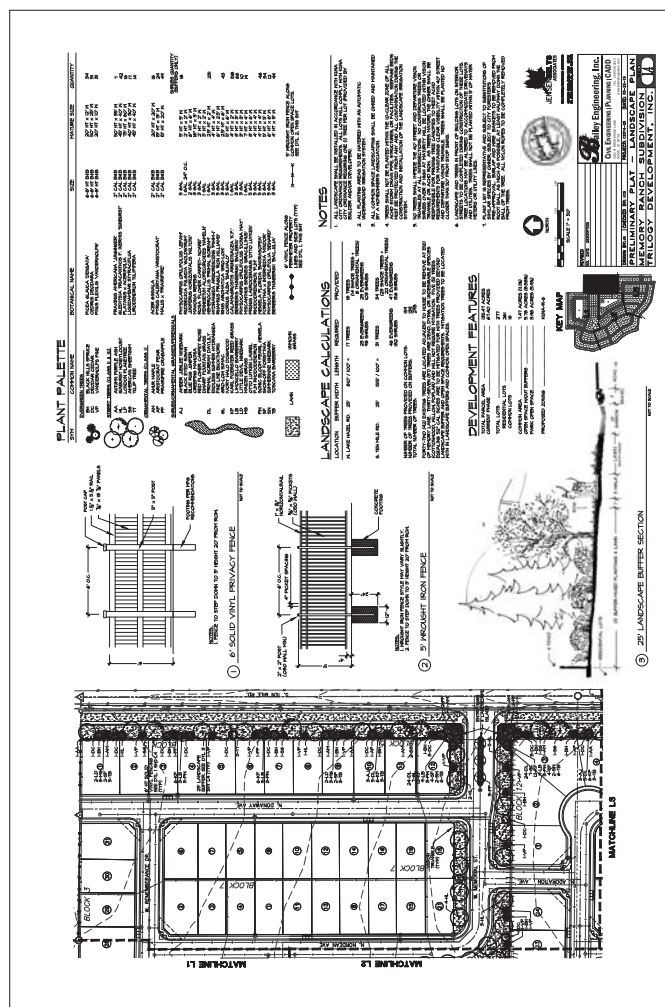
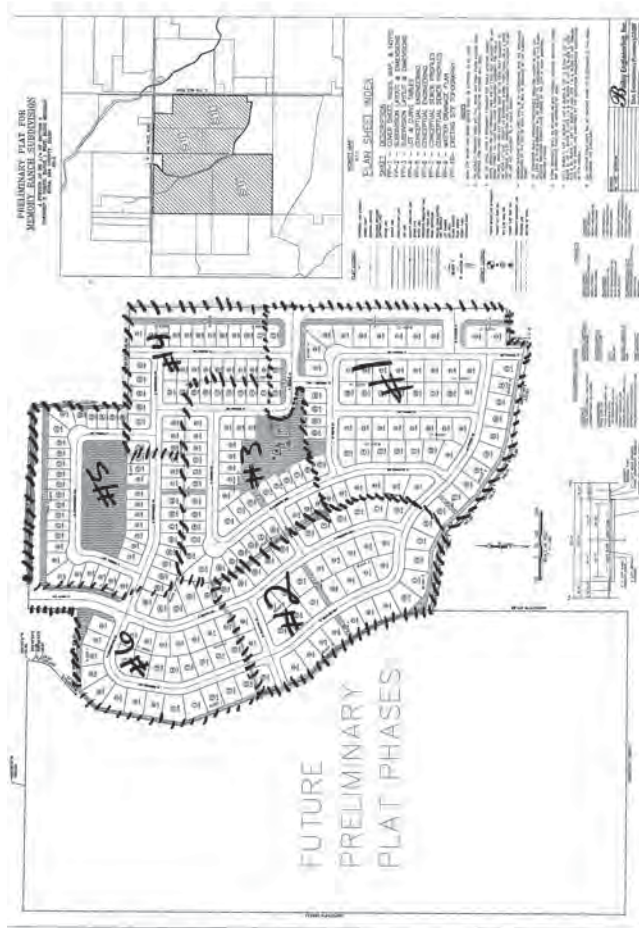














City of Kuna

P&Z Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission
Case Number(s): 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) and 15-04-DR (Design Review) **Memory Ranch Subdivision**

Location: Southwest Corner (SWC) Ten Mile and Lake Hazel Roads,
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: August 11, 2015
Findings of Fact: August 25, 2015
Applicant: Trilog Development, Shawn Brownlee
2358 S. Titanium Plc
Meridian, ID, 83642
208.895.8858
shawn@trilogvidaho.com

Engineer: Suggs Community Solutions, Jane Suggs
200 Louisa St.
Boise, ID 83712
208.939.91358
jsuggs@cablcone.net

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- A. Course Proceedings
- B. Applicants Request
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- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Commission Recommendation to Council

A. Course of Proceedings

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

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File No. 15-02-AN, 15-02-ZC, 15-01-S and 15-04-DR
Memory Ranch Subdivision – Trilog Development
P: P&Z\SHARED\CASES\Subs\ **Memory Ranch FofC**.col

a. Notifications

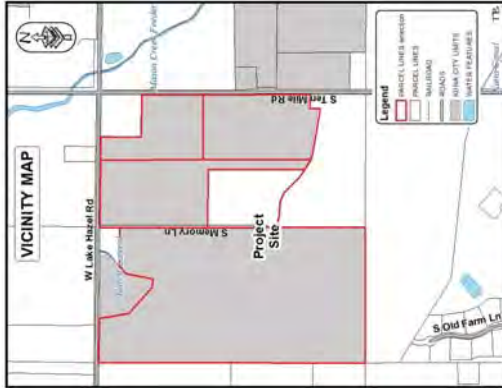
- i. Neighborhood Meeting April 22, 2015
- ii. Agencies June 23, 2015
- iii. 300 Property Owners July 27, 2015
- iv. Kuna, Melba Newspaper July 22, 2015
- v. Site Posted July 26, 2015

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 1.25 acres from A (Agriculture) to R-6 (Medium Density Residential) in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposes to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility. Others will be developed into a large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

C. Vicinity and Aerial Maps:



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File No. 15-02-AN, 15-02-ZC, 15-01-S and 15-04-DR
Memory Ranch Subdivision – Trilog Development
P: P&Z\SHARED\CASES\Subs\ **Memory Ranch FofC**.col

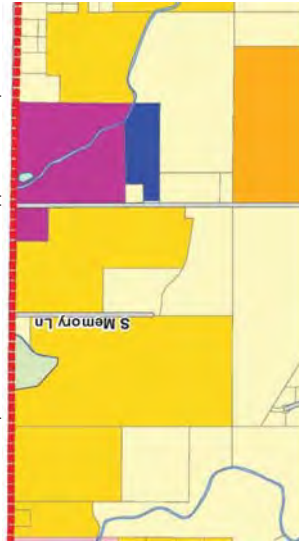


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D. History: The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

E. General Projects Facts:

- Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	A, RR	Ag. – Kuna City, Rural Residential – Ada County
West	RR	Rural Residential – Ada County

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File No. 15-02-AN, 15-02-ZC, 15-01-S and 15-04-DR
Memory Ranch Subdivision – *Trilogy Development*
P: P&Z\SHARED\CASES\Subs\ **Memory Ranch FoF Col.**

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. Services:

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

- Existing Structures, Vegetation and Natural Features:** Currently there is a home on the 10 acre parcel, the remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

- Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access on the north side of the project, from Lake Hazel Road. When the west half develops, there will be additional points of access on Lake Hazel along with access points on the west side when a mid-mile road will be constructed with improvements to the west half of the project.

- Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

- Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposes to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposes to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres). Applicant is proposing a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the

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File No. 15-02-AN, 15-02-ZC, 15-01-S and 15-04-DR
Memory Ranch Subdivision – *Trilogy Development*
P: P&Z\SHARED\CASES\Subs\ **Memory Ranch FoF Col.**

subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, to the Commission with recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, §46 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property "takings".*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICY – Economic Development

Goal 1: *Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.*

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – Land Use

Goal 2: *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, complies with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC., the Kuna Planning and Zoning Commission finds Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation to the Commission:

15-02-AN, 15-02-ZC and 15-01-Sub. Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

15-04-DRC-Design Review Note: *The proposed motion is also to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On August 11, 2015, the Planning and Zoning Commission voted 5-0, to recommend approval for Case No's 15-02-AN, 15-02-ZC and 15-01-Sub based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No's 15-02-AN, 15-02-ZC, 15-01-Sub and 15-04-DRC, annexation, rezoning, preliminary plat and Design Review with the following conditions of approval:

- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),

- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approve any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
- 2.1 – With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City. Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. 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.
11. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.

13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
14. Developer shall comply with all local, state and federal laws.

DATED: This 25th day of August, 2015.

ATTEST:


Troy Behunin, Senior Planner
Kuna Planning and Zoning Department


Lee Young, Chairman
Kuna Planning and Zoning Commission

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, August 11 2015

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:04 pm.

1. CONSENT AGENDA

- Planning and Zoning Commission **Meeting Minutes for July 28, 2015**
- 15-02-SUP** (Special Use Permit): Shayla Menard (Shayla's PawFecttion); SUP to operate an in-home pet grooming service business located at 226 E. Chapparosa Drive - *Findings of Fact and Conclusions of Law*.
- 15-01-AN** (Annexation): 'A' Team Land Consultants; annexation of approximately 287.17+/- acres near the intersection of Kuna and Cloverdale Roads (Falcon Crest Golf Course) into the City of Kuna and designated as A (Agriculture District) – *Findings of Fact and Conclusions of Law*.

Commissioner Gealy motioned to approve consent agenda;

Commissioner Hennis seconds, all aye and motioned carried 5-0.

Commissioner Wierschem motioned to modify the meeting agenda to move 'Item 3 – Old Business' to after the 'Item 5 – Public Hearing';

Commissioner Gealy seconds, all aye and motioned carried 5-0.

Chairman Young asked if there were any individuals in the audience that was here to testify for 'Linder Farms' No one indicated that they were.

2. PUBLIC MEETING:

- 15-05-SN** (Sign): **Coleman Homes, LLC**– Chris Taylor - Applicant has applied for four (two at each entry) subdivision entry monument signs for the Timbermist Subdivision (for phases one and two); there will be four signs total.

Troy Behunin: Chairman Young and Commission members, for the record; Troy Behunin, Kuna Planning and Zoning staff, Senior Planner. The application you have before you at this time; 15-05-SN is a sign permit request for approval for a subdivision sign. Kuna City code requires that all entry signs and all entry monuments in the subdivision go through Design Review and that is the purpose for tonight. Hopefully you have had a chance to review all of the

MEETING MINUTES
Tuesday, August 11 2015

materials for this application. The only thing that I don't have is a secondary location map that is quite like this one. It does show the locations of two signs on this page, but it doesn't have it quite in this manner, but locations for all four signs; it is located in the maps and staff would stand for any questions you might have relative to this application.

C/Young: Ok.

C/Gealy: I have no questions

C/Hennis: No

C/Wierschem: I have none

C/Young: Ok, is there anyone here for the applicant or anyone that would like to add anything to what Troy had? Ok, that brings us to our discussion, and I think the entrance signage looks really good. I think it has more character than a lot of the ones that we have seen lately so I think it fits in with what the city's goals are. It is within the height requirements, it's... I don't have any objection to this.

C/Hennis: No? Ok then.

Commissioner Hennis motioned to approve 15-05-SN sign application for Timbermist Subdivision entrance signs;

Commissioner Wierschem seconds, all aye and motioned carried 5-0.

3. PUBLIC HEARING

C/Young: Before I call the first case, I will just remind everybody of the way we run the public hearings and the rules that we have: 1) we will ask the applicant to come forward and present their project; staff will come forward and present their staff report, at that point we'll open the public hearing for public testimony; 2) everybody will have three (3) minutes to tell us whatever you would like; in favor, opposed, neutral, but when that three minutes is up, we ask that you stop and we let the next person in line go and at that point, the applicant will have a chance to rebut any of the public testimony that is given; that they cannot introduce any new information. It is just responding to questions or comments by the public. With that said, we will move on.

- 15-02-AN** (Annexation) **15-02-2C** (Zone Change), **15-01-5** (Preliminary Plat) and **15-04-DRC** (Design Review): Trilogy Development - Applicant requests approval to annex approximately 10 acres into City limits and rezone an additional (approximate) 121 acres from A (Agriculture) to R-6 (Medium Density Residential to develop a 262 lot residential subdivision (Memory Ranch). The applicant also seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole.

Jane Suggs: Thank you very much Commissioners and Chairman Lee, Mr. Young. My name is Jane Suggs and I am here representing Trilogy development and Memory Ranch, and I just want to start off by letting you know so you can relax a little bit; we have designed Memory Ranch to meet all the policies of the comprehensive plan. The annexation and the rezoning of property meets the future land use map for Kuna. The subdivision also meets all of the subdivision code requirements without any conditional use requests or exceptions and we agree with all of the conditions of approval

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

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We had a very well attended neighborhood meeting on April 22nd, and it was held at the north Kuna treatment plant, which is right across the street to the east from this property across Ten Mile. The main concern from the neighbors was the density of the project so I explained of course, that we were following the comprehensive plan that did propose this area to be medium-density residential, which is what we are building.

The mix of lot sizes is also one of the features of your comprehensive plan, to make sure that there is a mix of smaller lots and larger lots and we are meeting that as well. The lots in Memory Ranch also utilize the significant investment that has been made in this treatment plant that is just across the street so this is just the beginning of that opportunity to provide sewage treatment for all of those lots that are to be developed in the north part of Kuna. We also want to point out that the lots across from the treatment plant that kind of back up to Ten Mile, range in size from 5,200 square feet to over 8,000 square feet. So they're not the smallest lots, but they are also not the largest; even larger lots are located along the canal. Of course we are doing this because of the market, that you are backing up to one day, a five mile arterial, and also you are across the street from the sewage treatment facility, which, I have to say is very attractive because we had the meeting there.

We have prepared a phasing plan and I think that is in our list too; and it is kind of a rough drawing, but it shows that we are going to start our project down in the southeast corner of the property, so the southernmost area. It will include both of the entrances off of Ten Mile and you can see we will progress up towards the canal and then go to the center and do the park, then work our way around. Now, there is some complications sometimes by the fact that utilities might be available from the north, so we might want to make that change; so because of that, we are asking that any changes to the phasing plan due to the availability of utilities or to market conditions, must be approved by Kuna staff. So we won't do this without going to the staff and getting approval, so we would like to add that condition to our conditions of approval.

So we have designed Memory Ranch to meet the comp plan, the zoning ordinance and the subdivision codes and I believe Memory Ranch will be a great asset to Kuna, so I will stand for any questions you have.

CYoung: Ok. I don't see any elevations or anything which are shown for the pool house or that facility. Do you know what those materials are going to be at this point?

Jane Suggs: We have not designed that yet and not submitted anything for that. That is one of the things that is allowable; a community center in a subdivision, but we haven't progressed with any kind of design documents at this time for that. And I have to apologize, I actually had a couple of homes to show you but I didn't bring them with me on my jump drive so I can submit those as well.

CYoung: Ok, and also, you might have mentioned it, but the fencing around the pool site?

Jane Suggs: Anytime that you have to have a great view where you back up to a park, we are putting in the wrought iron fencing so you don't want to be closed in with the six foot vinyl fence if you're going by a pathway so in places where we have paths and along the big pathway we'll have the four foot wrought iron fence which is a really nice amenity.

CYoung: Ok

CWierschem: I just had a quick question in regard to the lighting near the pool and around the park area. I didn't see anything.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
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that are in the staff report so this could be over soon. In fact, I think we want to add a condition and I will talk about that a little later. Trevor, will you put up my vicinity map for me? Thanks.

CYoung: I think that is the wrong slide; the fun part about technology.

Jane Suggs: There we go. So, you can see according to the vicinity map that we are requesting an annexation of ten acres into Kuna; and that is the ten acres that are highlighted in the center of the property. We are requesting that the entire colored area, which is 135 acres, which includes the ten acre annexation, be rezoned from Ag (agriculture) zoning to R-6. Can you put up our preliminary plat please?

We are subdividing the eastern portion of the property into 261...oh that didn't come out as clear as I was hoping, 261 building lots and one future building lot for a total of 262 lots on 67.4 acres. So this is the eastern portion of the 135 acres. The density will be 3.87 dwelling units per acre. We are requesting the R-6 zone so that we can meet the lot size and frontage requirements including the setbacks. Setbacks for R-4 and R-6 are very similar on the lot sizes and the frontage requirements are a little different so we are certainly not going to build up to the R-6 zone which is up to six units to an acre, but we are going to use those dimensional standards, so we are asking to rezone to R-6.

The lot sizes will range from 4,500 square feet, which is the minimum lot size in R-6, and that is along the north boundary and they face an open park of about two acres. The other lots which are along the canal, which is along the western border of the property, and they will range in size from 8,000-10,000 square feet so those are larger lots along the west side of the property. Could you put up our landscape plan please?

Along with the mix of lot sizes, Memory Ranch features parks and pathways, as mentioned before the northern park is about two acres and it will be kind of an open space area and lined with trees around the street and it will be a great area for open play and maybe lounging under the trees while the kids kick a soccer ball around. There is another park located more centrally in the Memory Ranch, near the center, and it is one and three quarter acres, and it's including a pool with changing rooms, a tot lot and parking spaces. The park and the landscaping will be the first thing you see when you come into Memory Ranch from Ten Mile, so you can see the northern entrance on Ten Mile and you can see when you drive through, there will be a tree lined street and you will see the landscaping and the pool area.

We have also added as you can see several pathways to provide easy access to the parks, so you can walk to the park. And this also provides great pedestrian connection between the blocks and in the neighborhood. The pathway lots are twenty feet wide with a meandering sidewalk and landscaping. The pathways will be bound by four foot tall wrought iron fence, not the six foot vinyl fence that surrounds the property. We have also, and this is kind of a nice treat, we've also planned the entire length of that Harris lateral. It runs along the west and south side, we are going to put a pathway along that entire lateral. It is outside of the easement. It is on private property, but that would go along the entire boundary of the property and you can see that it's accessible by the stub street and a couple of pathways connections.

So the extra lot that I mentioned, that we went from 261 to 262 in our request, is the southern entrance off of Ten Mile Road, and we talked to ACHD, and they thought that it would be best that when the mid-mile collector on Ten Mile, which would be south of our property, when that ever develops and the mid mile collector is put in; that street, the southern entrance into our property would be a little too close. So when that occurs, we can close that street because there would be connections from the southern property into our property as well, and then we can turn that into a building lot.

As noted in our letter of intent, all utilities and urban services will be provided to the subdivision. Thompson Engineers prepared a traffic study that was reviewed and approved by ACHD, and all the streets within the subdivision are designed to Kuna standards and ACHD standards, and Ten Mile and Lake Hazel will handle the traffic, which you probably already know, that there are some planned improvements on Ten Mile and Lake Hazel including a roundabout at the intersection.

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Jane Suggs: You know, we actually haven't prepared a lighting plan at this point. We'll come with that in the other phase; we can submit that to you then. I know that you're interested in making sure that there is not glare on the other properties so we certainly take that into account making sure there is light enough so you can see what's going on; but not so much that it will sort of shine on other neighbors. That will be important to us as well.

C/Wierschem: Thank you. I have nothing further.

Jane Suggs: I just realized there is one thing for those of you that follow the sewer; because the big lift station is not yet built on the corner at Lake Hazel and Ten Mile, our most northeast lot will be a lift station that will carry and then pump the sewage to the treatment facility, so I know some of you are following how that works and that process; so we can't gravity flow to the sewage treatment right now, we'll pump. But when that new lift station goes in which is the city's lift station, we'll gravity flow to that.

C/Hennis: OK.

C/Young: Thank you.

Troy Behunin: Good evening Commissioners, once again for the record, Troy Behunin, senior planner with Kuna Planning and Zoning. This application for the Memory Ranch Subdivision includes 15-02-AN annexation; 15-02-ZC zone change; 15-01-S pre plat and 15-04-ORC which is design review and I am here to talk to you about the technical merits of the project and I can tell you that the applicant has submitted all of the materials for the application and they have held their neighborhood meeting with the property owners within 300 feet of the project notifying them of tonight's public hearing and it's also been published in the Kuna Melba News so statutorily, all of the notification processes, oh and the site was also posted, so all of the notification processes have taken place the way that they should.

Technically speaking, this application follows all of the requirements within the Kuna city subdivision and design review, landscape and annexation codes and what the applicant has proposed seems to be a good fit for the area and it does conform to the future land use map which does indicate that the site is designated as medium density residential. R-6 falls squarely within that and the proposed density is actually under what they are requesting. The only thing that staff would add is that it be considered that phase one of the subdivision include the pool and the clubhouse for the subdivision in phase one rather than phase three. That is what I was conferencing with the applicant about just a moment ago. They would like to make one clarification as to why it is not in phase one. Other than that, staff would hold true to the recommended conditions of approval and staff would stand for any questions you might have relevant to this application.

C/Young: Any questions for staff?

C/Gealy: I have one; could you clarify which ten acres are being annexed and is everything else, is it in city limits?

Troy Behunin: Absolutely; so if you'll look on the map that is behind you, there is an outlying smaller piece basically in the center of the project. I will come up and point it out; this piece right here.

C/Gealy: Oh, that piece there. So, everything else is in the city limits?

Troy Behunin: Everything else is in the city limits. In fact, it was in the city limits and it was part of the Local Improvement District program.

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C/Gealy: Thank you.

C/Hennis: Within the packet here, I didn't see any of the listing for that neighborhood meeting attendance. Is that... did I just miss it in here?

C/Wierschem: I didn't have it.

C/Hennis: So, were there any objections or anything brought out during the neighborhood meeting?

Troy Behunin: I apologize for ... I thought it was in there. I apologize. Jane? The applicant will address that.

C/Hennis: Ok. I don't have anything else for Troy.

C/Young: Any other questions for Troy at this point?

C/Gealy: Not at this time.

C/Young: Ok. Thanks Troy. Will the applicant please come back up for a moment and just clarify?

Jane Suggs: Again, for the record, Jane Suggs Memory Ranch. Let's talk about the suggestion from the staff about making the ... do you want me to rebut that now or just clarify the neighborhood meeting?

C/Young: Actually, if you could just clarify the phrasing, and then we can talk about the other.

Jane Suggs: Yeah, the phrasing... we have put in a lift station for the subdivision and we also have a mile and a half of off-site irrigation line that we have to build, so we are doing quite a bit of that off-site. We have two entrances on Ten Mile that are built in the first phase. We also have to build sidewalk as the phases go on Ten Mile. We have to pave some of Ten Mile. Of course, we have to build the pathway as we go through each phase. I have chatted with the developer and he's respectfully requesting that we continue to add the pool in the third phase just mostly because of all the other work that has to be done off-site in preparation of just getting the first phase, so we would ask that we continue to put that in phase three. We will do the entrance but it will stop and then the pool will come in the third phase when there is development around the pool so it won't be stuck out in a place that is undeveloped sort of adjacent to undeveloped.

I thought that I had sent that neighborhood list in; we had a really good meeting. I don't have it with me but.... Oh good, look there we are. The Edmonds who live on Lake Hazel; of course the Johnson family that owns the property now; we had a really good response from the Durrant family that lives across the street and Dan who is here and lives on that piece that is right on the corner of Lake Hazel and Ten Mile so I need he is very concerned and wants to make sure that he gets his irrigation water because that's always what people are concerned about when something happens to them. It is state law that we have to continue to maintain his irrigation water as we go through, we know that. I would say from the Connelly's who live a little further east on sort of a ten acre horse property; like the Durrants, they are mostly concerned with the density but again, you heard from the staff and you know from your own comprehensive plan, medium-density residential is anywhere from four to six units an acre and we are actually just below four so we aren't as dense as the comprehensive plan calls for.

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And again, one of the concerns of course, is to utilize that investment made in that wastewater treatment plant. We need to get some homes and get some flow through that. Does that answer the questions? I'd be happy to clarify even more, but again we respectfully request to keep that pool in phase three just because of those expenditures that do have to occur early in the first phase just to kick off the project.

CWierschem: I have an additional question. You mentioned three phases; do you have a timeline for each phase?

Jane Suggs: Actually, there are six phases, as you look on the map back here. We think that we could probably build it out in seven to nine years. It really depends on the market. Its 261 lots so we think that seven to nine is appropriate for that many lots. Again, we will see how the market reacts to interest rates and those types of things.

CWierschem: I was just mostly concerned; if the pool is not coming in until the third phase, what timeline is that?

Jane Suggs: Maybe four to five years from now, probably more like four.

CWierschem: Ok, thank you.

CYoung: Ok, I do have one additional question as well. The landscaping that is associated with the pathway along the lateral; you mentioned that is on private property; is it going to be listed in with the HOA (Homeowners Association) that the HOA is responsible for that?

Jane Suggs: The HOA would take care of it. And the landscaping and such would be more natural. We would probably not do... we would probably get started with an irrigation system that would get grasses to grow, but most of that area because it is next to the canal would be more natural landscaping, so it wouldn't be flowers planted and that type of thing because it's just not appropriate to put by that canal there. In other places we'll have trees and shrubs and flowers but in a lot of that area, there will be more natural grasses that are maintained at first, but they start to lose the need for maintenance over time.

CYoung: Thank you. Ok, so we'll go ahead and open the public testimony at 6:32. Do we have a signup sheet Troy?

Troy Behunin: Yes, sir.

CYoung: Ok, I will start with those who are in opposition, and I have first listed, Richard Durrant. Please state your name and address for the record please.

Richard Durrant: Thanks. Richard Durrant; 7590 S. Ten Mile Road, Meridian, Idaho. Mr. Chairman, members of the committee, I am here to express my concerns as Jane talked about, at the neighborhood meeting our major concern is the density. We live in an area where there are a lot of one acre lots developed and I mean, as somebody that has lived here for 50+ years, I do have to let you know that I am kind of anti-growth but I do appreciate the regulations as we go through to accomplish this. My biggest concern as a taxpayer is the burden that it puts on the school districts due to the increased density and the amount of people that we put into the school system. Every year my school levy was considerably large. We own quite a bit of ground just across the road from the proposed property so I just see more levies coming down the road that is paying for this growth. I still have a concern that growth should be paying for its own way and I understand, this is probably an argument for the school boards to be presenting, but I know the land is currently zoned R-3 and I think that an R-3 is a doable number that we can live with. I also engage in agriculture and

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farming and I am still concerned about; even with the one acre tracts that I have, I have people calling me when my irrigation equipment, mainly my center pivots are blocking their view of bogus and different things, and I just cringe at the thought of all the small lots being presented right along Ten Mile corridor and the amount of calls that it will generate to me. As well as my agricultural equipment is large and slow and definitely creates a burden on the roadways, I understand and I really think that we need to definitely have some wider roads and some things to accommodate the proposed increased traffic and I am still trying to figure the math of 262 lots on 64 acres; that's R-4 or smaller but do the math; looking at 4500 square foot lots. To me, I do the math, take out the roadways and say ok, you're actually looking at six, seven, eight houses per acre, I know they get to figure the corridors and the right of ways and the parks and everything in there, but definitely in my opinion, is a very high density for the area that we have dealing with a lot of one acre lots on the back. Thank you for your time.

** All Commissioners thanked Mr. Durrant for his testimony**

CYoung: Ok, and next, I have listed... I am not going to say this correctly, but I have a Joe Guido; hopefully I didn't mispronounce your name.

Joe Guido: My name is Joe Guido and I reside at 7744 S. Bella Terra Lane, Meridian, Idaho. I want to start by bringing up a letter that was received and mailed out by Megan Leatherman of Ada County Services on August 4", just a few days ago. Their clear displeasure at the City of Kuna's encroaching on a plan and agreed upon by Idaho Code, into the City of Meridian's adopted city of impact. This development clearly encroaches on that and it's going to create a lot of legal issues. I'm sure that you have all read this letter; if not, I can give it to you.

CYoung: I have not seen it.

CWierschem: I have not seen it.

Joe Guido: Do you need it?

CYoung: Actually, what we should do is; while you finish, if we could have Troy make a copy of that for each of us.

Joe Guido: I've got lots of copies you can have.

CYoung: Well I need one for each of us is what I am saying so, if you could do that. Mr. Guido?

** Mr. Guido introduces a letter to the City of Kuna from Ada County Development services (shown as Exhibit C.2 the Planning and Zoning Commissioners

Joe Guido: My recommendation right off the bat is for the city to deny this application and hold off until the city gets a master plan; a total comprehensive plan. If I was a twenty year old person, twenty-something; coming to the city of Kuna and I wanted to ask: 'what is your vision? What am I going to be encumbered with in twenty years if I live here and raise a family?' Is it all these little pockets of islands within the county? Hop-scotching over ground, creating all these incompatible subdivisions when zero services, like this development, the only service that is available is a water and a sewer main. There is no services. Condensed housing; six to the acre and apartments and condos need to be near the city center. That's what city businesses want. There is nothing in the core city of downtown Kuna being; I don't know why a business would want to come there, where all of the development is at the farthest outreaches in

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infrastructure for the city that we'll build so that we can tie into the Kuna Irrigation system. Mr. Durrant said this was zoned R-3, but it is zoned agriculture, and so we're zoning it because it is in the city and it is zoned agriculture, so we are re-zoning it to R-6. And I understand what he is talking about; you can take a block and take the roads out and come up with different densities, just like the larger lots; if you took two or three larger lots, you would have a much lower density, but the way we calculate density and the density according to your code is a gross density that includes all of the land and improvements. So that is what we're coming up with, the 3.87.

About Mr. Guido: I am unaware of that letter, but this property is already in the city so it should not be a conflict with the city of Meridian, and I think I know that north of Lake Hazel, up to Amity Road, is the conflict area, because I've worked on projects there, where in fact they're in the city of Meridian's impact area, but city of Meridian can't necessarily sewer it. So I was involved in some projects that were in that area, that we were trying to work out a way for Kuna to sewer some land that might have ended up eventually in the city of Meridian, so this property is not part of that controversy.

Also, as I've said, we build services and we have done... because we've had to do for our larger lot subdivisions, over 50 lots, we had to do an analysis of the fiscal impacts. We did start looking at what the home prices would look like and my analysis, according to the developer's information that he has provided; some of the houses may be as inexpensive as \$157,000. That would be one of the cheapest.

But they also go up to over \$300,000. That is not low income housing. That is the range that we like to provide so we can have a whole mix of people that want to come in with a smaller home; someone like me, because I am ready to downsize a little bit and come in with a smaller one-story home. I don't need a lot of yard, just me and my little dog and that's it. I like the idea of living possibly across the street from a park but then there are still families, and so they require some of those larger homes so again, I don't believe this is low income and we are not in that controversial area unless somebody else has more information about that since we are in the city. Thank you.

The Commissioners thanked Jane Suggs

C/Young: Ok, then with that in mind, I shall close the public testimony at 6:44 pm and that brings us to our discussion.

C/Hennis: As far as I know, I agree with that; that is not the area that is being disputed between the cities at this point. Like she said, it is already within the city so I think that is kind of regardless. I don't think this looks low income at all. It definitely has got a lot of houses in here.

C/Young: I know. I'm...

C/Hennis: I am concerned about two things: 1) both parks are going to be built out in late phases; we are talking four to five years according to the applicant including the pool; 2) and the other is responding back to a couple of the incidents that we have had in phased subdivisions before with landscaping, and who is in control of the landscaping along the roads in different phases. So, if they build out phases one, two and three and then sold off four and five; who gets those landscaping areas along the street--like we have run into? Those are the two things that I came up with.

C/Young: Well, in my mind, I understand staff's want and the cities want to have a major piece of the project in place; which would be the pool house. I also understand that the applicant wants to recoup some of their investment before, you know, as they go through their stages so I would almost be in favor of even putting it in phase two and kind of coming somewhere in the middle.

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the webs of Meridian. Not, you know, near the downtown so I know that with manufacturing and industrial and jobs, all of the people that make money are employed there with the city, if the city actually wants to have these companies come in and attract them, they're going to have weight scales of various different types. They're going to have from the executive pay scale, all the way down to the low income and the housing should be commensurate with that. Right now, it seems like all of this being, I see, is low income housing. I know it's called affordable housing.

C/Young: Ok. Ok.

Joe Guido: ...and I like the politically correct version of affordable housing, but when you really net it out, it is low income housing.

C/Young: Ok, thank you.

Joe Guido: There's no way to slice it or dice it, and the stigma that the city is creating...

C/Young: Alright. Thank you, Mr. Guido for your testimony. You're time frame is up.

Joe Guido: Pardon me?

C/Young: As I stated in the rules just prior to the hearing starting, there is a time frame, and the alarm has gone off.

Joe Guido: I didn't get the... I didn't hear you.

C/Young: The time frame that was given at the beginning of the hearing for public testimony has expired. I'm sorry, I'm not speaking up very well. The time frame for testimony, your time has expired. So, we're going to get a copy of that letter, but we do thank you for your testimony.

Joe Guido: Ok. Thank you.

C/Young: Yes. Thank you very much.

Joe Guido: I would just like to see a more orderly way of doing things. This is very disorderly.

C/Young: Thank you. Ok, is there anybody here that has not signed up that would like to? Ok, with that, then we will also have the applicant please come up and rebuttal.

Jane Suggs: So sorry to interrupt in that way. Again, Jane Suggs, representing Memory Ranch. I just wanted to make sure that we had the comments and I can comment on the two speakers; and certainly Mr. Durrant who is a neighbor and is very concerned with the changes that are happening in the neighborhood. I think that one of the ways, and can't really speak to this with any numbers because I haven't done an analysis of the school levies, but I do know that when we start looking at these larger subdivisions, we have to do an analysis of how much money goes into those levies and into those tax coffers from the new building and the way that it looks is that the taxes that will be paid from the subdivision will be much higher than the cost of services. There was some discussion about how this is a burden on the tax payer when, in fact, all the services that have to be taken to that subdivision are built by the developer. We're not going to be asking the city to build anything, just like that off site irrigation will be a piece of the

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C/Hennis: It would be tough considering it is not anywhere near the construction. The only thing I could say is maybe the even ground is maybe not put the pool and community house in but add the park, because that gives them a play area. It gives people open space. It doesn't require all that much capital outlay because right now, I mean, they don't have any real open space which is what they're trying to show. . . You know, one of their selling points in other words.

C/Young: True; any other thoughts?

C/Gealy: Well, I agree; I am sure the applicant has every intention of following through and developing as beautiful a subdivision as we see here with the parks and pool and landscaping, but we have had several experiences in the recent past where the promises have not been kept and homeowners in the subdivision are left kind of holding the bag when property changes hands. So I am not sure that I would necessarily say that we need to require that you put in a park or pool in the first phase, but I would like for us to investigate the possibility of some sort of a condition that the park and the pool are attached to this property and to this subdivision regardless of the owner or developer; or if that should change hands, the park and the pool should still be there. I also have the same concern about the maintenance of the pathways; that over time, the pathway along the canal and the pathways along Ten Mile and Lake Hazel would continue to be maintained regardless of the developer or how many times that property changes hands. Does staff have any suggestions for us?

C/Young: Actually, I think we can just make the conditions, as phasing goes, for the landscaping to be installed and make sure that's on.

C/Gealy: But what we have encountered is when property changes hands, it seems like those conditions are forgotten and no longer apply.

Troy Behunin: So, to address the easy one first, the pathways and the open spaces will be under the control of the HOA so that really is not a concern for staff. An HOA will be established when this does get developed.

C/Gealy: So the concern I have is I have heard that before, and as subdivisions, as phases changed among developers within a subdivision, current and existing homeowners and the homeowners associations, but a new developer will determine that new homeowners and the existing homeowner association are exempt from the dues, so. . .

Troy Behunin: Are you referring to the subdivision on Ten Mile?

C/Gealy: I'm not referring to any particular subdivision. I'm not naming any names, but I am trying to avoid the mistakes that have been made in the past.

Troy Behunin: Yes, and staff is acutely aware of your concern, although that was a little different; in that part of a platted common lot was landscaped; the entire common lot was platted in the past, [and I am not going to name any subdivision], but I think we are talking about the same one. An entire common lot was platted when the final plat was recorded; however, only about a third of it was landscaped. We have mechanisms in place now that whatever you are bringing forward for consideration for the final plat by a developer, it will be landscaped 100%. So, if they are only plating half of the common lot, they only have to install the landscaping for that half that they are putting forth on the final plat. The rest of the common lots would be added to when the next phases adjoining that gets recorded and then it would progress in that fashion. Just for example, the Harris Lateral, it runs from the center top down to the lower right hand corner. That is actually going to be broken into several different pieces or at least two different pieces. They

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don't have to landscape all of it unless they plat that lot. If they don't plat that lot, meaning it doesn't get recorded, then they don't have to install. They only have to install the landscaping as they progress.

C/Gealy: And that is the same case with the pool and the park. They don't have to install that until they plat that phase.

Troy Behunin: That would be correct.

C/Gealy: So, what sorts of mechanisms do we have to assure homeowners that are in phase one, that eventually there will be a park and a pool?

Troy Behunin: That is a very good question. If you will turn to the very last page of the staff report; condition number eleven, it states: 'the land owner/applicant/developer and any future assigns having an interest in the subject property

C/Gealy: Thank you Troy.

Troy Behunin: That which you are looking for: 'shall fully comply with all the conditions of development as approved by the Commission or Council' or they have to seek amending them through the public hearing process. So there is a catch all here.

C/Gealy: Thank you.

C/Hennis: Perfect.

Troy Behunin: Does that alleviate your concerns Commissioner Gealy?

C/Gealy: So is there then also a condition with respect to the landscaping and maintenance of the common areas?

C/Hennis: Yeah, I saw that in there.

C/Young: Correct me if I am wrong, but as these are developed the HOA takes over as each phase is completed so the HOA is then responsible for that and then it transfers from the developer to the HOA.

Troy Behunin: Yes, they just have to demonstrate that they are establishing a homeowner's association and that they provide a method for its care and maintenance in perpetuity; and they have done that so far.

C/Gealy: So condition nine says 'maintenance and planting within public rights of way shall be with approval from the public entities owning the property'. Is that the HOA?

Troy Behunin: You could throw in HOA just to cover the base.

C/Gealy: Because that makes it sound like it is reverting back to the city to maintain those areas, by referring to a public entity. So, we could say homeowners association?

Troy Behunin: Or you could simply sum it up by saying 'lot owner'.

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C/Gealy: The other thought that I had was that on that southern access to Ten Mile that they intend to close when they open the mid-mile?

Troy Behunin: When they open the mid-mile collector?

C/Gealy: Is there a condition that that would be noticed on that property that that is a temporary access and will be closing?

Troy Behunin: You can certainly condition that; that the neighborhood is... so that homeowners in the vicinity are made aware as they purchase, to make that available.

C/Gealy: The applicant did suggest another condition of approval; that any changes to the phases would be subject to the approval of Kuna city staff. At what point would staff determine that perhaps another public hearing would be in order?

Troy Behunin: If the request was not in balance with the conditions because that really is a utilities drive and a market driven...

C/Gealy: So they are not talking about significant changes, they are just talking about timing?

Troy Behunin: No, I think they are talking about timing, perhaps scheduling, maybe phase three become phase two or maybe phase five becomes phase six. Or maybe the alignment between the phases does change a little bit. You know, in yesteryear, people used to plat about forty five to sixty five lots per phase. We are seeing quite a reduction in that for the most part. Usually they are platting between thirty five and forty house per phase. I don't believe that they are anticipating adding phases; they just want to know if they can maybe change the schedule or alter the lines slightly.

C/Gealy: Thank you.

C/Young: Thanks Troy.

C/Hennis: I don't think I have got any other concerns outside of any that Troy has already addressed as far as what we've run into in the past.

C/Young: Does anyone have any other points then? Then I guess I would stand for a motion.

C/Gealy: In the interest of full disclosure; I do know Don and Mary Johnson. We go to the same church.

Commissioner Gealy motioned to recommend approval of **15-02-A, 15-02-ZC, and 15-01-S to the City Council for Memory Ranch Subdivision with the conditions of approval as outlined in the staff report and additional conditions that:**

- 1) Changes to the phases will be subject to the approval of the Kuna City staff;
- 2) The southern access will be noticed as a temporary access on Ten Mile; and
- 3) That in condition 9. --Common area maintenance and plantings will be the responsibility of the lot owner;

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Commissioner Hennis seconds, all aye and motioned carried 5-0.

Commissioner Hennis motioned to approve **15-04-DRC for Memory Ranch Subdivision with the conditions as outlined in the staff report;**

Commissioner Wierschem seconds, all aye and motioned carried 5-0.

C/Young: Ok, before I call the next item on the agenda, I will just remind everybody of the public hearings rules and the time frames for testimony. With that, I need to disclose that the company I work for has a contractual relationship with the forthcoming applicant; therefore, I am going to have to recuse myself and turn this piece of the public hearing over to the vice chair.

C/Wierschem: Thank you. Before we get started, I wanted to ask if there was anyone here that has not signed up that would like to do so at this time. Could I have a staff member to take a signup sheet?

C/Hennis: This gentleman needs to sign up.

C/Wierschem: And while they are taking care of that matter, I just wanted to kind of reiterate that tonight for our meeting, I am going to ask everyone who would like to testify, to hold their testimony to three minutes. However, if the buzzer goes off while you are speaking, you may finish your sentence, but when you take your next breath, I am going to ask you to stop at that time.

If you do not hear the buzzer, I will interrupt you. I want to make sure that we have adequate time so everyone has their chance to speak tonight. Do I have an applicant that would like to come up and present?

- 15-04-SUP** (Special Use Permit) **15-05-DR** (Design Review) - Idaho Solar 1, LLC / Origis Energy USA, Inc:
Applicant requests SUP approval for a 40 MWac solar photovoltaic project totaling 180 acres over 3 parcels, totaling 220 overall acres. Applicant proposes development of a commercial photovoltaic solar project, access from Barker Road, and design review approval for the accompanying landscaping in the required buffers.

Michael Chestone: Ladies and gentlemen, members of the Commission; my name is Michael Chestone. I am the director of development for Origis Energy, here to present the ID Solar One application. So I wanted to start out by giving you a little back ground on our company but I very quickly want to move through that to address the project itself as well as the concerns of the neighbors and make sure that we can address everybody's concerns and talk to them adequately.

Slides full screen please: Control L. Thanks. So I represent Origis group which is a group of companies that specializes in the development, construction and long term ownership of solar photovoltaic projects and solar PV projects alone. We have a long track record in owning and operating as well as developing and constructing these projects and we are truly experts in the field.

We are the long term operator of this plant and I would ask that you kindly remember that as we move forward and that our wealth of experience in owning and operating over 100 of these types of projects has brought a great deal of knowledge and information to bare, and comes into play in our design. So a fully comprehensive approach through the siting, developing, financing, engineering, the procurement of the equipment, the construction and the operations are all done at a world class level and with tier 1 players only. We have financed



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JMARSH@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: ORDINANCE 2015-16
DATE: 9/1/2015

SUMMARY DISCUSSION

Ordinance 2015-16 is a re-appropriation ordinance for fiscal year ending September 30, 2015, which amends the approved overall expenditures for the Late Comers, Water, LID, and Solid Waste funds.

Each of the aforementioned fund total expenditures are nearing a level where it is possible they may exceed the original approved budget totals. This action seeks to account for that possibility.

A public hearing must accompany this action, which will take place at the regularly scheduled City Council meeting on September 15, 2015. Publication of the hearing occurred in the *Kuna Melba News* publication in the September 2, 2015 and September 9, 2015 issues (consecutively).

SUMMARY BY FUND

Late Comers Fund: Building permit activity (and related developer reimbursements) exceeded original projections.

Water Fund: Capital project costs may exceed original projections, namely Well #11 – Butler Well.

LID Fund: To reimburse the City operating funds for legal fees each incurred associated with the LID in prior years. This will liquidate those remainder funds within the LID Fund which were set aside for this purpose.

Solid Waste Fund: Solid waste service fees charged to customers were increased by action of the City Council subsequent to the budget adoption in September, 2014. This accounts for those additional amounts related to providing City solid waste services.

Thank You!

ORDINANCE NO. 2015-16

APPROPRIATION AMENDMENT ORDINANCE

AN ORDINANCE ENTITLED THE APPROPRIATION AMENDMENT ORDINANCE AMENDING ORDINANCE 2014-12, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015; TO APPROPRIATE MONIES IN THE SUM OF \$4,226,504 AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho.

SECTION 1. That Ordinance 2014-12, the appropriation ordinance for the City of Kuna, Ada County, Idaho, for the fiscal year commencing October 1, 2014 and ending September 30, 2015, be and the same is hereby amended as follows:

SECTION 2. The objects and purposes for which such appropriation amendment is made, and the amount of each object and purpose is as follows:

	EXPENDITURES		
	Fiscal Year Ending September 30, 2015	Proposed Amended September 30, 2015	Fiscal Year Ending September 30, 2015 Amended Budget
	Original Budget	Budget Increase	
<u>LATE COMERS FUND</u>	458,851.00	25,000.00	483,851.00
<u>WATER FUND</u>	1,935,155.00	75,000.00	2,010,155.00
<u>LID FUND</u>	0.00	241,500.00	241,500.00
<u>SOLID WASTE FUND</u>	1,390,998.00	100,000.00	1,490,998.00
GRAND TOTAL ALL FUNDS	3,785,004.00	441,500.00	4,226,504.00

SECTION 3. Provisions of this ordinance shall be deemed severable and the invalidity of any provision of this ordinance shall not affect the validity of remaining provisions.

SECTION 4. This ordinance shall take effect and be in full force upon its passage, approval, and publication in one issue of *Kuna-Melba News*, a newspaper of general circulation in the City of Kuna, and the official newspaper of said City.

PASSED under suspension of rules, upon which a roll call vote was taken and duly enacted an ordinance of the City of Kuna, Ada County, Idaho at a convened meeting of the Kuna City Council held on the 15th day of September, 2015.

W.G. Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna

City Council Staff Report

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

To: Kuna Planning and Zoning Commission

File Numbers: 15-01A-ZOA (Text Amendment)

Title 5: Zoning Regulations

KCC 5-1-6-2 (Meanings of Terms or Words)

KCC 5-1A-4 (Notice to Public)

KCC 5-3-2 (Official Schedule of District Regulations)

KCC 5-16-3-B.2 (Lot Split)

KCC 5-16-4 (Septic Tanks/Systems)

KCC 8-3-5 (Restrictions within Wellhead Protection Zone I)

Planner: Wendy I. Howell, PCED

Hearing Date: September 15, 2015

Applicant: City of Kuna
PO Box 13
Kuna, Idaho 83634

A. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states text amendments and ordinance changes are designated as public hearings, with the City Council as the final decision making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|---------------|
| i. Agencies | June 22, 2015 |
| ii. Kuna, Melba Newspaper | June 24, 2015 |
| | July 1, 2015 |

B. Request

An ordinance of the City of Kuna, Idaho, amending certain chapters Of Title 5, to wit: Amending Chapter 1, Section 6, Subsection 2-entitled "Meanings of Terms or Words" to add five new definitions; Amending Chapter 1A, Section 4, Subsection A, entitled "Legal Notice" by making several grammatical changes, Subsection B, entitled "Site Notice" by making several grammatical changes, Subsection C, entitled "Radius Notice" by making several grammatical changes and renaming Special Use Permit to variance related to building height requirement exceptions to comport with city code and changing the requirement to a standard five hundred (500) feet for notification requirements, Subsection D, entitled "Alternate Forms of Notice" to provide for two (2) notices of the hearing are to be published when there are more than two hundred (200) property owners or purchasers of record to be noticed for the hearing; Amending Chapter 3,

Section 2- entitled “Official Schedule of District Regulations”, to add five new land uses to the table; Amending Chapter 16, Section 3, Subsection B.2, entitled “Lot Splits” to require that the lot hook up to city sewer and water when available within three hundred (300) feet, and eliminating the minimum lot size, and requiring that the property owner enter into a Memorandum Of Understanding regarding when connecting to the city services will be required and requirements for financing arrangements; Repealing Title 5, Chapter 16, Section 4 and adopting a new section entitled “Septic Tanks/Systems” by providing for: Subsection 1- coverage for all septic system failures, a clarified distance measurement, a requirement for a Memorandum of Understanding; Subsection 2- a determination of when the property will “receive public sewer service in the foreseeable future”, an interim process for using a septic system until public sewer service is available, a clarified distance measurement, septic system development for a single lot and not for a subdivision development, a Memorandum of Understanding; Subsection 3- a requirement that the septic system be functioning according to Central District Health Standards, and the distance requirement; Subsection 4- commercial or industrial development that will not receive public sewer service in the foreseeable future due to an extraordinary physical constraints where connection to the city sewer is prohibitively expensive in relation to the costs of the development, a development agreement regarding conditions of development including requirements of the City Engineer, and a Memorandum of Understanding for connection to the city sewer; Amending Title 8, Chapter 3, Section 5, entitled “Restrictions Within Wellhead Protection Zone I” to state that it is the greater of the distances of Central District Health or the city restrictions; providing for a repealer clause, and providing for an effective date.

C. History:

The City last updated KCC Title 5, Chapter 16, Section 4 entitled, “Septic Tanks/Systems” on December 20, 2011.

D. Agency Responses

- *Idaho Transportation Department* responded on June 26, 2015 stating they have no objection. (Exhibit C.1)
- *Central District Health Department* responded on June 26, 2015 (Exhibit C.2)
- *Idaho Department of Lands* responded on September 1, 2015 (Exhibit C.3)

E. Staff Comments:

The uses requested to the Land Use Table are a response to inquiries the City has received over the course of the last year. Definitions were added for the proposed uses to make it clear as to the intent of the uses.

City code requires additional radius notification for variances sought for the height of a building. The existing code is poorly written thus the ordinance needed to be clearer.

The “alternate form of notice” currently requires three publications. The alternative notification is used when there are more than 200 notifications to be mailed to property owners within a 300’ radius of the external boundaries of the subject property. Idaho Code requires one publication when there are more than 200 people to be noticed. Three publications take additional time and money, which can be costly financially for the developer and City. Consequently, staff has requested changing the three notifications to two.

The Septic Tank/Systems ordinance is proposed to be repealed. The new proposed ordinance is written clearer and aligns with other Kuna City Code. The city engineer and

attorney have edited as they deemed appropriate the proposed ordinance. Those comments have been incorporated into this proposed ordinance.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Proposed Findings of Fact:

1. Kuna City Council accepts the facts outlined in the staff report, any public testimony and the supporting evidence list as presented.
2. Kuna Planning and Zoning Commissioners recommended approval on July 14, 2015.
3. Public notices were published in the Kuna Melba News on August 26, 2015 and September 2, 2015 for the City Council and was provided a summary, date, place and time of the public hearing.
4. All procedural items have been completed in accordance with Idaho Code and Kuna City Code.

H. Proposed Conclusions of Law:

Based on the foregoing findings, staff report and testimony provided the Kuna Council found...

1. The amendment is not detrimental to the health, safety and general welfare of the public.
2. The amendment appears to be consistent with the Comprehensive Plan.
3. The ordinance amendment will advance the public interest and be a benefit to the City of Kuna.

I. Proposed Order of Decision by Council:

The Commission should consider and discuss the evidence and testimony presented at the meeting prior to rendering its decision.

Note: This proposed motion is for approval or denial of this request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and the public testimony as presented (if any), the City Council of Kuna, Idaho, hereby recommends (approval or denial) of Case No. 15-01A-ZOA, which amends certain chapters Of Title 5, to wit: Amending Chapter 1, Section 6, Subsection 2-entitled "Meanings of Terms or Words" to add five new definitions; Amending Chapter 1A, Section 4, Subsection A, entitled "Legal Notice" by making several grammatical changes, Subsection B, entitled "Site Notice" by making several grammatical changes, Subsection C, entitled "Radius Notice" by making several grammatical changes and renaming Special Use Permit to variance related to building height requirement exceptions to comport with city code and changing the requirement to a standard five hundred (500) feet for notification requirements, Subsection D, entitled "Alternate Forms of Notice" to provide for two (2) notices of the hearing are to be published when there are more than two hundred (200) property owners or purchasers of record to be noticed for the hearing; Amending Chapter 3, Section 2- entitled "Official Schedule of District Regulations", to add five new land uses to the table; Amending Chapter 16, Section 3, Subsection B.2, entitled "Lot Splits" to require that the lot hook up to city sewer and water when available within three hundred (300) feet, and eliminating the minimum lot size, and requiring that the property owner enter into a Memorandum Of Understanding regarding when connecting to the city services will be

required and requirements for financing arrangements; Repealing Title 5, Chapter 16, Section 4 and adopting a new section entitled “Septic Tanks/Systems” by providing for: Subsection 1- coverage for all septic system failures, a clarified distance measurement, a requirement for a Memorandum of Understanding; Subsection 2- a determination of when the property will “receive public sewer service in the foreseeable future”, an interim process for using a septic system until public sewer service is available, a clarified distance measurement, septic system development for a single lot and not for a subdivision development, a Memorandum of Understanding; Subsection 3- a requirement that the septic system be functioning according to Central District Health Standards, and the distance requirement; Subsection 4- commercial or industrial development that will not receive public sewer service in the foreseeable future due to an extraordinary physical constraints where connection to the city sewer is prohibitively expensive in relation to the costs of the development, a development agreement regarding conditions of development including requirements of the City Engineer, and a Memorandum of Understanding for connection to the city sewer; Amending Title 8, Chapter 3, Section 5, entitled “Restrictions Within Wellhead Protection Zone I” to state that it is the greater of the distances of Central District Health or the city restrictions; providing for a repealer clause, and providing for an effective date.

Redline

ORDINANCE NO. 2015-11
CITY OF KUNA IDAHO

ZONING ORDINANCE AMENDMENT
DEFINITIONS, LAND USES, NOTIFICATION REQUIREMENT
AND SEPTIC TANKS/SYSTEMS

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING CERTAIN CHAPTERS OF TITLE 5, TO WIT: AMENDING CHAPTER 1, SECTION 6, SUBSECTION 2- ENTITLED "MEANINGS OF TERMS OR WORDS" TO ADD FIVE NEW DEFINITIONS; AMENDING CHAPTER 1A, SECTION 4, SUBSECTION A ENTITLED "LEGAL NOTICE" BY MAKING SEVERAL GRAMMATICAL CHANGES, SUBSECTION B ENTITLED "SITE NOTICE BY MAKING SEVERAL GRAMMATICAL CHANGES, SUBSECTION C ENTITLED "RADIUS NOTICE" BY MAKING SEVERAL GRAMMATICAL CHANGES AND RENAMING SPECIAL USE PERMIT TO VARIANCE RELATED TO BUILDING HEIGHT REQUIREMENT EXCEPTIONS TO COMPORT WITH CITY CODE AND CHANGING THE REQUIREMENT TO A STANDARD FIVE HUNDRED (500) FEET FOR NOTIFICATION REQUIREMENTS, SUBSECTION D ENTITLED "ALTERNATE FORMS OF NOTICE" TO PROVIDE FOR TWO (2) NOTICES OF THE HEARING ARE TO BE PUBLISHED WHEN THERE ARE MORE THAN TWO HUNDRED (200) PROPERTY OWNERS OR PURCHASERS OF RECORD TO BE NOTICED FOR THE HEARING; AMENDING CHAPTER 3, SECTION 2- ENTITLED "OFFICIAL SCHEDULE OF DISTRICT REGULATIONS" TO ADD FIVE NEW LAND USES TO THE TABLE; AMENDING CHAPTER 16, SECTION 3, SUBSECTION B.2 ENTITLED "LOT SPLITS" TO REQUIRE THAT THE LOT HOOK UP TO CITY SEWER AND WATER WHEN AVAILABLE WITHIN THREE HUNDRED (300) FEET, AND ELIMINATING THE MINIMUM LOT SIZE, AND REQUIRING THAT THE PROPERTY OWNER ENTER INTO A MEMORANDUM OF UNDERSTANDING REGARDING WHEN CONNECTING TO THE CITY SERVICES WILL BE REQUIRED AND REQUIREMENTS FOR FINANCING ARRANGEMENTS; REPEALING TITLE 5, CHAPTER 16, SECTION 4 AND ADOPTING A NEW SECTION ENTITLED "SEPTIC TANKS/SYSTEMS" BY PROVIDING FOR: SUBSECTION 1- COVERAGE FOR ALL SEPTIC SYSTEM FAILURES, A CLARIFIED DISTANCE MEASUREMENT, A REQUIREMENT FOR A MEMORANDUM OF UNDERSTANDING; SUBSECTION 2- A DETERMINATION OF WHEN THE PROPERTY WILL "RECEIVE PUBLIC SEWER SERVICE IN THE FORESEEABLE FUTURE", AN INTERIM PROCESS FOR USING A SEPTIC SYSTEM UNTIL PUBLIC SEWER SERVICE IS AVAILABLE, A CLARIFIED DISTANCE MEASUREMENT, SEPTIC SYSTEM DEVELOPMENT FOR A SINGLE LOT AND NOT FOR A SUBDIVISION DEVELOPMENT, A MEMORANDUM OF UNDERSTANDING; SUBSECTION 3- A REQUIREMENT THAT THE SEPTIC SYSTEM BE FUNCTIONING ACCORDING TO CENTRAL DISTRICT HEALTH STANDARDS, AND THE DISTANCE REQUIREMENT; SUBSECTION 4- COMMERCIAL OR INDUSTRIAL DEVELOPMENT THAT WILL NOT RECEIVE PUBLIC SEWER SERVICE IN THE FORESEEABLE FUTURE DUE TO AN EXTRAORDINARY PHYSICAL CONSTRAINTS WHERE CONNECTION TO THE CITY SEWER IS PROHIBITIVELY EXPENSIVE IN RELATION TO THE COSTS OF THE DEVELOPMENT, A DEVELOPMENT AGREEMENT REGARDING CONDITIONS OF DEVELOPMENT INCLUDING REQUIREMENTS OF THE CITY ENGINEER, AND A MEMORANDUM OF UNDERSTANDING FOR CONNECTION TO THE CITY SEWER; AMENDING TITLE 8, CHAPTER 3, SECTION 5 ENTITLED "RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I" TO STATE THAT IT IS

THE GREATER OF THE DISTANCES OF CENTRAL DISTRICT HEALTH OR THE CITY RESTRICTIONS; PROVIDING FOR A REPEALER CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article XII, Section 2 of the Idaho Constitution and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and

WHEREAS, this text amendment is in agreement with the spirit and intent of Kuna Comprehensive Plan; and

WHEREAS, it is in the best interest of the City of Kuna to make zoning amendments to certain chapters of Title 5; and

WHEREAS, these zoning amendments are made pursuant to Kuna City Code 5-13, entitled "ZONING AMENDMENTS".

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, ADA COUNTY, IDAHO, as follows:

Section 1: Title 5, Chapter 1, Section 6, Subsection 2 of the Kuna City Code, entitled "MEANING OF TERMS OR WORDS" shall be amended as follows:

BIOMASS: Plant material used for production of such things as fuel alcohol and nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or from agricultural production or processing.

DISTILLERY: where beer, wine, and alcoholic beverages are brewed.

ENERGY SYSTEM, PRODUCTION THROUGH RENEWABLE SOURCES: Any facility or installation such as a windmill, hydroelectric unit or solar collecting or concentrating array, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass.

PUBLIC: Administrative and cultural buildings, uses, and structures, including buildings, lots, and facilities owned, used or operated by any governmental agency.

QUASI-PUBLIC: A use conducted by, or a facility or structure owned or operated by, nonprofit, religious, or ~~intuition~~ institution that provides educational, cultural, recreational, religious, or other similar type of public services under private ownership or control.

Section 2: Title 5, Chapter 1A, Section 4 of the Kuna City Code, entitled "NOTICE TO PUBLIC" shall be amended as follows:

5-1A-4: - NOTICE TO PUBLIC:

A. *Legal notice:* At least fifteen (15) days prior to the public hearing, the ~~D~~irector shall cause to be published a notice stating of the time, and place, and a summary of the application in the official newspaper or paper of general circulation (~~KCC section 1-11-1 of this Code~~) within the jurisdiction. Supplemental nNotice may also be made available to in other newspapers and/or radio and television stations serving the jurisdiction for use as a public service announcement.

B. *Site notice:* Applicant will follow the sign procedures in section KCC 5-1A-8 of this article chapter regarding the posting of signs for the, to post signs for a public hearing.

C. *Radius notice:* At least seven (7) days prior to the public hearing, the ~~d~~irector shall send a notice of the time, and place, and a summary of the application to property owners or purchasers of record (as listed in the current records of the Ada County Assessor) owning property within three hundred (300) feet of the property being considered.

1. If a variance special use permit is being sought for an exception to the building height requirements of the KCC, the notice shall be individually mailed notice must be provided individually by mail to all property owners within an area within no less than three (3) times the distance of the height of the allowed height of a structure when more than one hundred (100) feet and within no less than one (1) mile when the peak height of a structure in an unincorporated area is four five hundred (400500) feet or more and, when four hundred (400) feet or more of the property being considered. T, the structure's proposed location and height shall be stated in the notice.

~~DE.~~ *Alternate forms of notice:* When posted or mailed notice is required of two hundred (200) or more property owners or purchasers of record, alternate forms of notice may be provided as follows: In lieu of mailed notice, two (2) ~~additional~~ notices of the time, and place of the hearing, and summary of the proposal shall be published in the official newspaper or paper of general circulation (~~KCC section 1-11-1 of this Code~~) within the jurisdiction for two (2) consecutive publications. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement, not less than seven (7) days prior to the hearing. (~~Ord. 2006-43, 6-6-2006; Ord. No. 2012-16, § 1, 11-6-2012~~)

Section 3: Title 5, Chapter 3, Section 2, of the Kuna City Code, entitled "OFFICIAL SCHEDULE OF DISTRICT REGULATIONS" is amended to add the following to the LAND USE TABLE:

Land Uses	Districts														
	A	R-2	R-4	R-6	R-8	R-12	R-20	O	C-1	C-2	C-3	CB-D	M-1	M-2	P
<u>Biomass</u>	<u>S</u>													<u>P</u>	
Distillery Production	<u>P</u>								<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>P</u>	
Energy System, production through renewable sources.	<u>S</u>												<u>S</u>	<u>S</u>	

<u>Public</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Quasi-public	P							P	P	P	P	P	P	P	P

Section 4: Title 5, Chapter 16, Section 3, Subsection B.2 of the Kuna City Code, entitled “LOT SPLIT” shall be amended as follows:

~~2. *Sewer and water:* Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the newly created parcel or parcels or as determined by the City Engineer. If any of the parcels do not connect to sewer or water at the time of lot split, the owner shall agree to connect each parcel to public sewer and water when these public utilities are available within three hundred (300) feet of the property line closest to the sewer line. Parcels located in Nitrate Priority Areas shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 10 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets Central District Health Department’s septic system requirements in existence at the time of the current application.~~ Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the newly created parcel(s) or parcels, or as determined by the City Engineer.

~~a. If any of the parcels do not connect to sewer or water at the time of lot split, the owner shall agree to connect each parcel to public sewer and water when these public utilities are available within three hundred (300) feet of the property line closest to the sewer line. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:~~

~~1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within ninety (90)-one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.~~ 1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within ninety (90)-one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

~~2) The property owner may agree to shall participate in any Local Improvement District (that benefits the property) or other statutory or common law funding~~

mechanism to finance fund-City sewer infrastructure extension costs and City sewer connections fees and provide for any easements; and

3) If the property owner fails to obtain approval for the connection plan to connect connect-to the City sewer system within ninety (90)-one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

b. Parcels located in the Kuna Nitrate Priority Areas shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrates the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets Central District Health Department's septic system requirements in existence at the time of the current application.

Section 5: Title 5, Chapter 16, Section 4 of the Kuna City Code, entitled "SEPTIC TANKS/SYSTEMS" shall be amended as follows:

5-16-4: - SEPTIC TANKS/SYSTEMS:

A. Policy: It is the intent of this Section that existing systems that are operating in compliance with all applicable laws shall continue to be allowed-- This Section applies only to septic system failures, new septic system installs, single family dwelling replacements, development on vacant land and public and quasi-public systems, as provided for herein.

BA. Use of ~~S~~septic tanks/systems: Use of sSeptic tanks or septic systems within the City limits shall be permitted is-allowed according to the following criteria: in the following circumstances:

1. Septic ~~tank~~ system failure:

a. If an-existing residence on a property zoned residential experiences-a septic system failure, and the closest public sewer connection point is located a distance of more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection); and the City has no plans to extend public sewer to the subject property within ninety (90) days, it is eligible for a septic ~~tank~~-system replacementt, subject to the requirements of and obtaining a permit from the Central District Health Department, may grant the property owner a permit for replacement of the septic system.

b. The separation distance between the replacement septic tank/drain field and an existing potable on-and-off site-well-head, shall be according to-comply with KCC 8-3-5 and all Central District Health Department guidelines-requirements in existence at the time of the

application for the current septic system permit, whichever distance is greater. The separation distance between the replacement septic tank/drain field and existing off-site wells shall be one hundred fifty (150) feet in accordance with subsection E of this section.

c. The replacement of a septic system under this ~~circumstance~~ subsection shall not be considered an enlargement or an expansion of a nonconforming use.

d. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

~~. with the City. If, however, public sewer is available within three hundred (300) feet distance of the property (as measured at the property line nearest available connection) and capable of serving the residence, the property owner shall immediately dismantle the septic system according to the provisions of subsection C and of this section. The property owner shall connect~~

~~to the city's sewer system in compliance with this chapter according to provisions of subsection A.4 of this section. Further, tassociated with the~~

~~d. Potable water issues will be evaluated separate from wastewater issues.~~

~~e. Septic tank failure associated with existing nonresidential properties shall be addressed by the City Engineer and/or Central District Health Department on a case by case basis.~~

~~2. *New single-family sSeptic sSystems installs: Physical Cconstraints (extraordinary or non-extraordinary) affecting development of the propertymake it unlikely the property residentially-zoned land will be connected to public sewer:*~~

~~a. If the Ceity engineer When a property owner applies for permits to construct a single-family residence on a lot, tract or parcel where the city engineer determines that it is unlikely the subject propertyland will not ever receive public sewer service in the foreseeable future due to some an extraordinary physical constraint, the property owner may be permitted to install a septic system. An example of an extraordinary physical constraint would be extension of a public sewer line across Indian Creek where the benefit is limited to a single-family residential property; or-~~

~~b. If the Ceity engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the City Engineer and approved by resolution of the City Council,) in relation to the costs of the development of the project, the property, the property -owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available.~~

~~c. If the property is being developed as a single family residence and the closest public sewer connection point is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection) and the City engineer determines that there are no plans to extend public sewer to the property contemplated in the foreseeable future.~~

~~c.d. The septic tank installation shall be limited to a single-family lot, tract or parcel, and not a part of a subdivision unless the subdivision was platted prior to December 7, 1977, and the lot, tract or parcel is five (5) acres or greater-. If the property is less than five (5) acres, the City Engineer may approve the septic system install, on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected.~~

~~d.e. Only one (1) residence may be connected to a septic tank system per lot, tract or parcel and only one (1) septic system is allowed per lot, tract or parcel.~~

~~e.f. The property owner shall pay the City's standard wastewater treatment and sewer interceptor fees at time of building permit application. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer, unless the use or volumes increased beyond one (1) EDU (equivalent dwelling unit).~~

fg. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that will benefit the property owner's property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

~~I. The property owner shall enter into an Memorandum of Understanding agreeing to connect to the public sewer system when it is available within three hundred (300) feet of property (as measured at the property line closest to the nearest available sewer connection) within ninety (90) days of being informed in writing of the availability of the connection, and participate in a Local Improvement District or other funding mechanism to provide public sewer service and provide any necessary easements. The Memorandum of Understanding shall also provide that if the property owner fails to connect to the City sewer system, the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is in compliance. g. , and the City may make the connection and charge the owner for all costs associated with the connection and the property owner also consents to a lien upon the property if they fail to pay the connection costs. This Memorandum of Understanding will be recorded with the Ada County Recorder.~~

h. The City Engineer may require the residence to be double plumbed to facilitate future public sewer connection.

i. At time of public sewer availability, the property owner shall immediately dismantle the septic system according to the provisions of chapter.

~~The septic tank installation shall comply with central district headdepartment (CDHD) standards.~~

~~The single family lot shall be of sufficient size to accommodate septic tank placement and the accompanying drainage lines, while also meeting the statutory distance separation requirements for public or private potable water facilities, including future public facilities such as those noted in the city's water master plan.~~

~~The separation distance between the new septic tank/drain field and any on or off site well subject to potable consumption shall comply with the current Central District Health Department requirements be one hundred fifty (150) feet, in accordance with subsection E of this section. The septic system shall not be placed within a the one hundred (100) year floodplain as designated by Federal Emergency Management Agency (FEMA) and/or the best available data. New septic tank/drain field systems shall not be placed within one hundred fifty (150) feet of a wellhead—see KCC 8-3-5 (KCC 5-3-4-9:C).~~

~~e. Potable water issues will be evaluated separate from wastewater issues.~~

3. *Replacement of a single-family dwelling reliant upon a viable septic system:* If a property owner submits an application for building permit to the City to replace ~~a their~~ entire single-family dwelling that is served by an existing septic system with another single-family dwelling, ~~that is constructed to city codes,~~ the existing septic system may be relied upon under the following conditions:

~~a. The dwelling's replacement does not require additional land use actions.~~

~~ba. The property owner shall demonstrate provide all required testing as required by the City and Central District Health Department, showing to the City's satisfaction that the septic system is functioning according to all State of Idaho Individual Subsurface Sewer Disposal Rules (IDAPA 58.01.03) requirements regulations, as amended and the continued use of the septic system does not cause an increase in the nitrate level within the immediate area.~~

~~b. T-existing at the time of the current testing viable and the availability of public sewer is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection). Additionally, the City Engineer shall determine that there are no publicly initiated plans to extend sewer within three hundred (300) feet of to the property within three (3) years the foreseeable future from the date of the application for the building permit.~~

~~b. The Central District Health Department shall determine that the continued use of the septic system does not violate Central District Health requirements in existence at the time of the current determination, qualify the continuance of the the septic system does~~

~~not pose a health concern and the septic system does not cause an increase in the nitrate level within the immediate area.~~

~~e. The separation distance between the existing septic tank/drain field and any on-site well shall be according to CDHDCentral District Health Department requireme- guidelines. The separation distance between the septic tank/drain field and existing off-site wells shall be one hundred fifty (150) feet in accordance with subsection E of this section.~~

c. Only one (1) single family residence may be connected to a septic tank system per lot, tract or parcel and/or only one (1) septic system is allowed per lot, tract or parcel.

d. The replacement of a septic system under this circumstance shall not be considered an enlargement ~~or of an~~ expansion of a nonconforming use.

f. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

~~g. Potable water issues will be evaluated separate from wastewater issues.~~

~~4. A single family dwelling development constructed on vacant land: zoned residential or agriculture and not requiring other land use actions~~ a. A property owner ~~possessing~~ of a vacant land parcel that is zoned appropriately and complies with the comprehensive plan ~~map designated for single family use~~ may install a septic tank or septic system under the following conditions:

~~a. where the closest public sewer connection point is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection) and the city engineer shall determines that there are no publicly initiated plans to extend public sewer to the property contemplated within three (3) years.~~

~~b. Septic tank installation shall be limited to a single family lot, tract or parcel, not a part of an existing subdivision, where the installation does not require additional land use actions. Only one (1) residence may be connected to a septic tank system per lot, tract or parcel and only one (1) septic system is allowed per lot, tract or parcel. The septic tank installation shall be according to Central District Health Department central district health department standards requirements.~~

~~c. The septic system shall not be placed within the a one hundred (100) year floodplain as designated by Federal Emergency Management Agency (FEMA) and/or the best available data. The single family lot shall be of a size and configuration to accommodate septic tank placement and accompanying drainage lines. The separation distance between the new septic tank/drain field and any on or off site well subject to potable consumptionconsumption shall comply with the current Central District Health Department requirements. be one hundred fifty (150) feet in accordance with subsection E of this section.~~

~~d. The single family residence shall be installed according to all applicable zoning, building and other statutory requirements.~~

~~e. The property owner shall pay the city's standard wastewater treatment and sewer interceptor fees at time of building permit application. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer, unless the use or volumes increased beyond one (1) EDU (equivalent dwelling unit). The property owner shall also enter into an agreement to connect to public sewer when it becomes available within three hundred (300) feet of property (as measured at the property line closest to the nearest available sewer connection). the city shall designate the land and structure as nonconforming and file a notice of sewer connection noncompliance violation with the Ada County Recorder's Office. This enforcement document will be recorded and follow the land until public sewer is installed according to the provisions of this section. The nonconforming status shall prevent any building permits from being issued until the property is in compliance.~~

This agreement will be recorded and run with the land. The city engineer may require the residence to be double plumbed to facilitate future public sewer connection, participate in an LID petition and provide necessary easements.

~~f. At time of public sewer availability, the property owner shall immediately dismantle the septic system according to the provisions of subsection C₂ of this section.~~

~~g. Potable water issues will be evaluated separate from wastewater issues.~~

~~hg. The property owner shall acknowledge that in the event they do not connect to public sewer when it is available and within ninety (90) days of being informed of that fact in writing, the city shall designate the land and structure as nonconforming and file a notice of sewer connection noncompliance violation with the Ada County Recorder's Office. This enforcement document will be recorded and follow the land until public sewer is installed according to the provisions of this section. The nonconforming status shall prevent any building permits from being issued until the property is in compliance. If the property is being developed as commercial or industrial and the City engineerCity Engineer determines that the property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive in relation to the costs of the development of the property.~~

b. The septic tank or public septic system may be installed only after complying with the conditions of this chapter and all conditions, as may be required by the City Engineer. The property owner shall enter into a Development Agreement or Memorandum of Understanding outlining all required conditions of approval prior to the issuance of any building permits.

c. The property owner shall pay for all connections to the City's standard wastewater treatment system and sewer interceptor fees at the time of building permit application, as calculated by the City Engineer, based upon the designated use of the property. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer.

d. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the

property affected. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

~~The property owner shall enter into an Memorandum of Understanding agreeing to connect to the public sewer system when it is available within three hundred (300) feet of property (as measured at the property line closest to the nearest available sewer connection) within ninety (90) days of being informed in writing of the availability of the connection, and participate in any Local Improvement District or other funding mechanism and provide all necessary easements. The Memorandum of Understanding shall also provide that if the property owner fails to connect to the City sewer system, the City may make the connection and charge the owner for all costs associated with the connection and the property owner also consents to a lien upon the property if they fail to pay the connection costs. This Memorandum of Understanding will be recorded with the Ada County Recorder.~~

fe. The City engineerCity Engineer may require the development to be double plumbed to facilitate future public sewer connection.

ih. The City has adopted the Nitrate Priority Map. All sSeptic system installations within in Kuna is subject tothe Nitrate Priority Area shall comply with the Central District Health Department's requirements as may be updated from time to time, regarding nitrate reduction design and installation of the septic system. All septic systems installed under this section shall comply with the strictest standards adopted by the Central District Health Department. a city wide septic tank threshold limit, whereby no more than two (2) single-family septic systems shall be installed and functioning, at any given time, from the date of adoption hereof within each of Kuna's township quarter sections. Accordingly, septic tanks will be allowed within each township quarter section on a first come, first served basis until the two (2) dwelling threshold is achieved; the area septic tank limitation shall apply only to this subsection.

j. The city's planning staff shall be responsible for monitoring septic tank replacement proecesses. Septic tanks in current use will not be included as part of this quarter section

~~septic tank limitation unless they experience failure and are replaced with another septic system according to the provisions of subsection A.1 of this section.~~

~~ki. The intent of the cap is to minimize contamination of groundwater, lessen the formation of septic system enclaves that may discourage future public sewer installation, and to protect the city's public sewer rate base.~~

5. Public and quasi-public uses:

a. A property owner ~~with possessing~~ a vacant land parcel that is zoned to allow ~~or permit~~ and is intended to construct a public or quasi-public use such as a school, administrative, public safety, cultural, church, college, hospital or similar type building or structure may install a septic ~~tank~~ system on the parcel where the closest public sewer connection point is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection) and the ~~cityCity engineer~~City Engineer determines the cost of providing a public sewer extension from its present location(s) would be prohibitive and provided there are ~~no o immediate~~ plans to publicly extend sewer service to within three hundred (300) feet of the property within the foreseeable future.

~~b. The septic tank system installation shall be according to Central District Health Department central district health department standards or other regulatory agencies with oversight control.~~

~~eb.~~ Once public sewer is available within three hundred (300) feet distance of the property (as measured at the property line closest to the nearest available sewer connection) and capable of serving the public or quasi-public use, the property owner shall immediately extend the public sewer to the site, ~~dismantle properly abandon~~ the on-site septic system and connect to the ~~cityCity's~~ sewer system according to the provisions of the regulatory agencies with oversight control. The property owner shall pay the ~~cityCity's~~ standard wastewater treatment and sewer interceptor fees at time of building permit application according to the EDU assignment for that type of use as identified in the ~~cityCity's~~ sewer fee resolution. Should there be uncertainty about the EDU assignment and associated costs, the ~~cityCity engineer~~City Engineer shall interpret the ~~cityCity's~~ sewer fee resolution.

~~cd.~~ The property owner shall acknowledge that in the event they do not connect to public sewer when it is available and within ~~ninety (90)~~ one hundred eighty (180) days of being informed of that fact in writing, the ~~cityCity~~ shall designate the land and structure as nonconforming and file a notice of sewer connection noncompliance violation with the Ada County Recorder's Office. This enforcement document will be recorded and follow the land until public sewer is installed according to the provisions of this section. If the property owner has entered into a development agreement with the ~~cityCity~~ concerning the subject property, the agreement shall be amended to include provisions for sewer connection compliances.

~~e. The septic system shall not be placed within a the one hundred (100)-year floodplain as designated by Federal Emergency Management Agency (FEMA) and/or the best~~

~~available data. The land parcel shall be of a size and configuration to accommodate the septic system placement. The separation distance between the septic system and any on- or off site well subject to potable consumption shall be one hundred fifty (100) feet in accordance with subsection E of this section.~~

C. ~~*New and existing septic tanks/systems failure:*~~ Septic tanks or septic systems constructed according to the provisions of this chapter are that fail are subject to ~~8~~the regulations of all agencies with oversight authority. All septic tank or septic system installs shall comply with all State of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03), as amended, at the time of the current application for the septic system permit or building permit.

D. ~~*Nitrate Priority Map:*~~ The City has adopted the Nitrate Priority Map. All septic system installations within the Nitrate Priority Area shall comply with the Central District Health Department's requirements as amended, regarding nitrate reduction design and installation of the septic system. All septic systems installed under this section shall comply with the strictest standards adopted by the Central District Health Department or other regulatory agency.

E. ~~*Intent:*~~ The intent of this chapter is to minimize the contamination of groundwater, lessen the formation of septic system enclaves that may discourage future public sewer installation, and to protect the City's public sewer rate base.

F. ~~*City Engineer Review:*~~ All plumbing permits issued by the City that relate to septic systems to be installed or replaced within the City shall be reviewed by the City Engineer.—. A copy of all septic permits issued by the Central District Health within the City's Area of City Impact shall be sent to the City Engineer.

G. ~~*Removal or abandonment of failed septic tanks/systems:*~~ The property owner shall ~~dismantle abandon~~ the septic system, by pumping the tank, collapsing the lid, backfilling and compacting it with earth ~~according to the State of Idaho Plumbing Bureau inspection processes and in compliance with central district health department~~ Central District Health requirements. Septic systems that accommodate more than one (1) household or nonresidential septic systems shall be abandoned as determined by the ~~city~~City Engineer in consultation with ~~central district health department~~ the Central District Health Department.

H. ~~*Water discharge:*~~ No person shall discharge or cause to be discharged any stormwater, surface water, runoff, subsurface drainage, cooling water, heating water, water from swimming pools, or industrial process water through a septic system.

I. ~~*Placement:*~~ The separation distance between the replacement septic tank/drain field and an existing potable well head shall comply with KCC 8-3-5 and all Central District Health Department regulationsState of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03), as amended, at the time of the application for the current septic system permit, whichever distance is greater. No new or replacement septic system shall be placed within the one hundred (100) year floodplain, as designated by Federal Emergency Management Agency (FEMA) and other best available data.

J. ~~*City's Master Plan:*~~ All septic tanks and septic systems shall comply with the future public facilities as noted in the city's water master plan.

~~K. New septic tank/drain field systems shall not be placed within one hundred fifty (150) feet of a wellhead (see section 8-3-5 of this code). The separation distance between a pre-existing or replacement septic tank/drain field (due to failure) and an existing on-site well as noted in subsections A.1. and A.3. of this section, shall may comply with the current Central District Health Department requirements, be according to central district health department guidelines.~~

~~F. Prohibited:~~ Septic tanks are not to be permitted in manufactured home parks, recreation vehicle (RV) parks or campgrounds (see KCC 4-2A-2:5 and 4-2B:11).

L. *Temporary dwellings:* An RV or trailer used as a temporary dwelling must be placed on private property and cannot be connected to a septic system.

M. *Setbacks:* Septic tank setbacks shall be in accordance with ~~DEQ~~ State of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03) setback standards found on their website.

N. *Replacement system area:* Where individual septic tanks are authorized, sufficient area shall be provided for a replacement sewage disposal system and t-he lot shall be of sufficient size to accommodate the septic tank placement and the accompanying drainage lines.

~~(Ord. No. 2011-14, § 1, 12-20-2011)~~

Section 6: Title 8, Chapter 3, Section 5, of the Kuna City Code, entitled “RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I” shall be amended as follows:

8-3-5: - RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I: The following uses, including but not limited to any other use which may have a detrimental effect upon the quality of water shall be and are hereby prohibited within Zone I of the wellhead protection area.

A. Surface use or storage of hazardous or toxic material, expressly including herbicide and pesticide applications to the soils, ground water or surface water within fifty feet (50') of a wellhead.

B. Sanitary land-fills or garbage disposal sites.

C. Storage disposal or waste of potentially hazardous or toxic material.

D. Underground storage tanks.

E. Sanitary sewer lines within fifty (50) feet ~~(50')~~ of a wellhead. ~~and~~

F. Septic systems within one hundred fifty (150) feet ~~(150')~~ of a wellhead or Central District Health Department, as amended, or other regulatory agency (ies), whichever provides the greater distance protection.

~~F.G.~~ Livestock and animals.

~~G.H.~~ Drainage canals.

Section 7: Repealer Clause. All Ordinances and Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 8: This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED by the Council of the City of Kuna this ____ day of _____, 2015.

APPROVED by the Mayor this ____ day of _____, 2015.

W. Greg Nelson
Mayor

ATTEST:

Chris Engels
City Clerk

(Seal)

ORDINANCE NO. 2015-11
CITY OF KUNA IDAHO

ZONING ORDINANCE AMENDMENT
DEFINITIONS, LAND USES, NOTIFICATION REQUIREMENT
AND SEPTIC TANKS/SYSTEMS

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING CERTAIN CHAPTERS OF TITLE 5, TO WIT: AMENDING CHAPTER 1, SECTION 6, SUBSECTION 2- ENTITLED “MEANINGS OF TERMS OR WORDS” TO ADD FIVE NEW DEFINITIONS; AMENDING CHAPTER 1A, SECTION 4, SUBSECTION A ENTITLED “LEGAL NOTICE” BY MAKING SEVERAL GRAMMATICAL CHANGES, SUBSECTION B ENTITLED “SITE NOTICE BY MAKING SEVERAL GRAMMATICAL CHANGES, SUBSECTION C ENTITLED “RADIUS NOTICE” BY MAKING SEVERAL GRAMMATICAL CHANGES AND RENAMING SPECIAL USE PERMIT TO VARIANCE RELATED TO BUILDING HEIGHT REQUIREMENT EXCEPTIONS TO COMPORT WITH CITY CODE AND CHANGING THE REQUIREMENT TO A STANDARD FIVE HUNDRED (500) FEET FOR NOTIFICATION REQUIREMENTS, SUBSECTION D ENTITLED “ALTERNATE FORMS OF NOTICE” TO PROVIDE FOR TWO (2) NOTICES OF THE HEARING ARE TO BE PUBLISHED WHEN THERE ARE MORE THAN TWO HUNDRED (200) PROPERTY OWNERS OR PURCHASERS OF RECORD TO BE NOTICED FOR THE HEARING; AMENDING CHAPTER 3, SECTION 2- ENTITLED “OFFICIAL SCHEDULE OF DISTRICT REGULATIONS” TO ADD FIVE NEW LAND USES TO THE TABLE; AMENDING CHAPTER 16, SECTION 3, SUBSECTION B.2 ENTITLED “LOT SPLITS” TO REQUIRE THAT THE LOT HOOK UP TO CITY SEWER AND WATER WHEN AVAILABLE WITHIN THREE HUNDRED (300) FEET, AND ELIMINATING THE MINIMUM LOT SIZE, AND REQUIRING THAT THE PROPERTY OWNER ENTER INTO A MEMORANDUM OF UNDERSTANDING REGARDING WHEN CONNECTING TO THE CITY SERVICES WILL BE REQUIRED AND REQUIREMENTS FOR FINANCING ARRANGEMENTS; REPEALING TITLE 5, CHAPTER 16, SECTION 4 AND ADOPTING A NEW SECTION ENTITLED “SEPTIC TANKS/SYSTEMS” BY PROVIDING FOR: SUBSECTION 1- COVERAGE FOR ALL SEPTIC SYSTEM FAILURES, A CLARIFIED DISTANCE MEASUREMENT, A REQUIREMENT FOR A MEMORANDUM OF UNDERSTANDING; SUBSECTION 2- A DETERMINATION OF WHEN THE PROPERTY WILL “RECEIVE PUBLIC SEWER SERVICE IN THE FORESEEABLE FUTURE”, AN INTERIM PROCESS FOR USING A SEPTIC SYSTEM UNTIL PUBLIC SEWER SERVICE IS AVAILABLE, A CLARIFIED DISTANCE MEASUREMENT, SEPTIC SYSTEM DEVELOPMENT FOR A SINGLE LOT AND NOT FOR A SUBDIVISION DEVELOPMENT, A MEMORANDUM OF UNDERSTANDING; SUBSECTION 3- A REQUIREMENT THAT THE SEPTIC SYSTEM BE FUNCTIONING ACCORDING TO CENTRAL DISTRICT HEALTH STANDARDS, AND THE DISTANCE REQUIREMENT; SUBSECTION 4- COMMERCIAL OR INDUSTRIAL DEVELOPMENT THAT WILL NOT RECEIVE PUBLIC SEWER SERVICE IN THE FORESEEABLE FUTURE DUE TO AN EXTRAORDINARY PHYSICAL CONSTRAINTS WHERE CONNECTION TO THE CITY SEWER IS PROHIBITIVELY EXPENSIVE IN RELATION TO THE COSTS OF THE DEVELOPMENT, A DEVELOPMENT AGREEMENT REGARDING CONDITIONS OF DEVELOPMENT INCLUDING REQUIREMENTS OF THE CITY ENGINEER, AND A MEMORANDUM OF UNDERSTANDING FOR CONNECTION TO THE CITY SEWER; AMENDING TITLE 8, CHAPTER 3, SECTION 5 ENTITLED “RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I” TO STATE THAT IT IS

THE GREATER OF THE DISTANCES OF CENTRAL DISTRICT HEALTH OR THE CITY RESTRICTIONS; PROVIDING FOR A REPEALER CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article XII, Section 2 of the Idaho Constitution and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and

WHEREAS, this text amendment is in agreement with the spirit and intent of Kuna Comprehensive Plan; and

WHEREAS, it is in the best interest of the City of Kuna to make zoning amendments to certain chapters of Title 5; and

WHEREAS, these zoning amendments are made pursuant to Kuna City Code 5-13, entitled "ZONING AMENDMENTS".

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, ADA COUNTY, IDAHO, as follows:

Section 1: Title 5, Chapter 1, Section 6, Subsection 2 of the Kuna City Code, entitled "MEANING OF TERMS OR WORDS" shall be amended as follows:

BIOMASS: Plant material used for production of such things as fuel alcohol and nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or from agricultural production or processing.

DISTILLERY: where beer, wine, and alcoholic beverages are brewed.

ENERGY SYSTEM, PRODUCTION THROUGH RENEWABLE SOURCES: Any facility or installation such as a windmill, hydroelectric unit or solar collecting or concentrating array, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass.

PUBLIC: Administrative and cultural buildings, uses, and structures, including buildings, lots, and facilities owned, used or operated by any governmental agency.

QUASI-PUBLIC: A use conducted by, or a facility or structure owned or operated by, nonprofit, religious, or institution that provides educational, cultural, recreational, religious, or other similar type of public services under private ownership or control.

Section 2: Title 5, Chapter 1A, Section 4 of the Kuna City Code, entitled "NOTICE TO PUBLIC" shall be amended as follows:

5-1A-4: - NOTICE TO PUBLIC:

A. Legal notice: At least fifteen (15) days prior to the public hearing, the Director shall cause to be published a notice stating the time, place, and a summary of the application in the official newspaper or paper of general circulation (KCC 1-11-1). Supplemental notice may also be made in other newspapers and/or radio and television stations serving the jurisdiction for use as a public service announcement.

B. Site notice: Applicant will follow the sign procedures in KCC 5-1A-8 regarding the posting of signs for the public hearing.

C. Radius notice: At least seven (7) days prior to the public hearing, the Director shall send a notice of the time, place, and a summary of the application to property owners or purchasers of record (as listed in the current records of the Ada County Assessor) owning property within three hundred (300) feet of the property being considered.

1. If a variance is being sought for an exception to the building height requirements of the KCC, the notice shall be individually mailed to all property owners within five hundred (500) feet of the property being considered. The structure's proposed location and height shall be stated in the notice.

D. Alternate forms of notice: When posted or mailed notice is required of two hundred (200) or more property owners or purchasers of record, alternate forms of notice may be provided as follows: In lieu of mailed notice, two (2) notices of the time, place of the hearing, and summary of the proposal shall be published in the official newspaper or paper of general circulation (KCC 1-11-1) for two (2) consecutive publications. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement, not less than seven (7) days prior to the hearing.

Section 3: Title 5, Chapter 3, Section 2, of the Kuna City Code, entitled “OFFICIAL SCHEDULE OF DISTRICT REGULATIONS” is amended to add the following to the LAND USE TABLE:

Land Uses	Districts														
	A	R-2	R-4	R-6	R-8	R-12	R-20	O	C-1	C-2	C-3	CB-D	M-1	M-2	P
Biomass	S													P	
Distillery Production	P								S	S	S		S	P	
Energy System, production through renewable sources.	S												S	S	
Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Quasi-public	P							P	P	P	P	P	P	P	P

Section 4: Title 5, Chapter 16, Section 3, Subsection B.2 of the Kuna City Code, entitled “LOT SPLIT” shall be amended as follows:

2. *Sewer and water:* Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the City Engineer.

a. If any of the parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements; and

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

b. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and

meets Central District Health Department's septic system requirements in existence at the time of the current application.

Section 5: Title 5, Chapter 16, Section 4 of the Kuna City Code, entitled "SEPTIC TANKS/SYSTEMS" shall be amended as follows:

5-16-4: - SEPTIC TANKS/SYSTEMS:

A. *Policy:* It is the intent of this Section that existing systems that are operating in compliance with all applicable laws shall continue to be allowed. This Section applies only to septic system failures, new septic system installs, single family dwelling replacements, development on vacant land and public and quasi-public systems, as provided for herein.

B. *Septic tanks/systems:* Septic tanks or septic systems within the City limits shall be permitted according to the following criteria:

1. *Septic system failure:*

a. If a septic system fails and the closest public sewer connection point is located a distance of more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection) and the City has no plans to extend public sewer to the subject property within ninety (90) days, it is eligible for a septic system replacement.

b. The separation distance between the replacement septic tank/drain field and an existing potable well, shall comply with KCC 8-3-5 and all Central District Health Department requirements in existence at the time of the application for the current septic system permit, whichever distance is greater. The separation distance between the replacement septic tank/drain field and existing off-site wells shall be one hundred fifty (150) feet in accordance with subsection E of this section.

c. The replacement of a septic system under this subsection shall not be considered an enlargement or an expansion of a nonconforming use.

d. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost

to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

2. New single-family septic systems installs: Physical constraints (extraordinary or non-extraordinary) affecting development of the property:

a. If the City engineer determines that the subject property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, the property owner may be permitted to install a septic system. An example of an extraordinary physical constraint would be extension of a public sewer line across Indian Creek where the benefit is limited to a single-family residential property; or

b. If the City engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the City Engineer and approved by resolution of the City Council,) in relation to the costs of the development of the property, the property owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available.

c. The septic tank installation shall be limited to a single-family lot, tract or parcel and not a part of a subdivision unless the subdivision was platted prior to December 7, 1977, and the lot, tract or parcel is five (5) acres or greater. If the property is less than five (5) acres, the City Engineer may approve the septic system install, on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected.

d. Only one (1) residence may be connected to a septic tank system per lot, tract or parcel and only one (1) septic system is allowed per lot, tract or parcel.

e. The property owner shall pay the City's standard wastewater treatment and sewer interceptor fees at time of building permit application. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer, unless the use or volumes increased beyond one (1) EDU (equivalent dwelling unit).

f. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that will benefit the property owner's property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

g. The City Engineer may require the residence to be double plumbed to facilitate future public sewer connection.

3. *Replacement of a single-family dwelling reliant upon a viable septic system:* If a property owner submits an application for building permit to the City to replace their entire single-family dwelling that is served by an existing septic system with another

single-family dwelling, the existing septic system may be relied upon under the following conditions:

- a. The property owner shall provide all testing as required by the City and Central District Health Department, showing that the septic system is functioning according to all State of Idaho Individual Subsurface Sewer Disposal Rules (IDAPA 58.01.03) regulations, as amended and the continued use of the septic system does not cause an increase in the nitrate level within the immediate area.
- b. The availability of public sewer is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection). Additionally, the City Engineer shall determine that there are no plans to extend sewer within three hundred (300) feet of the property within the foreseeable future.
- c. Only one (1) single family residence may be connected to a septic tank system per lot, tract or parcel and/or only one (1) septic system is allowed per lot, tract or parcel.
- d. The replacement of a septic system under this circumstance shall not be considered an enlargement or expansion of a nonconforming use.
- f. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

- 1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

- 2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

- 3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated

with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

4. *Development on vacant land:* A property owner of a vacant land parcel that is zoned appropriately and complies with the comprehensive plan may install a septic tank or septic system under the following conditions:

a. If the property is being developed as commercial or industrial and the City Engineer determines that the property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive in relation to the costs of the development of the property.

b. The septic tank or public septic system may be installed only after complying with the conditions of this chapter and all conditions, as may be required by the City Engineer. The property owner shall enter into a Development Agreement or Memorandum of Understanding outlining all required conditions of approval prior to the issuance of any building permits.

c. The property owner shall pay for all connections to the City's standard wastewater treatment system and sewer interceptor fees at the time of building permit application, as calculated by the City Engineer, based upon the designated use of the property. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer.

d. The property owner shall enter into a Memorandum of Understanding with the City that will provide, at a minimum, the following conditions:

1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council.

2) The property owner may agree to participate in a Local Improvement District (that benefits the property) or other statutory or common law funding mechanism to finance City sewer infrastructure extension costs and City sewer connections fees and provide for any easements.

3) If the property owner fails to obtain approval for the connection plan to connect to the City sewer system within one hundred eighty (180) days of being notified, the City may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the City shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

4) This Memorandum of Understanding will be recorded with the Ada County Recorder.

f. The City Engineer may require the development to be double plumbed to facilitate future public sewer connection.

5. Public and quasi-public uses:

a. A property owner with a vacant land parcel that is zoned to allow or permit and is intended to construct a public or quasi-public use such as a school, administrative, public safety, cultural, church, college, hospital or similar type building or structure may install a septic system on the parcel where the closest public sewer connection point is more than three hundred (300) feet from the property (as measured at the property line closest to the nearest available sewer connection) and the City Engineer determines the cost of providing a public sewer extension from its present location(s) would be prohibitive and provided there are no plans to publicly extend sewer service to within three hundred (300) feet of the property within the foreseeable future.

b. Once public sewer is available within three hundred (300) feet distance of the property (as measured at the property line closest to the nearest available sewer connection) and capable of serving the public or quasi-public use, the property owner shall immediately extend the public sewer to the site, properly abandon the on-site septic system and connect to the City's sewer system according to the provisions of the regulatory agencies with oversight control. The property owner shall pay the City's standard wastewater treatment and sewer interceptor fees at time of building permit application according to the EDU assignment for that type of use as identified in the City's sewer fee resolution. Should there be uncertainty about the EDU assignment and associated costs, the City Engineer shall interpret the City's sewer fee resolution.

c. The property owner shall acknowledge that in the event they do not connect to public sewer when it is available and within one hundred eighty (180) days of being informed of that fact in writing, the City shall designate the land and structure as nonconforming and file a notice of sewer connection noncompliance violation with the Ada County Recorder's Office. This enforcement document will be recorded and follow the land until public sewer is installed according to the provisions of this section. If the property owner

has entered into a development agreement with the City concerning the subject property, the agreement shall be amended to include provisions for sewer connection compliances.

C. New and existing septic tanks/systems failure: Septic tanks or septic systems constructed according to the provisions of this chapter are subject to the regulations of all agencies with oversight authority. All septic tank or septic system installs shall comply with all State of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03), as amended, at the time of the current application for the septic system permit or building permit.

D. Nitrate Priority Map: The City has adopted the Nitrate Priority Map. All septic system installations within the Nitrate Priority Area shall comply with the Central District Health Department's requirements as amended, regarding nitrate reduction design and installation of the septic system. All septic systems installed under this section shall comply with the strictest standards adopted by the Central District Health Department or other regulatory agency.

E. Intent: The intent of this chapter is to minimize the contamination of groundwater, lessen the formation of septic system enclaves that may discourage future public sewer installation, and to protect the City's public sewer rate base.

F. City Engineer Review: All plumbing permits issued by the City that relate to septic systems to be installed or replaced within the City shall be reviewed by the City Engineer. A copy of all septic permits issued by the Central District Health within the City's Area of City Impact shall be sent to the City Engineer.

G. Removal or abandonment of failed septic tanks/systems: The property owner shall abandon the septic system, by pumping the tank, collapsing the lid, backfilling and compacting it with earth in compliance with Central District Health requirements. Septic systems that accommodate more than one (1) household or nonresidential septic systems shall be abandoned as determined by the City Engineer in consultation with the Central District Health Department.

H. Water discharge: No person shall discharge or cause to be discharged any stormwater, surface water, runoff, subsurface drainage, cooling water, heating water, water from swimming pools, or industrial process water through a septic system.

I. Placement: The separation distance between the replacement septic tank/drain field and an existing potable well head shall comply with KCC 8-3-5 and all State of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03), as amended, at the time of the application for the current septic system permit, whichever distance is greater.

J. City's Master Plan: All septic tanks and septic systems shall comply with the future public facilities as noted in the city's water master plan.

K. Prohibited: Septic tanks are not to be permitted in manufactured home parks, recreation vehicle (RV) parks or campgrounds (see KCC 4-2A-2:5 and 4-2B:11).

L. Temporary dwellings: An RV or trailer used as a temporary dwelling must be placed on private property and cannot be connected to a septic system.

M. *Setbacks*: Septic tank setbacks shall be in accordance with State of Idaho Individual Subsurface Sewage Disposal Rules (IDAPA 58.01.03) setback standards found on their website.

N. *Replacement system area*: Where individual septic tanks are authorized, sufficient area shall be provided for a replacement sewage disposal system and the lot shall be of sufficient size to accommodate the septic tank placement and the accompanying drainage lines.

Section 6: Title 8, Chapter 3, Section 5, of the Kuna City Code, entitled “RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I” shall be amended as follows:

8-3-5: - RESTRICTIONS WITHIN WELLHEAD PROTECTION ZONE I: The following uses, including but not limited to any other use which may have a detrimental effect upon the quality of water shall be and are hereby prohibited within Zone I of the wellhead protection area.

- A. Surface use or storage of hazardous or toxic material, expressly including herbicide and pesticide applications to the soils, ground water or surface water within fifty feet (50') of a wellhead.
- B. Sanitary landfills or garbage disposal sites.
- C. Storage disposal or waste of potentially hazardous or toxic material.
- D. Underground storage tanks.
- E. Sanitary sewer lines within fifty (50) feet of a wellhead.
- F. Septic systems within one hundred fifty (150) feet of a wellhead or Central District Health Department, as amended, or other regulatory agency (ies), whichever provides the greater distance protection.
- G. Livestock and animals.
- H. Drainage canals.

Section 7: Repealer Clause. All Ordinances and Resolutions or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 8: This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED by the Council of the City of Kuna this ____ day of _____, 2015.

APPROVED by the Mayor this ____ day of _____, 2015.

W. Greg Nelson
Mayor

ATTEST:

Chris Engels
City Clerk

(Seal)

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

June 26, 2015

Wendy Howell
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

RECEIVED

JUN 30 2015

CITY OF KUNA

VIA EMAIL

RE: 15-01-ZOA ZONING ORDINANCE AMENDMENT

The Idaho Transportation Department has reviewed the referenced zoning ordinance amendment application for the City of Kuna. ITD has the following comments:

1. ITD has no objection to this application.
2. ITD would like to remind the City of Kuna that 7 days for a response to an application could be difficult depending on the information needed, time of year, research needed for the application. ITD District 3 responds to applications from all Cities and Counties within the District.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads 'James K. Morrison'.

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Trevor Kesner

From: Jim Morrison (Development Services) [Jim.Morrison@itd.idaho.gov]
Sent: Thursday, July 02, 2015 4:19 PM
To: Trevor Kesner
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Thanks for the clarification.

Jim Morrison
 Development Services Manager
 Work (208) 332-7191
 Fax (208) 334-8917
jim.morrison@itd.idaho.gov



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From: Trevor Kesner [mailto:TKesner@cityofkuna.com]
Sent: Thursday, July 02, 2015 9:36 AM
To: Jim Morrison (Development Services)
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Jim:

No worries.

You are absolutely reading it correctly; except we would not consider ITD the 'public', we would categorize ITD as an 'agency' or 'political subdivision', in which case KCC 5-1A-3 applies:

- NOTICE TO AGENCIES AND POLITICAL SUBDIVISIONS:

A. The director shall send a summary of development applications to applicable agencies, as determined by the director. The notice shall be sent at least fifteen (15) days prior to the public hearing.

B. The director shall send a summary of petitions for comprehensive plan amendments and applications for zoning ordinance amendments to applicable agencies and political subdivisions as referenced in IC § 67-6509(a). The notice shall be sent at least fifteen (15) days prior to the public hearing.

We always try to go above and beyond the 15 day requirement so we can allow for any changes other agencies might recommend. That's why I was perplexed about the 7-day note on the response.
 Again, no worries. Thanks again for the quick response on this proposed ZOA.

Enjoy your Independence Day weekend!

Trevor Kesner
 Planner I

(208) 387-7731
trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Jim Morrison (Development Services) [<mailto:Jim.Morrison@itd.idaho.gov>]
Sent: Thursday, July 02, 2015 8:31 AM
To: Trevor Kesner
Cc: Wendy Howell; Troy Behunin
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Sorry for not being more clear on my response. I should have referenced the section. It is under 5-1A-4: - NOTICE TO PUBLIC: c. *Radius notice*: "At least seven (7) days prior to the public hearing, the director shall send a notice of the time, place, and a summary of the application to property owners or purchasers of record ..."

I am taking this as I could have 7 days to respond. Am I reading this incorrectly?

Jim Morrison
Development Services Manager
Work (208) 332-7191
Fax (208) 334-8917
jim.morrison@itd.idaho.gov



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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]
Sent: Monday, June 29, 2015 10:14 AM
To: Jim Morrison (Development Services)
Cc: Wendy Howell; Troy Behunin
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Jim:

Thank you for the swift response.

I am curious where the reminder on having 7 days for review/comment is coming from. Our standard is to allow 15 business days or more for agency review/comment.

This is the second request for comments on the this particular amendment so we didn't expect much feedback the second time around.

If you need some additional time, please let us know. The hearing isn't scheduled until July 14th. If we have comments as late as the 9th, that is completely fine.

Thanks again.

Have a good week.

Trevor Kesner

Planner I

(208) 387-7731

trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

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From: Jim Morrison (Development Services) [<mailto:Jim.Morrison@itd.idaho.gov>]
Sent: Friday, June 26, 2015 12:05 PM
To: Trevor Kesner
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Attached is ITD's response to the application indicated.

Jim Morrison
Development Services Manager
Work (208) 332-7191
Fax (208) 334-8917
jim.morrison@itd.idaho.gov



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From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]

Sent: Monday, June 22, 2015 4:09 PM

To: Ada County Development Services; Ada County Engineer; Boise-Kuna Irrigation District; Central District Health Department (CDHD); Mike Reno; DEQ; Gordon Law; kathy.hansen@mdu.com; Nancy Skanter; Clittle@achdidaho.org; Sharon Ennis; Idaho Power; Jim Morrison (Development Services); J&M Sanitation Services; Kuna City Attorney; carla.roberts@cablone.biz; Carson.Miranda@westada.org; Kuna Police Chief; Ada County Sheriff; Kuna Rural Fire District Chief; Kuna School District (ddelashmutter@kunaschools.org); Natalie Purkey; Pat Jones; Jones Outside; kgillman@digline.com; Ginny Greger; Janet Sanchotena; John Lee; aortega@boiseproject.org

Cc: Troy Behunin; Attorney Icloud; Wendy Howell

Subject: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	15-01-ZOA (Zoning Ordinance Amendment)
PROJECT DESCRIPTION	This is request is to amend Kuna City Code (KCC),an ordinance of the city of Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Subsection 2-entitled "Meanings of Terms or Words" to add five new definitions; amending Subsection C 1 entitled "Radius Notice"of Title 5, Chapter 1A, Section 4 entitled "Notice to Public"amending the building height requirement to five hundred (500) feet, amending Subsection D entitled "Alternate Forms of Notice"of Title 5, Chapter 1A, Section 4 entitled "Notice to Public" to provide for two (2) notices of the hearing are to be published when there are more than two hundred (200) property owners or purchasers of record to be noticed for the hearing; Title 5, Chapter 3, Section 2- entitled "Official Schedule of District regulations" amending the Land Use Table contained therein to add five new land uses to the table; amending Subsection B.2 of Title 5, Chapter 16, Section 3 entitled "Lot Splits" to include a requirement for a Memorandum of Understanding to be entered into between the city and the property owner; repealing Title 5, Chapter 16, Section 4 and adopting a new section entitled "Septic tanks/systems" by providing for: <u>Subsection 1-</u> coverage for all septic system failures, a clarified distance measurement, a requirement for a Memorandum of Understanding; <u>Subsection 2-</u> a determination of when the property will "receive public sewer service in the foreseeable future", an interim process for using a septic system until public sewer service is available, a clarified distance measurement, septic system development for a single lot and not for a subdivision development, a Memorandum of Understanding; <u>Subsection 3-</u> a requirement that the septic system be functioning according to Central District Health standards, and the distance requirement; <u>Subsection 4-</u> commercial or industrial development that will not receive public sewer service in the foreseeable future due to an extraordinary physical constraints where connection to the city sewer is prohibitively expensive in relation to the costs of the development, a development agreement regarding conditions of development including requirements of the city engineer, and a Memorandum of Understanding for connection to the city sewer; amending Title 8, Chapter 3, Section 5 entitled "Restrictions Within Wellhead Protection Zone I" to state that it is the greater of the distances of Central District Health or the city restrictions; providing for a repealer clause, and providing for an effective date.
APPLICANT/ REPRESENTATIVE	City of Kuna PO Box 13

	Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday, July 14, 2015 6:00 pm
STAFF CONTACT	Wendy I. Howell, Planning & Zoning Director whowell@cityofkuna.com Phone: 208-922-5274 Fax: 208-922-5989
We have enclosed information to assist you with your consideration and response. No response within 15 business days will indicate you have no objection or concerns with this project. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm or as soon as it may be heard located at Kuna City Hall, 763 W. Avalon, Kuna, Idaho 83634.	



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to: 41 of 43

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

Rezone # 15-01-20A
Conditional Use # _____
Preliminary / Final / Short Plat _____

RECEIVED *City of Kuna*

JUL 06 2015

CITY OF KUNA

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - ☐ high seasonal ground water
 - ☐ waste flow characteristics
 - ☐ bedrock from original grade
 - ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - ☐ central sewage
 - ☐ community sewage system
 - ☐ community water well
 - ☐ interim sewage
 - ☐ central water
 - ☐ individual sewage
 - ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - ☐ central sewage
 - ☐ community sewage system
 - ☐ community water
 - ☐ sewage dry lines
 - ☐ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
 - ☐ food establishment
 - ☐ swimming pools or spas
 - ☐ child care center
 - ☐ beverage establishment
 - ☐ grocery store
- ☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☒ 14. See attached comment Reviewed By: [Signature]
Date: 6/26/15

Lori Badigian

From: Lori Badigian
Sent: Monday, June 29, 2015 1:15 PM
To: 'Trevor Kesner'
Subject: RE: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Importance: High

Trevor,

I wanted to comment on this zoning amendment via email because our forms do not allow enough room for our comments.

1. Section 4 regarding Lot Splits. "Parcels located in Nitrate Priority Areas shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 10 parts per million or less of nitrates."

The 10 ppm level is currently unattainable. There are no septic systems capable of achieving 10 mg/L total nitrogen. The options are to treat to 27 mg/L or 16 mg/L.

2. Section 5 Septic tanks/systems 1.b. "The separation distance between the replacement septic tank/drain field and existing off-site wells consumption shall be 150 feet."

In accordance with IDAPA 58.01.03, CDHD cannot require greater than 100' separation from drainfield to well and 50' separation from septic tank to well.

Thank you and please contact me if you have any questions.

Regards,

Lori Badigian, REHS | Sr. Environmental Health Specialist
 Central District Health
 707 N. Armstrong Place | Boise, ID 83704
 P: (208) 327-8517 | F: (208) 327-8553 | C: (208) 869-9118

From: Trevor Kesner [mailto:TKesner@cityofkuna.com]

Sent: Monday, June 22, 2015 4:12 PM

To: Ada County Development Services; Ada County Engineer; Boise-Kuna Irrigation District; Lori Badigian; Mike Reno; DEQ; Gordon Law; kathy.hansen@mdu.com; Nancy Skanter; Clittle@achdidaho.org; Sharon Ennis; Idaho Power; Idaho Transportation Dept.; J&M Sanitation Services; Kuna City Attorney; carla.roberts@cableone.biz; Carson.Miranda@westada.org; Kuna Police Chief; Ada County Sheriff; Kuna Rural Fire District Chief; Kuna School District (ddelashmutt@kunaschools.org); Natalie Purkey; Pat Jones; Jones Outside; kgillman@digline.com; Ginny Greger; Janet Sanchotena; John Lee; aortega@boiseproject.org

Cc: Troy Behunin; Attorney Icloud; Wendy Howell

Subject: City of Kuna agency notification and request for comment - Kuna Zoning Ordinance Amendment

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	15-01-ZOA (Zoning Ordinance Amendment)
PROJECT DESCRIPTION	This is request is to amend Kuna City Code (KCC), an ordinance of the city of Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Subsection 2-entitled "Meanings of Terms or Words" to add five new definitions; amending Subsection C 1 entitled "Radius Notice" of Title 5, Chapter 1A, Section 4 entitled "Notice to Public" amending the building height requirement to five hundred

Wendy Howell

From: Julianne Shaw <JShaw@idl.idaho.gov>
Sent: Tuesday, September 01, 2015 4:41 PM
To: Wendy Howell
Cc: Bob Pietras; John Nichols
Subject: IDL comments Kuna Zoning Ordinance Amendment



DIVISION OF LANDS AND WATERWAYS
REAL ESTATE SERVICES BUREAU
PO Box 83720, Boise, ID 83720-0050

Good afternoon Wendy,

The Idaho Department of Lands has a ***no comment*** response regarding the following application:

1. Ordinance No. 2015-11 Zoning Ordinance Amendment, Definitions, Land Uses, Notification Requirements and Septic Tanks/Systems

Thank you again for the opportunity to review and comment on this application. Please contact IDL's Southwest Supervisory Area Manager Bob Pietras, at (208) 334-3488 or me at the number or e-mail listed below, if you have questions or need more information.

Julianne Shaw

Planner

Real Estate Services Bureau

Idaho Department of Lands I 300 N. 6th Street, Ste. 103 - Boise, ID 83720 I ☎ 208.334.0262 I Fax
208.334.3698 I jshaw@idl.idaho.gov

Idaho Department of Lands ~ Managing Endowment Trust Lands
The LAND Where MIRACLES Grow

From: Wendy Howell [<mailto:WHowell@cityofkuna.com>]

Sent: Tuesday, August 25, 2015 2:41 PM

Subject: Agency Notification

Good Morning,

Attached is an agency notification for your review and comment.

Thank you,

Wendy I. Howell, PCED

Planning & Zoning Director

City of Kuna

Phone: (208) 922-5274



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Birds of Prey Sewer Project
Approval of Change Order

DATE: September 8, 2015

REQUEST: Approve Resolution for Change Order

On March 11, 2015, bids were opened for the construction of a sewer main from Deerhorn Lift Station to Arbor Ridge Subdivision. The Deerhorn project was completed July 30, 2015.

The Birds of Prey Sewer Project is in the same vicinity, with same size pipe, on the same property and appears to be very similar construction conditions. The similarities suggest the possibility of relying on the previous competitive bid for the Deerhorn Project to construct the Birds of Prey Project. The idea was presented to the Deerhorn Contractor (Knife River) and they were willing to consider it.

In spite of the similarities, there are some lump sum bid items in which constructed quantities or the difficulty of construction varied between the two projects. In each instance, the unit price or lump sum price was negotiated between the City Engineer and the Contractor to account for the variances. The negotiated amount for the specified quantities is \$173,344.00. It is recommended the Change Order with Knife River be accepted for the work. A resolution is attached, which if approved, will adopt the recommendation.

This project is budgeted from the Sewer Fund. Available budgeted funds for this project are as follows:

1. Birds of Prey Sewer Line	\$190,000
-----------------------------	-----------

Attachments: Resolution
Abstract of Change Order
Knife River Proposal

BIRDS OF PREY SEWER MAIN

[illegible]

RESOLUTION NO. R58-2015

RESOLUTION ACCEPTING CHANGE ORDER FROM KNIFE RIVER CORPORATION – NORTHWEST IN THE AMOUNT OF \$173,344.00 FOR THE BIRDS OF PREY SEWER MAIN PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CHANGE ORDER DOCUMENTS WITH KNIFE RIVER CORPORATION – NORTHWEST.

WHEREAS, City of Kuna, Idaho has received open, competitive bids for the Deerhorn Sewer Main Project; and

WHEREAS, the apparent low bidder for said Project is KNIFE RIVER CORPORATION - NORTHWEST; and

WHEREAS, the Birds of Prey Sewer Main Project is similar in conditions and location to the Deerhorn Sewer Main Project:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that said City approves a Change Order to the Deerhorn Sewer Main Project with KNIFE RIVER CORPORATION - NORTHWEST in the amount of one hundred seventy-three thousand three hundred forty-four dollars (\$173,344.00) for the Birds of Prey Sewer Main Project; that Council directs the expenditure of available funds from the Sewer Fund for said project, and the Mayor, Clerk and City Engineer of said City are hereby authorized to execute Change Order documents for securing the services of said bidder for said Project upon receipt of proper evidence of public works licensure, bonds and acceptable insurance binders; and which copy of Change Order Proposal is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 15th day of September, 2015.

APPROVED BY THE MAYOR of Kuna this 15th day of September, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

Proposal



KNIFE RIVER Southern Idaho Division

5450 W. Gowen Road

Boise, Id. 83709

Contact: Mike Cole

Phone: (208) - 362-6152

Fax: (208) - 562-5045

Quote To: Gordon Law

Job Name: Birds of Prey Sewer Main

Date of Plans: 7/30/15

Addendums:

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1010	ROCK EX	100.00	CY	160.00	16,000.00
1020	MISC SURFACE RESTORE	1,450.00	LF	2.00	2,900.00
1030	TYPE P SURFACE RESTORE	65.00	SY	62.00	4,030.00
1040	SEWER MANHOLE	7.00	EA	100.00	700.00
1050	SEWAGE FLOW CONTROL	1.00	LS	1.00	1.00
1060	15" PVC SEWER MAIN	1,428.00	LF	33.00	47,124.00
1070	12" PVC SEWER MAIN	56.00	LF	29.00	1,624.00
1080	4" PVC SEWER LINES (29)	812.00	LF	29.00	23,548.00
1090	CONNET TO EX MH	1.00	EA	2,500.00	2,500.00
1100	CCTV INSPECTION	1,484.00	LF	1.50	2,226.00
1110	SEDIMENT CONTROL	1.00	LS	1,100.00	1,100.00
1120	SEWER MAIN TRENCH EXC	1,484.00	LF	14.00	20,776.00
1130	SEWER SERVICE TRENC EX	812.00	LF	10.00	8,120.00
1140	TRAFFIC CONTROL	1.00	LS	3,500.00	3,500.00
1150	DECOMMISSION LINE TO LIFT STAT	1.00	LS	2,000.00	2,000.00
1160	MOBILIZATION	1.00	LS	19,800.00	19,800.00
1170	COMPACTION TEST	1.00	LS	2,700.00	2,700.00
1180	EXPLORATORY EX	1.00	LS	1.00	1.00
1190	GRAVEL SERVIE ROAD	1.00	LS	10,300.00	10,300.00
1200	DRAIN DITCH CROSSING	1.00	LS	1,600.00	1,600.00
1210	FIELD DRAINAGE SYSTEM	1,400.00	LF	0.50	700.00
1310	EXTRA DEPTH ON SEWER LINE	698.00	LF	3.00	2,094.00

GRAND TOTAL **\$173,344.00**

NOTES:

Knife River
Authorized Signature _____

Date

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

Authorized Signature _____ Date _____



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

MICHAEL L. BORZICK, GISP
GIS MANAGER

Telephone (208) 287-1726
Email: MBorzick@cityofkuna.com

Memo: LiDAR Acquisition

On shorter notice than I would like and while working with ACCEM for the last several months to potentially acquire LiDAR (Light Detection and Ranging) and in a joint effort with ACCEM, BSU, BHS, FEMA, Idaho State Floodplain Administration and the City of Kuna the contractor (Quantum Spatial) has contacted ACCEM requesting to fly the Treasure Valley on 3 days' notice. Paul "Crash" Maruish (ACCEN) was able to push that time frame back to September 25th of this year rather than this last weekend.

Having said that, I would like to request City Councils approval to consider purchasing services from Quantum Spatial for the LiDAR data along the threads of Indian Creek and Sand Creek for approximately \$4,500 (at the time of this memo). If you refer to the attached maps it is apparent that FEMA using 30 meter DEM (Digital Elevation Model) in the 80's have totally missed the mark with their current FIRM maps which are the basis for our residents Flood Insurance and future Development in Kuna.

FEMA, Idaho State Floodplain Manager and BHS have all given Kuna their blessing that with a LiDAR Flight on Indian Creek and Sand Creek the FIRM maps would be redone quickly and accurately. It is my opinion that by acquiring this data on the front end prior to development will be easier for potential commercial, residential and industrial developments in these affected areas.

This issue has been brought before City Council before on April 21st of this year with some questions, comments and direction given by several Council Members I will do my best to address and answer a few of those in this memo.

Council member Stear asked if we would consider partnering with ACCEM or others?

This project is being headed by ACCEM, cooperated with BSU, ACCEM, BHS, FEMA, and potentially us. So with all these partners and the planes in the area the cost for this flight will never be lower than it is right now, so although they may not be paying a portion of our costs by having the planes in the area they do drive the cost down considerably.

Council Member Buban-Vonder Haar asked several questions

How many Sections would be involved?

Currently 7 sections would be necessary to give us enough coverage to properly map the floodplain of Indian Creek and Sand Creek in a flight up and a flight down – 2 passes – 1,320 ft wide swath.

Council Member Buban-Vonder Haar also asked if this was something a city normal pays for or the owners of their land?

Gordon Law stated that “owners or developers normally do this while trying to develop which can take up to 6 months” – additionally there are some fairly significant costs with unknown results which may hinder the development or potentially negate the entire development so having it accurately mapped now will show a clear picture of development grounds in Kuna. This would allow for fuller developments as with the Solar Farm which has left large areas undeveloped because of the “False” floodplain and their unwillingness to jump through FEMA’s hoops in hopes to be digging this month or next.

Council Member Buban-Vonder Haar also stated “she was interested but thinks it would be appropriate for the land owners to partially fund the cost?”

Currently the farmers aren’t affected by the floodplain so I wouldn’t see a willingness to pay for a product that does nothing to further their current lifestyle. However in 2 years when they want to develop or sell to a developer, at that time this will become a huge deal for them and ultimately our city.

Council President Cardoza stated that he thought those that already pay city taxes should benefit from a remapping such as along Indian Creek before future expansion to desert land.

I would agree and add that there would be several homes in Kuna that would benefit from this remapping immediately by not having to pay expensive flood insurance. Additionally, the residents of Kuna would ultimately benefit on a decrease on their property tax bill when more Industrial and Commercial entities start constructing in these areas of Kuna.

While mapping these FEMA floodplains and seeing the large discrepancies, talking with BHS and FEMA this LiDAR data is our community’s ticket to a vastly decreased or eliminated floodplain in a short amount of time. Without it we are left using the LOMAR tool, which is slow, expensive and completed in small tracts of land as said parcel develops. With this one project we could have the entire floodplain of Indian Creek accurately mapped from Black Cat Rd to Lower Pleasant Valley Rd (15 miles). To map that using LOMAR would take years at an extremely high cost which can cost this community an unmeasurable amount of development in these areas.

Thanks for your time,

Michael L. Borzick

Michael L. Borzick
GIS Manager

CC: Gordon Law, City Engineer & Public Works Director

RESOLUTION NO. R59-2015

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY OF KUNA, IDAHO'S GIS MANAGER MIKE BORZICK TO NEGOTIATE THE PURCHASE OF THE LIDAR IMAGING OF THE FLOODPLAINS OF INDIAN CREEK AND SAND CREEK FROM QUANTUM SPATIAL AS PER THE INVOICE; AND AUTHORIZING THE CITY OF KUNA, IDAHO'S TREASURER, JOHN MARSH TO PAY THE INVOICE FOR THE LIDAR IMAGING FROM THE CONTINGENCY FUND.

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

Section 1. The City of Kuna, Idaho's GIS Manager, Mike Borzick is authorized to negotiate the purchase of a LiDAR remote imaging for the floodplains of Indian Creek and Sand Creek, as per the attached invoice, of which said invoice is attached hereto and made a part hereof.

Section 2. The City of Kuna, Idaho's Treasurer, John Marsh is authorized to pay the invoice from contingency.

PASSED BY THE COUNCIL of Kuna, Idaho this ____day of September 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this ____ day of September 2015.

W. Greg Nelson, Mayor

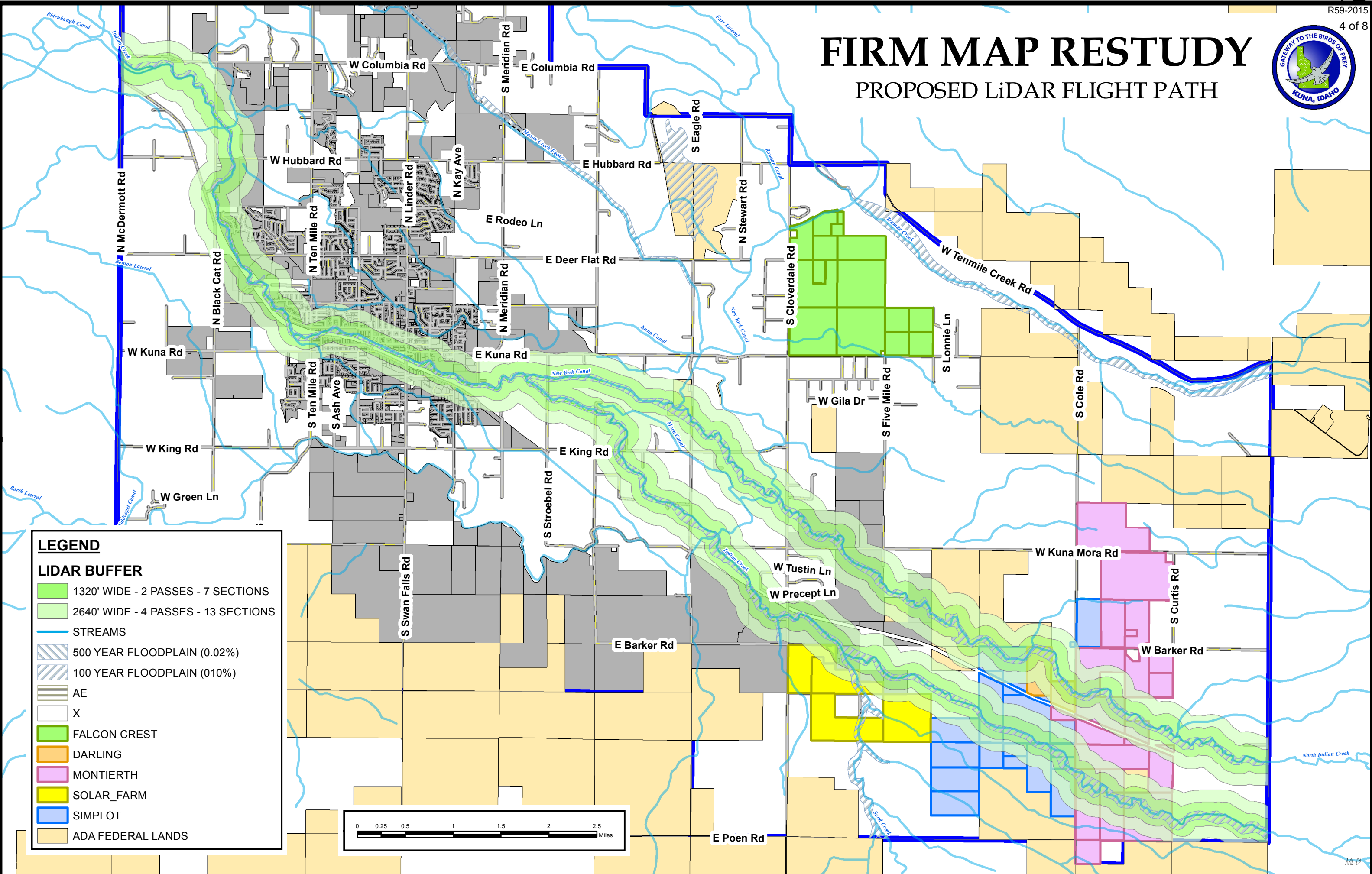
ATTEST:

Chris Engels, City Clerk



FIRM MAP RESTUDY

PROPOSED LiDAR FLIGHT PATH



LEGEND

LIDAR BUFFER

- 1320' WIDE - 2 PASSES - 7 SECTIONS
- 2640' WIDE - 4 PASSES - 13 SECTIONS

STREAMS

500 YEAR FLOODPLAIN (0.02%)

100 YEAR FLOODPLAIN (0.10%)

AE

X

FALCON CREST

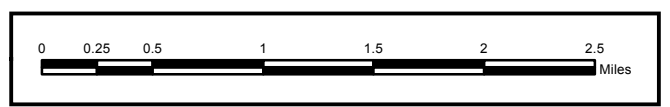
DARLING

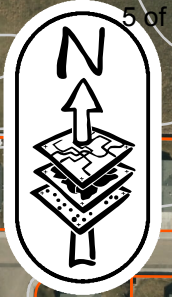
MONTIERTH

SOLAR_FARM

SIMPLOT

ADA FEDERAL LANDS





HOME

HOME

+26 FEET

NOT IN THE CREEK?

HOME

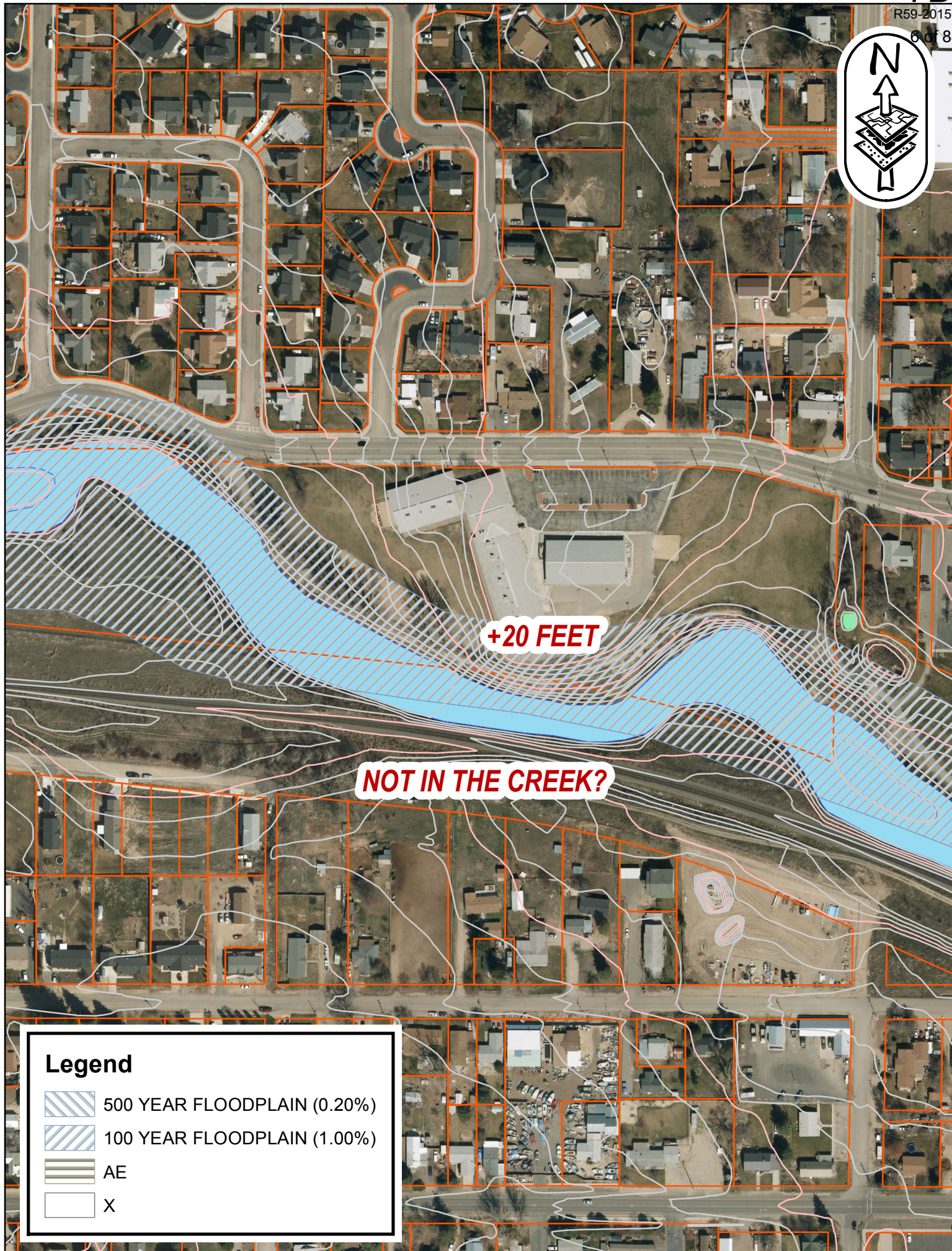
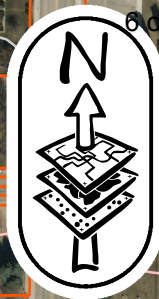
HOME

HOME

HOME

Legend

-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X

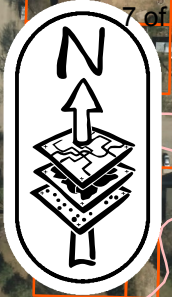


+20 FEET

NOT IN THE CREEK?

Legend

-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X



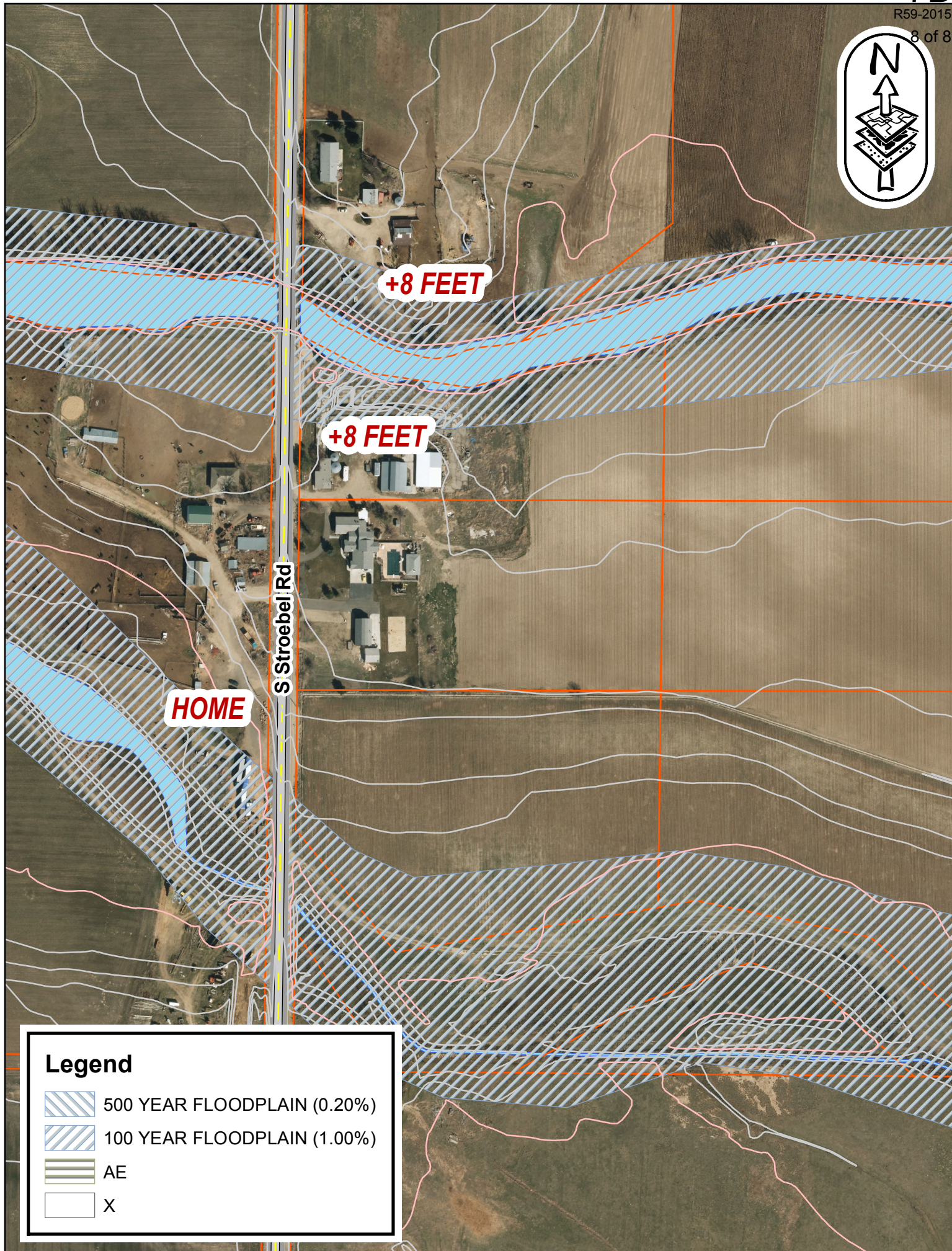
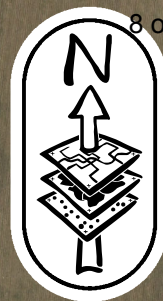
+14 FEET

NOT IN THE CREEK?

NOT ACROSS RR?

Legend

-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X



Legend

-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JMARSH@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R60-2015
DATE: 9/11/2015

SUMMARY DISCUSSION

Resolution R60-2015 consists of approval for a replacement postal meter machine lease for City-wide outgoing mail purposes.

The existing meter machine is also leased and has seen better days. The current machine is no longer supported and has proven to be relatively expensive to maintain and repair.

The acquisition of the machine has been considered. After performing a lease vs. buy financial analysis it has been determined it is a better financial decision for the City to continue to lease the equipment.

The lease payment on the existing meter is \$214.88/month, the proposed replacement equipment carries a lease payment of \$215.43/month.

STAFF RECOMMENDATION: Approval of R60-2015.

Thank You!

RESOLUTION NO. R60-2015

**CITY OF KUNA, IDAHO
POSTAL METER LEASE**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A POSTAL METER LEASE AGREEMENT WITH MAILFINANCE, A NEOPOST USA COMPANY, AND ITS AFFILIATES.

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

Section 1. The lease agreement with MailFinance and its affiliates in substantially the form of the copy of said Agreement attached hereto and hereby incorporated herein by reference, be and the same is hereby authorized and approved.

Section 2. The Mayor of the City is hereby authorized to execute said lease agreement between the City of Kuna and MailFinance and its affiliates for the lease of a dedicated postal meter for a period of forty eight (48) months, which is subject to a non-appropriation clause; and which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of September, 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of September, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

Section (A) Dealer Information

Dealer Office Number	Dealer Office Name	Phone #	Date
9300	Neopost Northwest	8009107678	08/17/2015

Section (B) Billing Information

Company Name	City of Kuna		
DBA			
Billing Address	763 W AVALON		
City State Zip+4	Kuna	ID	83634
Contact Name	John Marsh	Phone	(208) 895-8373
Contact Title	Treasurer	Fax	
Email Address	Jmarsh@CityofKuna.com	PO #	

Section (C) Installation Information (if different from billing information)

Company Name	City of Kuna		
DBA			
Installation Address	763 W AVALON		
City State Zip+4	Kuna	ID	83634
Contact Name	John Marsh	Phone	(208) 895-8373
Contact Title	Treasurer	Fax	
Email Address	Jmarsh@CityofKuna.com		

Section (D) Products

Qty	Model / Part Number	Description (include Serial Number, if applicable)
1	ESP01N	Power line conditioner
1	IN600AF10ST75	(MS75LP) IN-600 Base w/ Autofeeder, INWP10 and Scale Stand

Section (E) Lease Payment Information & Schedule

Tax Status: ☐ Taxable ☒ Tax Exempt Certificate attached Billing Frequency: ☐ Monthly ☒ Quarterly ☐ Annually Billing Method: ☐ Standard ☐ Government Payment in Arrears	Number of Months		Monthly Payment (Plus applicable taxes)
	First	48	\$215.43
	Current Lease Number		
	New Lease Number		

Section (G) Postage Meter & Postage Funding Information

Main Post Office Name	Post Office 5-Digit Zip Code
Postage Funding Method: ☒ Bill Me ☐ OMAS / CPU ☐ Prepay by Check <i>OMAS Agency Code</i> ☐ ACH Debit <i>Attach ACH Authorization Form</i> <i>Attach USPS CPU Authorization Letter</i>	
Postage Funding Account: ☒ POC ☐ TMS ☐ New ☒ Existing Existing Account Number: 97507877	

Section (H) Services

Rate Protection	☒ Online Postal Rates Covered Product: IN600AF10ST75 ☐ None
Subscription	☒ NeoShip
iMeter Apps	☐ Online Postal Expense Management ☐ Online E-Services ☐ Online E-Services with Electronic Return Receipt
Software	☐ Software Advantage Covered Product:
Services	☒ Installation/Training ☒ Maintenance

Section (F) ACH Direct Debit for Lease Payments (Attach Voided Check)

Bank Name			
Bank Contact Name			
Bank Contact Phone			
Bank City State			
Bank Routing Number		Bank Account Number	

Section (I) Approval

Existing customers who currently fund the Postage account by ACH Debit will not be converted to NeoFunds/TotalFunds unless initialed here _____.

This document consists of a Government Product Lease ("Lease") with MailFinance Inc.; and a Postage Meter Rental Agreement ("Rental Agreement"), Maintenance Agreement, and an Online Services and Software Agreement with Neopost USA Inc.; and a NeoFunds/TotalFunds Account Agreement with Mailroom Finance, Inc. Your signature constitutes an offer to enter into the Lease and, if applicable, the other agreements, and acknowledges that you have received, read, and agree to all applicable terms and conditions (version DirectGovLease-06-13), which are also available at <http://www.neopostusa.com/terms/DirectGovLease-06-13.pdf>, and that you are authorized to sign the agreements on behalf of the customer identified above. The applicable agreements will become binding on the companies identified above only after an authorized individual accepts your offer by signing below, or when the equipment is shipped to you.

Authorized Signature	Print Name and Title	Date Accepted
Accepted by Neopost USA and its Affiliates		Date Accepted

**Government Product Lease Agreement
with Meter Rental Agreement****Section (A) Dealer Information**

Dealer Office Number	Dealer Office Name	Phone #	Date
9300	Neopost Northwest	8009107678	08/17/2015

Section (B) Billing Information

Company Name	City of Kuna		
DBA			
Billing Address	763 W AVALON		
City State Zip+4	Kuna	ID	83634
Contact Name	John Marsh	Phone	(208) 895-8373
Contact Title	Treasurer	Fax	
Email Address	Jmarsh@CityofKuna.com	PO #	

Section (C) Installation Information (If different from billing information)

Company Name	City of Kuna		
DBA			
Installation Address	763 W AVALON		
City State Zip+4	Kuna	ID	83634
Contact Name	John Marsh	Phone	(208) 895-8373
Contact Title	Treasurer	Fax	
Email Address	Jmarsh@CityofKuna.com		

Section (D) Products

Qty	Model / Part Number	Description (Include Serial Number, if applicable)
1	ESP01N	Power line conditioner
1	IN600AF10ST75	(MS75LP) IN-600 Base w/ Autofeeder, INWP10 and Scale Stand

Section (E) Lease Payment Information & Schedule

Tax Status: ☐ Taxable ☒ Tax Exempt <i>Certificate attached</i> Billing Frequency: ☐ Monthly ☒ Quarterly ☐ Annually Billing Method: ☐ Standard ☐ Government Payment in Arrears	Number of Months	Monthly Payment (Plus applicable taxes)	
	First	48	\$215.43
	Current Lease Number		
	New Lease Number		

Section (G) Postage Meter & Postage Funding Information

Main Post Office Name	Post Office 5-Digit Zip Code
Postage Funding Method: ☒ Bill Me ☐ OMAS / CPU ☐ Prepay by Check <i>OMAS Agency Code</i> ☐ ACH Debit <i>Attach ACH Authorization Form</i> <i>Attach USPS CPU Authorization Letter</i>	
Postage Funding Account: ☒ POC ☐ TMS ☐ New ☒ Existing Existing Account Number: 97507877	

Section (H) Services

Rate Protection	☒ Online Postal Rates ☐ None	Covered Product: IN600AF10ST75
Subscription	☒ NeoShip	
iMeter Apps	☐ Online Postal Expense Management ☐ Online E-Services ☐ Online E-Services with Electronic Return Receipt	
Software	☐ Software Advantage	Covered Product:
Services	☒ Installation/Training	☒ Maintenance

Section (F) ACH Direct Debit for Lease Payments (Attach Voided Check)

Bank Name			
Bank Contact Name			
Bank Contact Phone			
Bank City State			
Bank Routing Number		Bank Account Number	

Section (I) Approval

Existing customers who currently fund the Postage account by ACH Debit will not be converted to NeoFunds/TotalFunds unless Initialed here _____.

This document consists of a Government Product Lease ("Lease") with MailFinance Inc.; and a Postage Meter Rental Agreement ("Rental Agreement"), Maintenance Agreement, and an Online Services and Software Agreement with Neopost USA Inc.; and a NeoFunds/TotalFunds Account Agreement with Mailroom Finance, Inc. Your signature constitutes an offer to enter into the Lease and, if applicable, the other agreements, and acknowledges that you have received, read, and agree to all applicable terms and conditions (version DirectGovLease-06-13), which are also available at <http://www.neopostusa.com/terms/DirectGovLease-06-13.pdf>, and that you are authorized to sign the agreements on behalf of the customer identified above. The applicable agreements will become binding on the companies identified above only after an authorized individual accepts your offer by signing below, or when the equipment is shipped to you.

Authorized Signature _____ Print Name and Title _____ Date Accepted _____

Accepted by Neopost USA and its Affiliates _____ Date Accepted _____

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GOVERNMENT PRODUCT LEASE AGREEMENT

In this Product Lease (the "Lease"), the words "You" and "Your" mean the lessee, which is Order Form the entity that is identified as the Customer on the Government Product Lease Agreement Order Form ("Order Form"). "We," "Us" and "Our" mean the lessor, MailFinance Inc. "Supplier" refers to either Neopost USA Inc., or any other third party that has manufactured, or is providing services related to, the Products.

1. Lease of Products. THIS LEASE IS UNCONDITIONAL AND NON-CANCELABLE (except as provided in Section 24, below) during the Initial Term (as defined below). You agree to lease from Us the equipment, embedded software, Software, and other products listed on the Order Form, together with all existing and future accessories, embedded software programs, attachments, replacements, updates, additions and repairs, (collectively the "Products") upon the terms stated herein. For the avoidance of doubt, postage meters for use in mailing machines are excluded from the definition of Products. The term "Software" means any software that is subject to this Lease, other than software programs that are embedded in the hardware. Software is subject to the additional terms as may be provided by the Supplier.

2. Promise to Pay. You promise to pay to Us the lease payment shown on the Order Form ("Lease Payment") in accordance with the payment schedule set forth thereon, plus all other amounts stated in this Lease.

3. Initial Term; Renewal.

3.1 FMV Lease. The Initial Term of this Lease will begin on the date the Products are installed and will continue for the number of months shown on the applicable Order Form ("Initial Term"). Unless You have opted for an LTOP Lease as described in Section 23, You must notify Us in writing at least thirty (30) days before the end of the Initial Term that You intend to either (i) return the Products at the end of the Initial Term; or (ii) purchase the Products pursuant to Section 22. If You have not opted for an LTOP lease and You fail to give us such notice, then this Lease will automatically renew for consecutive periods of one (1) month each (each a "Renewal Period"). The amount You pay for the Products will remain unchanged during each Renewal Period. We will not notify You that the Initial Term or any Renewal Period is ending. You may terminate this Lease at the conclusion of any Renewal Period by giving Us thirty (30) days prior written notice of Your intent to do so. If You notify Us in writing that You intend to terminate the Lease, as set forth above, You shall either return the Products pursuant to Section 12 of this Lease or purchase the products pursuant to Section 22.

3.2 LTOP Lease. If you have opted for an LTOP Lease as described in Section 23, then the term of this Lease will begin on the date the Products are installed and will continue for the number of months shown on the applicable Order Form ("Initial Term"). At the conclusion of the Initial Term of an LTOP Lease, we shall (i) transfer title of all hardware Products to You as set forth in Section 23; and (ii) Your license to use any Software Products shall continue without the need to make any further license payments to Us.

4. Payments. Lease Payments, and other charges provided for herein, are payable in arrears periodically as stated on the Order Form ("Lease Payment"). You agree to make Lease Payments to Us at the address specified on Our invoices, or at

any other place designated by Us within thirty (30) days of the date of Our invoice.

5. Delivery and Location of Products. The Products will be delivered to You at the delivery address specified on the Order Form ("Delivery Address") or, if no such location is specified, to Your invoice address. Your acceptance of the Products occurs upon delivery of the Products. You shall not remove the Products from the Delivery Address unless You first get Our written permission to do so.

6. Ownership, Use, and Maintenance of Products. We will own and have title to the Products during the Lease. You agree that the Products are and shall remain Our personal property. You authorize Us to record (and amend, if appropriate) a UCC financing statement to protect Our interests. You represent that the Products will be used solely for commercial purposes and not for personal, family or household purposes. At Your own cost, You agree to maintain the Products in accordance with the applicable operation manuals and to keep the Products in good working order, ordinary wear and tear excepted.

7. Assignment of Supplier's Warranties. We hereby assign to You any warranties relating to the Products that We may have received from the Supplier.

8. Relationship of the Parties. You agree that You, not We, selected the Products and the Supplier, and that We are a separate company from the Supplier and that the Supplier is not Our agent. IF YOU ARE A PARTY TO ANY POSTAGE METER RENTAL, MAINTENANCE, SERVICE, SUPPLIES OR OTHER CONTRACT WITH ANY SUPPLIER, WE ARE NOT A PARTY THERETO, AND SUCH CONTRACT IS NOT PART OF THIS LEASE (EVEN THOUGH WE MAY, AS A CONVENIENCE TO YOU AND THE SUPPLIER, BILL AND COLLECT MONIES OWED BY YOU TO THEM).

9. Default. You will be in default under this Lease if You fail to pay any amount within ten (10) days of the due date or fail to perform or observe any other obligation in this Lease. If You default, We may, without notice to You, do any one or more of the following, at Our option, concurrently or separately: (A) cancel this Lease; (B) require You to return the Products pursuant to Section 12 below; (C) take possession of and/or render the Products unusable, and for such purposes You hereby authorize Us and Our designees to enter Your premises, with prior reasonable notice or other process of law; and (D) require You to pay to Us, on demand as liquidated damages and not as a penalty, an amount equal to the sum of: (i) all Lease Payments and other amounts then due and past due; (ii) all remaining Lease Payments for the then-current term, together with any taxes due or to become due during such term (which You agree is a reasonable estimate of Our damages); and (iii) in the event that You failed to promptly return the Products to Us, an amount equal to the remaining value of the Products at the end of the then-current term, as reasonably determined by Us. You shall also pay all Our costs in enforcing Our rights under this Lease, including reasonable attorneys' fees and expenses that We incur to take possession, store, repair, or dispose of the Products, as well as any other expenses that We may incur to collect amounts owed to Us. We are not required to re-lease or sell the Products if We repossess them. These remedies shall be cumulative and not exclusive, and shall be in addition to any and all other remedies available to Us.

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TERMS & CONDITIONS

10. Finance Lease. You agree that this Lease is a "finance lease" as defined in Article 2A of the Uniform Commercial Code ("UCC"). To the extent permitted by law, You hereby waive any and all rights and remedies conferred upon You under UCC Sections 2A-303 and 2A-508 through 2A-522, or any similar laws.

11. Loss; Damage; Insurance. You shall: (i) bear the risk of loss and damage to the Product(s) for the Initial Term and any Renewal Period; and (ii) keep the Product(s) insured, at Your expense, against all risks of loss and damage in an amount at least equal to its full replacement cost.

12. Return of Products. Unless You take title to the hardware Products pursuant to Section 22 or Section 23, then You are required to return the Products under this Lease. In such a case, at the end of the Lease, You shall, after receiving an Equipment Return Authorization ("ERA") number from Us, promptly send the Products, at Your expense, to any location(s) that We designate, in addition to paying Us Our then-applicable processing fee. The Products must be properly packed for shipment with the ERA number clearly visible, freight prepaid and fully insured, and must be received in good condition, less normal wear and tear.

13. Assignment. YOU SHALL NOT SELL, TRANSFER, ASSIGN, SUBLEASE, PLEDGE OR OTHERWISE ENCUMBER (COLLECTIVELY, "TRANSFER") THE PRODUCTS OR THIS LEASE IN WHOLE OR IN PART.

14. Disclaimer of Warranties. WE MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, REGARDING ANY MATTER WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, THE SUITABILITY OF THE PRODUCT(S), ITS CONDITION, ITS MERCHANTABILITY, ITS FITNESS FOR A PARTICULAR PURPOSE, ITS FREEDOM FROM INFRINGEMENT, OR OTHERWISE. WE PROVIDE THE PRODUCTS TO YOU "AS IS," "WHERE IS" AND "WITH ALL FAULTS."

15. Limitation of Liability. WE SHALL NOT BE LIABLE TO YOU AND YOU SHALL NOT MAKE A CLAIM AGAINST US FOR ANY LOSS, DAMAGE (INCLUDING INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES), OR EXPENSE OF ANY KIND ARISING DIRECTLY OR INDIRECTLY FROM THE DELIVERY, INSTALLATION, USE, RETURN, LOSS OF USE, DEFECT, MALFUNCTION, OR ANY OTHER MATTER RELATING TO THE PRODUCTS (COLLECTIVELY, "PRODUCT MATTERS"). NOTWITHSTANDING ANY OTHER PROVISION OF THIS LEASE, EXCEPT FOR DIRECT DAMAGES RESULTING FROM PERSONAL INJURY OR DAMAGE TO TANGIBLE PROPERTY CAUSED BY OUR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, THE MAXIMUM OUR LIABILITY TO YOU FOR DAMAGES HEREUNDER SHALL NOT EXCEED THE TOTAL OF THE AMOUNTS PAID TO US HEREUNDER BY YOU.

16. Notice. All notices, requests and other communications hereunder shall be in writing, and shall be addressed to You or Us, as applicable and shall be considered given when (i.) delivered personally, or (ii.) sent by commercial overnight courier with written confirmation of delivery.

17. Integration. The Lease represents the final and only agreement between You and Us. There are no unwritten oral agreements between You and Us. The Lease can be changed

only by a written agreement between You and Us. Any additional terms and conditions referenced on any Purchase Order shall void and have no effect on this Lease.

18. Severability. In the event any provision of this Lease shall be deemed to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The parties agree to replace any invalid provision with a valid provision, which most closely approximates the intent and economic effect of the invalid provision.

19. Waiver or Delay. A waiver of any default hereunder or of any term or condition of this Lease shall not be deemed to be a continuing waiver or a waiver of any other default or any other term or condition, but shall apply solely to the instance to which such waiver is directed. We may accept late payments, partial payments, checks, or money orders marked "payment in full," or with a similar notation, without compromising any rights under this Lease.

20. Survival of Obligations. Your obligations under this Lease shall survive any expiration or termination of any government procurement contract that may be related to it. Any obligations and duties which by their nature extend beyond the expiration or termination of this Lease shall survive the expiration or termination of this Lease.

21. Choice of Law; Venue; and Attorney's Fees. This Lease shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Connecticut, excluding its conflict of law rules. The state and federal courts in Hartford County in the State of Connecticut shall have the exclusive jurisdiction and venue over all controversies arising out of, or relating to, this Lease. The prevailing party shall be entitled to an award of reasonable attorney's fees and costs and the court shall be authorized to award such amounts.

22. FMV Leases. If this Lease is a fair market value lease, as indicated by the lease rate that has been used by Us to calculate Your Lease Payment then, unless You are in default, You may elect to purchase the hardware Products at the end of this Lease on an "as is, where is" basis for their fair market value, as reasonably determined by Us. In the event that You elect to do so, You must give us sixty (60) days prior written notice of Your election to purchase such Products.

23. LTOP Leases. If this Lease is a lease to purchase, as indicated by the lease rate that has been used by Us to calculate Your Lease Payments then, at the end of the Initial Term and after You have made all of the Lease Payments, We shall transfer title to all hardware Products that are subject to this Lease to You on an "as is, where is" basis.

24. Termination.

24.1 Non-Appropriation.

a. You warrant and represent that You intend to enter into this Lease for at least the entire Initial Term and that You are doing so for an essential government purpose. You agree that, prior to the expiration of the Initial Term, you shall not terminate this Lease in order to obtain the same or similar Products from another vendor.

b. You may terminate this Lease at the end of Your current fiscal year, or at the end of any subsequent fiscal year, if appropriated funds are not available to You for the Lease Payments that will be due in the next fiscal year. In the event of such a non-appropriation, then You shall provide written notice to Us that states:

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Sufficient funds have not been and will not be appropriated for the remaining payments due under the Lease. I confirm that we will not replace the Products with similar equipment from any other party in the succeeding fiscal year.

24.2 Convenience. You may terminate this Lease at anytime and for any reason or for no reason ("Termination for Convenience"); provided that You comply with the provisions of this paragraph. In the event of a Termination for Convenience, You shall pay Us a termination charge equal to the net present value of the periodic payments remaining in the Initial Term or, if applicable, the then-current Renewal Term, discounted to the present value at an interest rate equal to six percent (6%) per annum. Such amount must be received by Us within thirty (30) days of the effective date of the termination.

25. Additional Postage Meter Terms. If the Products require a postage meter, then You agree that Neopost USA's Postage Meter Rental Agreement shall govern your rental of such postage meter.

POSTAGE METER RENTAL AGREEMENT

1. Incorporation of Certain Terms. Customer acknowledges that: (i) it has entered a Government Product Lease Agreement with MailFinance Inc. (the "Lease"); and (ii) if the Products that are subject to the Lease includes a mailing machine, then the terms of this Postage Meter Rental Agreement ("Rental Agreement") shall govern its rental of the Postage Meter (as defined below) for such machine. Any defined terms in the Lease shall have the same meanings in this Rental Agreement, except that "We," "Us," and "Our," refers to Neopost USA Inc., and any reference to "Products" shall refer to the Postage Meter. Sections 11, 12 and 14 through 25 of the Lease are hereby incorporated into this Rental Agreement, except that any reference in those sections to the "Lease" refer to this Rental Agreement.

2. Provisions as to Use. You acknowledge that: (i) as required by United States Postal Service ("USPS") regulations, the postage meter(s) identified on the Order Form (the "Postage Meter") is being rented to You and that it is Our property; (ii) the Postage Meter will be surrendered by You upon demand by Us (iii) You are responsible for the control and use of the Postage Meter; (iv) You will comply with all applicable laws regarding Your use or possession of the Postage Meter; (v) the use of the Postage Meter is subject to the conditions established from time to time by the United States Postal Service; and (vi) the Postage Meter is to be used only for generating an indicia to evidence the prepayment of postage and to account for postal funds. It is a violation of Federal law to misuse or tamper with the Postage Meter and, if You do so, We may terminate this Rental Agreement upon notice to You.

3. Rental Fee, Term, and Taxes. The rental fee for the Postage Meter rental during the Initial Term is included in the Lease Payment. For each Renewal Term, You agree to pay Our then-current fee for the Postage Meter rental. The Postage Meter rental fee does not include the cost of

consumable supplies. The term of the rental shall be equal to the term of the Lease and is NON-CANCELABLE. You agree to pay all applicable taxes related to Your acquisition, possession, and/or use of the Postage Meter including all property taxes on the Postage Meter. Furthermore, You agree to pay the applicable fee to cover Our expenses associated with the administration, billing and tracking of such charges and taxes. Notwithstanding the foregoing, in the event You are tax exempt, upon providing Us a certificate, You will not be required to pay any taxes covered by such certificate. You agree that you will return the Postage Meter at the end of the Lease term and that You will do so in the manner set forth in Section 12 of the Lease. Furthermore, You agree that if you fail to return a postage meter within thirty (30) days of receipt of the ERA then You will pay a postage meter replacement fee of \$1,000.

4. Postage Meter Maintenance, Inspections, and Location. We will keep the Postage Meter in good working condition during the term of this Rental Agreement. The United States Postal Service regulations may require Us to periodically inspect the Postage Meter. You agree to cooperate with Us regarding such inspections. We may, from time to time, access and download information from Your Postage Meter to provide Us with information about Your postage usage and We may share that information with Our distributors and other third parties and You hereby authorize Us to do so. You agree to promptly update Us whenever there is any change in Your name, address, telephone number, the licensing post office, or the location of the Postage Meter.

5. Postage Advances. We do not sell postage. In the event You require an emergency advance for postage, We, at Our sole discretion, may advance You money to reset the Postage Meter. If We do provide such an advance, You agree to repay Us within five (5) days from the time of such advance: (i) the amount of the emergency advance; and (ii) the then-current advance fee.

6. Default. In the event You fail to perform in accordance with the terms set forth in this Rental Agreement, or any other Agreement with Us or any of Our affiliates, including, but not limited to, MailFinance Inc., and Mailroom Finance, Inc., then We may, without notice: (i) repossess the Postage Meter(s); (ii) disable the Postage Meter; (iii) immediately terminate this Rental Agreement; and (iv) pursue any remedies available to Us at law or in equity. Furthermore, upon the return of the Postage Meter, You hereby authorize Us to offset any amount of postage remaining in the Postage Meter, prior to any refund to You, against any amount due to Us or any of Our affiliates. You shall also pay all of Our costs in enforcing Our rights under this Rental Agreement, including reasonable attorneys' fees and expenses that We incur to take possession, store, or repair, the Postage Meter, as well as any other expenses that We may incur to collect amounts owed to Us. These remedies shall be cumulative and not exclusive, and shall be in addition to any and all other remedies available to Us.

7. Rate Updates.

A. MAINTENANCE OF POSTAL RATES. It is Your sole responsibility to ensure that correct amounts are applied as payment for mailing and shipping services. We shall not be responsible for returns for delivery delays, refusals, or any other problems caused by applying the incorrect rate to mail or packages.

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B. Rate Updates with Online Services. If the Order Form indicates that You are enrolled in Our Online Services program, then We will make available periodic updates for Your covered Products and/or Postage Meter, including updates to maintain accurate USPS rates for the USPS services that are compatible with such Products or Postage Meter. **The rate updates that are offered with Our Online Services program are only available for products that are Integrated (as defined below) into Your mailing machine.** For the purposes of this section, "Integrated" means that the covered hardware cannot properly operate on a stand-alone basis and it has been incorporated into the mail machine. Products that are not Integrated including, but not limited to, all Software and scales with "ST-77," or "SE" in the model number will not receive updated rates as part of Our Online Services program (collectively "Excluded Products").

C. Rate Updates with Rate Change Protection and Software Advantage. If You have any of Our Excluded Products, You may have elected to purchase Rate Change Protection ("RCP") from Us for Your hardware products or Software Advantage for Your Software. If the Order Form indicates that You have selected RCP or Software Advantage, We will make available the following updates for Your covered Products or Software: (i) updates to maintain accurate rates for the services offered by the USPS and other couriers that are compatible with Your covered Products or Software; and (ii) updates for major zip or zone changes that are compatible with Your covered Products or Software. If any reprogramming is required because You have moved the Products or Postage Meter to a new location, none of the services described in this Section cover the cost to do so. If You have not selected RCP or Software Advantage, You agree that We may send You periodic rate updates as needed and You agree to either: (i) promptly pay the then-current price for such update; or (ii) return the unused, update to Us within ten (10) business days of receiving it. Customers with an outstanding Accounts Receivable balance may not receive a rate update until the open balance is resolved.

8. UNITED STATES POSTAL SERVICE ACKNOWLEDGEMENT OF DEPOSIT REQUIREMENT. By signing this Postage Meter Rental Agreement, You acknowledge and agree that You have read the United States Postal Service Acknowledgement of Deposit (the "Acknowledgement") and will comply with its terms and conditions, as it may be amended from time to time.

9. ADDITIONAL UNITED STATES POSTAL SERVICE TERMS.

A. By signing this Postage Meter Rental Agreement, You acknowledge that You are also entering into an Agreement with the United States Postal Service ("USPS") in accordance with the Domestic Mail Manual ("DMM") 604.4, Postage Payment Methods, Postage Meters and PC Postage Products (collectively, "Postage Evidencing Systems" or "PES") and accept responsibility for control and use of the PES contained therein.

B. You also acknowledge You have read the DMM 604.4, Postage Payment Methods, Postage Meters and PC Postage Products (Postage Evidencing Systems) and agree to abide by all rules and regulations governing its use.

C. Failure to comply with the rules and regulations contained in the DMM or use of the PES in any fraudulent or unlawful scheme or enterprise may result in the revocation of this Rental Agreement.

D. You further acknowledge that any use of this PES that fraudulently deprives the USPS of revenue can cause You to be subject to civil and criminal penalties applicable to fraud and/or false claims against the United States. The submission of a false, fictitious or fraudulent statement can result in imprisonment of up to five (5) years and fines of up to \$10,000 (18 U.S.C. 1001). In addition, a civil penalty of up to \$5,000 and an additional assessment of twice the amount falsely claimed may be imposed (3 U.S.C. 3802).

E. You further understand that the rules and regulations regarding use of this PES as documented in the USPS Domestic Mail Manual may be updated from time to time by the USPS and it is Your obligation to comply with any current or future rules and regulations regarding its use.

F. You are responsible for immediately reporting (within seventy-two hours or less) the theft or loss of the postage meter that is subject to this Rental Agreement. Failure to comply with this notification provision in a timely manner may result in the denial of refund of funds remaining on the postage meter at the time of the loss or theft.

neoFunds/TotalFunds ACCOUNT AGREEMENT

1. Incorporation of Certain Terms. You acknowledge that You have entered a Government Product Lease Agreement with MailFinance Inc. (the "Lease") and a Postage Meter Rental Agreement with Neopost USA Inc. (the "Rental Agreement"). If you have an eligible postage meter, then you will have access to a neoFunds® postage funding account (for Neopost POC accounts) or a TotalFunds® postage funding account (for Hasler TMS accounts) and this neoFunds/TotalFunds Account Agreement ("Account Agreement") shall govern Your use of such account. Any defined terms in the Lease or Rental Agreement shall have the same meanings in this neoFunds Agreement, except that "We," "Us," and "Our," refer to Mailroom Finance, Inc., an affiliate of Neopost USA Inc. Sections 14 through 20 of the Lease are hereby incorporated into this Account Agreement except that any reference in those sections to the "Lease" refers to this Account Agreement.

2. Establishment and Activation of Account. You hereby authorize Us, to establish an account in Your name ("Account") for funding the purchase of postage from the United State Postal Service ("USPS") for use in the postage meter. Your Account may also be used to purchase supplies, pay for the Postage Meter rental, and obtain certain other products and services from Neopost USA. The establishment of Your Account shall be subject to Our approval of Your

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creditworthiness. Any use of the Account shall constitute Your acceptance of all the terms and conditions of this Account Agreement and all other documents executed or provided in connection with the Account. The Account may not be used for personal, family, or household purposes.

3. Operation of Account. Each time an employee or agent of Yours with the express, implied, or apparent authority to do so (each an "Authorized User") uses the Account to receive a postage meter reset or obtain other products or services that Neopost USA Inc. is authorized to provide, Neopost USA Inc. will notify Us of the amount to be applied to Your Account balance. If the Account is used to obtain postage, then We will transfer the requested amount of postage to the USPS on Your behalf and Your Account will be charged for the amount of postage requested and any related fees, if applicable. You can continue to pre-pay the USPS for postage and understand that pre-paid postage funds will be used first to pay for my postage meter resets. You further understand that neoFunds/TotalFunds will provide additional available postage funds when Your pre-paid account balance is zero (\$0). When You request a postage meter reset, if You have the funds on account with the USPS, those funds automatically will be withdrawn first to pay for postage, and any additional amounts due for postage and related fees will be billed through the neoFunds/TotalFunds Account under the terms and conditions of this Account Agreement. If the Account is used to acquire products or services from that Neopost USA is authorized to provide, then We shall pay the applicable amount to Neopost USA Inc. and add such amount to Your Account balance.

4. Payment Terms. You will receive a billing statement for each billing cycle in which You have any activity on Your Account. Payments are due on the due date shown on Your billing statement. You may pay the entire balance due or a portion of the balance, provided that You pay at least the minimum payment amount shown on Your statement. However, if You have exceeded the Account Limit, then You must pay the entire amount of any overage, as well as the minimum payment amount shown on Your statement. Whenever there is an unpaid balance outstanding on Your Account which is not paid in full by the due date shown on Your billing statement, We will charge You, and You agree to pay, interest on the unpaid balance of the Account for each day from the date the transaction is posted to Your Account until the date the unpaid balance is paid in full, at the Annual Percentage Rate (as defined below). The Account balance that is subject to a finance charge each day will include outstanding balances, minus any payments and credits received by Us on Your Account that day. The Annual Percentage Rate applicable to Your Account will be equal to the lesser of eighteen percent (18.00%) per annum or the maximum permitted by law. Each payment will be applied to reduce the outstanding balance of Your Account and replenish the amount available to You. We may refuse to extend further credit if the amount of a requested charge plus Your existing balance exceeds Your Account Limit.

5. Account Limit and Account Fees. You agree that We will establish a credit limit on Your Account (the "Account Limit"). The exact amount of the Account Limit will be indicated on Your invoice. We may, in Our sole discretion, allow Your balance to exceed the Account Limit. In the event We do so, You agree to pay Us an additional fee equal to one percent (1%) of the amount by which the Account Limit is

exceeded for each transaction that You initiate after Your Account has reached the Account Limit. Such amount will be charged to Your Account on the date that the relevant transaction(s) occurs. Unless prohibited by applicable law, You agree to pay the amounts set forth in this Account Agreement, which may include, without limitation, the amounts specified above, a fee for a late payment, and a fee for any checks that are returned as a result of insufficient funds. Unless prohibited by applicable law, We may charge You and You agree to pay Our fees then in effect for copies of Your monthly statements. All such fees shall be added to Your Account balance.

6. Cancellation and Suspension. We may at any time close or suspend Your Account or temporarily refuse to allow further charges to Your Account. You can cancel Your Account at any time by notifying Us in writing at the address provided on Your Account statement of Your desire to do so. No cancellation or suspension will affect Your obligation to pay any amounts You then owe under this Account Agreement. We will notify You of the Account balance in the event of any termination and all outstanding obligations will survive the termination of this Account Agreement by either party.

7. Default. We may declare You in default if You: (i.) have made any misrepresentations to Us; (ii.) at any time, have done or allowed anything that indicates to Us that You may be unable or unwilling to repay the balance of Your Account as required under this Account Agreement; or (iii.) are in default under this Account Agreement or any lease, rental, or other agreement with Us, Neopost USA Inc., or their affiliates. If You are in default, or upon any cancellation of Your Account, We shall not be obligated to continue to provide the Account service or extend further credit under this Account Agreement. If We are required to take collection action or any other legal action under this Account Agreement, You shall pay upon demand by Us all court and collection costs, along with reasonable attorney's fees. These remedies shall be cumulative and not exclusive, and shall be in addition to any and all other remedies available to Us.

8. Remedies. If We have declared that You are in default under this Account Agreement, then We may: (i) declare all agreements You have with Us in default and due and payable at once without notice or demand; (ii) refuse to make further advances on Your behalf to reset Your postage meter; and (iii) exercise any other rights that We may have. In addition, You agree that any default under this Account Agreement shall constitute a default under any agreement You may have with any of Our affiliates, including, but not limited to, Neopost USA Inc., MailFinance Inc.

9. Amendments. We may amend this Account Agreement, or any of its provisions, including without limitation any fees and charges and/or the Annual Percentage Rate, at any time by at least thirty (30) days written notice to You, and such written notice may be included in Your billing statement. Any such amendment will become effective on the date stated in the notice and will apply to any transactions after such date, as well as to any outstanding balance on Your Account.

10. Notice: Any notice required to be given under this Account Agreement by either party hereto shall be given if to You, at the address shown on Your Order Form, and if to Us at P.O. Box 30193, Tampa, Florida 33630-3193.

11. Miscellaneous. You understand that We may obtain credit reports in connection with Your Account now and in the

neopost TERMS & CONDITIONS

future. This Account Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without reference to its conflict-of-laws rules, and any applicable federal laws. The sole jurisdiction and venue for actions related to the subject matter hereof shall be in a State or Federal Court within the State of Florida.

MAINTENANCE AGREEMENT

1. Incorporation of Certain Terms. You acknowledge that You have entered a Government Product Lease Agreement with MailFinance Inc. (the "Lease"). Any defined terms in the Lease shall have the same meanings in this Maintenance Agreement, except that "We," "Us," and "Our," refer to Neopost USA Inc. Sections 13 through 21 of the Lease are hereby incorporated into this Maintenance Agreement, except that any reference in those sections to the "Lease" refers to this Maintenance Agreement.

2. Neopost's Terms and Conditions for Maintenance Services. If the Order Form indicates that You have purchased maintenance services, then Neopost USA Inc., or one of its affiliates, will provide maintenance services for the Products in accordance with Neopost USA Inc.'s then-current maintenance terms and pricing for the level of maintenance services that You have purchased. Those services will be provided for the entire term of the Lease and are NON-CANCELABLE. The current version of those terms and conditions are available at www.neopostusa.com/maintenanceagreementV0613. You agree that You have access to such terms and that they are incorporated into this Maintenance Agreement by this reference, and that You shall be bound by such terms as if they were fully stated herein. **Notwithstanding the foregoing, maintenance services are not available on HD Office Printer Series products.**

ONLINE SERVICES AND SOFTWARE AGREEMENT

1. Incorporation of Certain Terms. You acknowledge that You have entered a Government Product Lease Agreement with MailFinance Inc (the "Lease"). Any defined terms in the Lease shall have the same meanings in this Online Services

and Software Agreement ("OSS Agreement"), except that "We," "Us," and "Our," refer to Neopost USA Inc. Sections 13 through 21 of the Lease are hereby incorporated into this OSS Agreement, except that any reference in those sections to the "Lease" refer to this OSS Agreement.

2. License Grant and Additional Terms. In exchange for the license fees that are included in Your Lease Payment, We hereby grant to You a nonexclusive, nontransferable license to use the Software products, including related documentation, described on the Order Form solely for Your own use on or with the Products. You warrant and represent that You will not sell, transfer, disclose or otherwise make available such Software products or copies thereof to third parties; provided, however, that the Software products may be used by Your employees or independent contractors using the Products. No title or ownership of the Software products or any portion thereof is transferred to You. You acknowledge and agree that there may be additional terms and conditions that apply to Your use of any Software provided by Us. Such terms may be provided with the Software, or made available at www.neopostusa.com/softwareterms and may be supplemented by Us or third party licensors, from time to time, by notice to You. You acknowledge and agree that You have access to the appropriate version(s) of the applicable terms provided at the address above and corresponding to Software described on the Order Form at the time you enter this OSS Agreement. Such terms are incorporated herein by this reference and You agree to be bound by such terms as if they were fully stated herein.

3. Use of Websites. Neopost USA Inc. and/or any of Our affiliates, suppliers, including, but not limited to, MailFinance Inc. may, from time to time, make certain websites available to You in order to provide You with certain services ("Websites"). If You access any such Websites, You acknowledge and agree that Your use of the Website is subject to the terms of use and/or license terms in effect at the time You use the Website. Such terms are available on the Websites for Your review. You acknowledge and agree that such terms may be supplemented and modified from time to time ("Supplemental Terms"). Your use of a Website after Supplemental Terms have been issued will signify Your acceptance of those terms. In the event of a conflict between the terms of this OSS Agreement and the Supplemental Terms, the Supplemental Terms shall control.

ADDENDUM TO AGREEMENTS

This Addendum to Agreements is by and between MailFinance Inc. (“MailFinance”) and City of Kuna (“Customer”) with reference to the following:

A. MailFinance and Customer are entering into a Government Product Lease Agreement (the “Lease”), pursuant to which MailFinance will lease products to Customer.

B. Any defined term used herein shall have the same meaning as in the Lease.

In consideration of the mutual covenants contained herein, and in the Lease, the parties agree to amend the Lease as follows:

1. Section 24.1, titled “Termination –Non-Appropriations” is hereby amended to add the following to the end of this section: “In the event that the City exercises its option under this section to end the lease for non-appropriation, the Lessor agrees to not report the termination of the lease to any credit reporting agency or take any further action, including but not limited to an action to recover monies pursuant to this lease.”

The Lease, Rental Agreement, neoFunds/TotalFunds Agreement, Maintenance Agreement, Online Services and Software Agreement, and this Addendum contain the complete understanding and agreement between the parties hereto, and supersede all representations, understandings or agreements prior to the execution thereof. Any changes or additions to the foregoing agreements will be valid only if they are in writing and signed by the appropriate parties.

In the event of any conflict between the terms of the Lease and this Addendum, the terms of the Addendum shall control.

The parties have caused this Addendum to Agreements to be executed by their duly authorized representatives on the date set forth below.

City of Kuna

MailFinance Inc.

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JMARSH@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R61-2015
DATE: 9/11/2015

SUMMARY DISCUSSION

Resolution R61-2015 consists of an approval request for the transfer of the remaining Sewer LID 2006-1 legal funds back to the operating funds of the City.

These monies currently reside within the LID Fund of the City and were originally set aside within the LID Fund to cover legal fees incurred by the City during the LID appeal, which occurred in prior years.

The City did in fact incur direct legal fees associated with the LID appeal. Those fees were absorbed by the operating funds of the City (General, Water, Sewer, and Irrigation) as part of the overall legal services contract the City was under at the time.

This reimbursement process will merely reimburse the aforementioned operating funds based upon the same or similar proportion under which those legal fees were incurred and paid.

The current balance in the LID Fund is approximately \$241,100.

STAFF RECOMMENDATION: Approval of R61-2015.

Thank You!

RESOLUTION NO. R61-2015

**CITY OF KUNA, IDAHO
SEWER LID 2006-1 LEGAL FUNDS TRANSFER**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE TREASURER OF THE CITY TO TRANSFER THE REMAINING SEWER LID 2006-1 LEGAL FUNDS TO THE OPERATING FUNDS OF THE CITY AS REIMBURSEMENT FOR LEGAL FEES.

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

Section 1. The remaining Sewer LID 2006-1 legal funds, as contained within the LID Fund of the City, were set aside for legal fees incurred by the City associated with the Sewer LID 2006-1 appeal; said funds amount to approximately \$241,100.

Section 2. The remaining Sewer LID 2006-1 legal funds will transfer to the operating funds of the City as reimbursement in the same or similar proportion as related legal expenditures for the Sewer LID 2006-1 were historically incurred by said operating funds of the City.

Section 3. The Treasurer of the City is hereby authorized to transfer the remaining Sewer LID 2006-1 legal funds to the operating funds of the City as reimbursement for legal fees.

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of September, 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of September, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JMARSH@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R62-2015
DATE: 9/11/2015

SUMMARY DISCUSSION

Resolution R62-2015 consists of an approval request for the creation of a new fund, the Capital Projects Fund.

The Capital Projects Fund is a governmental fund type and will be used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets within the governmental fund types. A single Capital Projects Fund will be used to account for the aforementioned activities until such time it is deemed necessary to create additional funds.

A good example of this process is the accounting for the annual sinking fund for park restroom capital projects undertaken by the City Council. Rather than accounting for this within the General Fund, they will be accounted for separately within the Capital Projects Fund.

Additionally, excluded from inclusion in the Capital Projects Fund are types of capital related outflows financed by proprietary funds (Water, Sewer, and Irrigation) or for assets that will be held in trust for individuals, private organizations, or other governments (Agency Fund). Grants or shared revenues received specifically for capital projects will be included in the Capital Projects Fund.

STAFF RECOMMENDATION: Approval of R62-2015.

Thank You!

RESOLUTION NO. R62-2015

**CITY OF KUNA, IDAHO
CREATION OF CAPITAL PROJECTS FUND (GOVERNMENTAL)**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO CREATE A CAPITAL PROJECTS FUND AS A GOVERNMENTAL FUND TYPE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the City Treasurer of same is authorized to create a Capital Projects Fund (Governmental Fund Type) within the framework of Governmental Accounting Standards Board (GASBS 54, et al).

Furthermore, the City, within the Capital Projects Fund, will account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets within the governmental fund types. A single Capital Projects Fund will be used to account for the aforementioned activities until such time is deemed necessary to create additional funds.

Additionally, excluded from inclusion in the Capital Projects Fund are types of capital related outflows financed by proprietary funds or for assets that will be held in trust for individuals, private organizations, or other governments. Grants or shared revenues received specifically for capital projects will be included in the Capital Projects Fund.

PASSED BY THE COUNCIL of Kuna, Idaho this _15th__ day of September, 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this _15th__ day of September, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



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

Telephone (208) 922-5546

Email: CEngels@cityofkuna.com

MEMORANDUM

TO: Mayor Nelson and Members of City Council
FROM: Chris Engels, City Clerk
RE: Update on City Committee Schedules and Grant Projects
DATE: September 10, 2015

Mayor and Council,

Park Impact Fee Committee –

The first meeting of the Park Impact Fee Committee is scheduled for October 1, 2015 at 5:30 p.m. – 6:30 p.m.

The Committee will select a chairperson, set a regular meeting schedule, receive instruction on Idaho Code parameters pertaining to Park Impact Fee's, have a discussion with Mayor Nelson about his visions and introduction of support staff.

Downtown Revitalization and Steering Committee –

A series of 3 meetings have been scheduled for the Downtown Revitalization Steering Committee. Meetings will be held on September 17, October 8, and November 5, 2015 from 5:30 p.m. – 6:30 p.m.

Members include those who have expressed interest in the process as well as stakeholder agencies and staff. The meetings will be led by JUB.

The Committee will review roles, schedules, visioning, project concepts and goals, public involvement and resources.

On November 17, 2015 the request for consideration to Council to adopt the Downtown Revitalization plan will be on the agenda.

The grant application submittal date is November 20, 2015. It is anticipated that the grant application will be written by city staff but may need to contract assistance from JUB due to timelines. If the grant award is successful, a request will come to council for the administration of the grant to be done externally. The maximum award is \$500,000.00.

Updates will continue to be brought to Council during the process.

Greenbelt Extension Grant and Project –

The Greenbelt Extension should be substantially finished and the accompanying COMPASS CIM 2014 grant closed by September 29, 2015.

Any remaining work will be outside the COMPASS CIM 2014 grant parameters and to conclude the IDPR – RTP grant. The anticipated close of the IDPR – RTP grant is no later than June 30, 2016 but is expected to be well ahead of that deadline.

The Lunaria grant from the Idaho Botanical Gardens has been closed.

The Union Pacific Rail Road grant will be closed when the IDPR – RTP grant is concluded.

Current total expenses for the project are \$52,938.26. The project was estimated to be \$105,468.00 but with staff's diligence, the entire project is expected to come in under budget. Any unused grant funds will stay with the granting agency and cannot be used for other items.

Remaining work to be completed is Landscaping, final materials for Historical Kiosk, Recognition Plaques and Garden Markers, conclusion of sprinkler system and drip lines.

(Space above reserved for recording)

ORDINANCE NO. 2015-17

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS CRIMSON POINT NO. 7, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby are annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A and shown in Exhibit B.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 15th day of September 2015.

ATTEST:

CITY OF KUNA, Ada County, Idaho

W. Greg Nelson, Mayor

Chris Engels, City Clerk

EXHIBIT A **LEGAL DESCRIPTION FOR WATER RIGHTS ON** **CRIMSON POINT NO. 7 SUBDIVISION**

A portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the south quarter corner of said Section 15, which bears S89°44'30"E, 2,656.47 feet from the southwest corner of said Section 15; thence N00°06'11"E, 701.03 feet along the easterly boundary of the southwest quarter of said Section 15 and the westerly boundary of Crimson Point Subdivision Phase 3 as shown in Book 93 of Plats at Page 11252, records of Ada County, Idaho, to a point on the southerly boundary of Crimson Point Subdivision Phase 1 as shown in Book 90 of Plats at Page 10621, records of Ada County, Idaho; thence along the southerly boundary of said Crimson Point Subdivision Phase 1 the following courses and distances:

N89°44'23"W, 136.70 feet;
S90°00'00"W, 494.71 feet;
N61°05'02"W, 57.54 feet,
S87°29'43"W, 108.49 feet to the **Point of Beginning**:

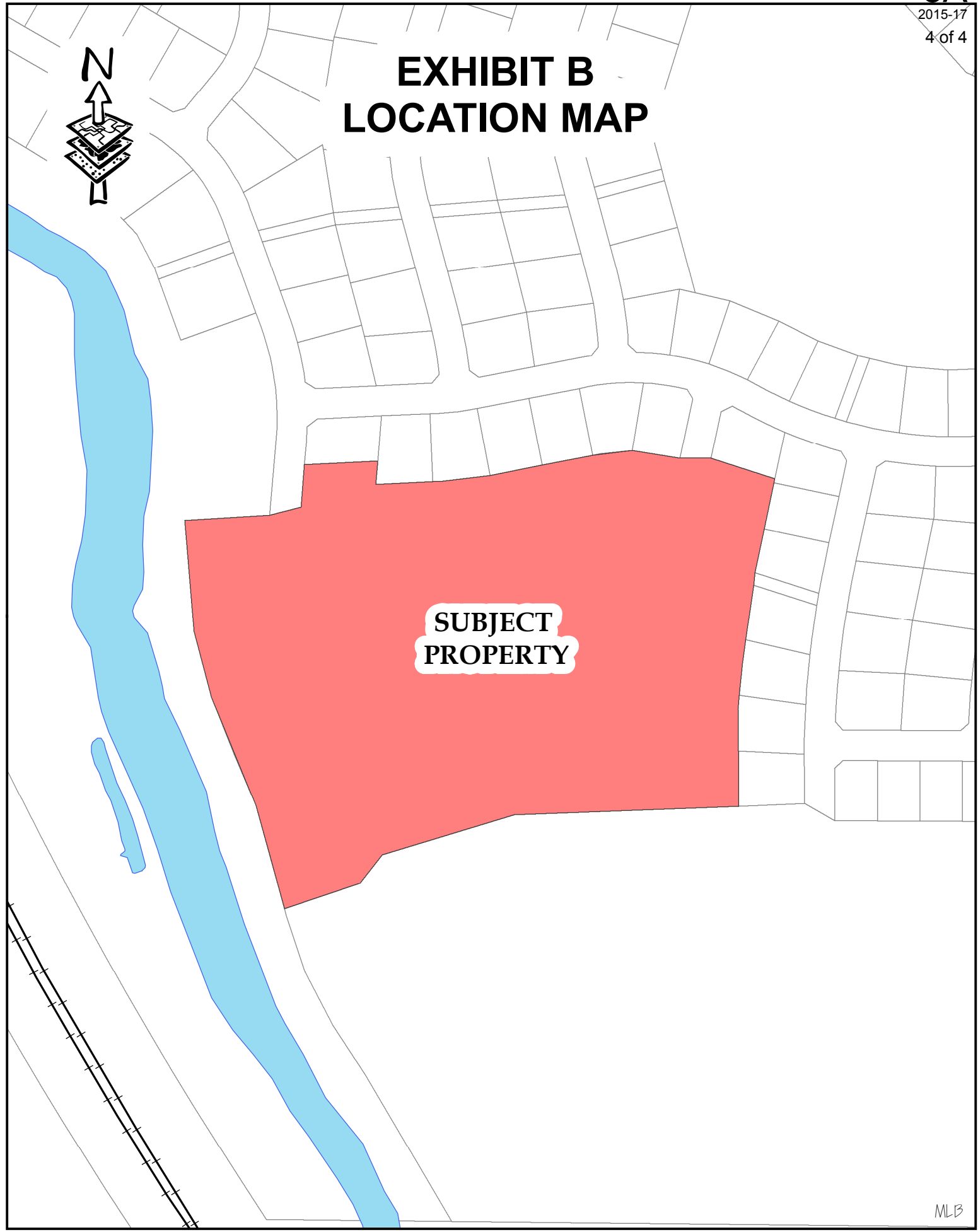
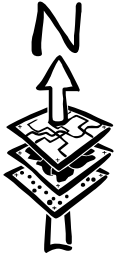
Thence S87°29'44"W 369.85 feet;
Thence S73°00'51"W, 227.28 feet;
Thence S37°47'22"W, 60.66 feet;
Thence S71°23'56"W, 132.36 feet to the boundary of said Crimson Point Subdivision Phase 1;

Thence the following courses and distances along the boundary of Crimson Point Subdivision Phase 1:

N15°31'43"W, 85.47 feet;	N15°58'36"W, 91.55 feet;
N23°25'42"W, 91.94 feet;	N21°55'59"W, 100.63 feet;
N14°58'12"W, 112.04 feet;	N05°08'35"W, 184.43 feet;
N86°13'37"E, 140.13 feet;	N75°01'51"E, 53.08 feet;
N04°38'42"E, 70.56 feet;	N86°59'57"E, 121.08 feet;
S04°38'42"W, 38.34 feet;	N86°59'42"E, 110.87 feet;
N82°46'34"E, 78.79 feet;	N78°33'21"E, 186.12 feet;
N84°17'48"E, 52.08 feet;	S81°20'28"E, 79.99 feet;
N89°22'05"E, 51.22 feet;	S72°22'44"E, 110.81 feet;
S11°41'43"W, 158.29 feet;	S05°03'14"W, 20.49 feet;
S07°56'53"W, 131.74 feet;	S04°55'11"W, 75.13 feet;
S00°44'14"E, 160.72 feet	to the Point of Beginning .

Comprising 12.12 acres, more or less

EXHIBIT B LOCATION MAP



**SUBJECT
PROPERTY**

MLB