

**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, October 6, 2015**

#### **6:00 P.M. EXECUTIVE SESSION – Closed Session**

Potential Litigation 74-206(f) and Potential Property Acquisition 74-206(c)

#### **7:00 P.M. REGULAR CITY COUNCIL**

- 1. Call to Order and Roll Call**
- 2. Invocation:** Marcus Omdahl, New Beginnings Christian 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 15, 2015**
- B. Accounts Payable Dated October 1, 2015 in the Amount of \$378,080.52**
- C. Resolution:**

R73-2015 Approving Purchase of Aerifier for Parks Department as budgeted for FY15-16

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING PURCHASE OF A SMITHCO AER-8 60” AERIFIER WITH TRANSPORT FRAME AND ELECTRIC/HYDRAULIC POWER PACK, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.**

- D. Findings of Facts and Conclusions of Law:**

**5. Citizen's Reports or Requests:** None

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

- A.** Consideration to approve 14-07-AN (Annexation) and 14-03-LS (Lot Split); Daniel and Gina Safford – Trevor Kesner, Planner 1 *Continued from September 15, 2015*

Applicants, Gina and Daniel Safford request Annexation of 2 parcels (approximately 9.34 acres) located at 1036 and 1200 Ten Mile Rd and Lot Split located at 1200 Ten Mile Rd.

- B.** Consideration to table 15-04-S (Subdivision) Ardell Estates as per applicant request until October 20, 2015 – Troy Behunin, Senior Planner  
*No documents included*

Ardell Estates Preliminary Plat: The request includes creating a 261 lot subdivision in a R-6 (Medium Density Residential) zone in the City. Applicant proposes to develop 27 additional lots into common lots. Applicant is proposing a minimum of seven (7) phases of development to be driven by the market.

**7. Business Items:**

- A.** Consideration to Approve Case No.'s 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) – Troy Behunin, Senior Planner  
*Continued from September 15, 2015*

Public Hearing Closed from September 15, 2015  
Council Deliberation only

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

- B.** Consideration to Approve Resolution R50-2015 Authorizing Letter of Credit for Unfinished Construction in Timbermist Subdivision No. 2 – Gordon Law, City Engineer

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY COLEMAN HOMES INC. FOR THE TIMBERMIST NO. 2 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING A DOMESTIC WATER CROSSING AT THE CANAL, A PRESSURE IRRIGATION CROSSING AT THE CANAL, A SINGLE STREET LIGHT NEAR THE CANAL CROSSING, LANDSCAPING AND FENCING AS REQUIRED FOR PHASE NO. 2 PURSUANT TO THE TERMS OF THIS RESOLUTION.

- C.** Consideration to Approve Resolution R51-2015 Adopting the Step and Grade Policy for City Directors – Richard Roats, City Attorney  
*Continued from August 18, 2015*

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE STEP AND GRADE POLICY FOR THE DIRECTORS FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO; REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE INCONSISTENT WITH THE ADOPTION OF R51-2015; AND DECLARING THE EFFECTIVE DATE.

- D.** Consideration to Approve Resolution R64-2015 Ada County Sheriffs Contract – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF.

- E.** Consideration to Approve Resolution R66-2015 Modifying Resolution R36-2015 – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO MODIFYING RESOLUTION R36-2015 TO REFLECT A DECISION BY THE PARTIES TO TRANSFER THE OWNERSHIP OF THE THIRTY-THREE (33) OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS FROM DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO VIPER INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY (ASSIGNEE).

- F.** Consideration to Approve Resolution R67-2015 Approving Animal Control Services Contract – John Marsh, City Treasurer

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE INCORPORATED CITY OF KUNA, IDAHO LIMITS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.

- G.** Consideration to Approve Resolution R68-2015 Authorizing Acceptance of Sewer Easements from Water's Edge Farm, LLC – Gordon Law, City Engineer

RESOLUTION APPROVING ACCEPTANCE OF THREE EASEMENTS ON WATER'S EDGE FARM, LLC PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SEWER MAIN FOR THE BIRDS OF PREY SEWER PROJECT.

- H. Consideration to Approve Resolution R69-2015 Authorizing Consultant Services Agreement with Keller Associates, Inc. for 2016 Pressure Irrigation Pipeline Project – Gordon Law, City Engineer

RESOLUTION AWARDDING CONTRACT FOR THE 2016 PRESSURE IRRIGATION PIPELINE PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$31,400.00 FOR DESIGN OF THE PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE IRRIGATION AND WATER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDERS.

- I. Consideration to Approve Resolution R71-2015 Approving the Transfer of Treatment Connections for thirty-three (33) Osprey Ridge Wastewater Treatment Certificates – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE TRANSFER OF THE TREATMENT CONNECTION CERTIFICATES FOR THE THIRTY-THREE (33) OSPREY RIDGE WASTEWATER TREATMENT CERTIFICATES FROM VIPER INVESTMENTS, LLC TO THE INDIVIDUAL LOTS IN DANSKIN RIDGE SUBDIVISION; AND AUTHORIZING THE MAYOR, THE CITY ATTORNEY AND THE CITY ENGINEER TO EXECUTE THE AGREEMENT.

- J. Consideration to Approve Resolution R72-2015 Authorizing the Expense of Tree Removal and Landscaping and Kuna Senior Center – Bob Bachman, Facilities Director

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE BID FROM A-TREE COMPANY IN THE AMOUNT OF \$1,350.00 TO REMOVE THE TWO PINE TREES AT THE KUNA SENIOR CENTER, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

- K. Consideration to Appoint Bob Bachman to Kuna Facilities Director – Richard Roats, City Attorney and Mayor Nelson
- L. Consideration to Appoint Bobby Withrow to Kuna Parks Director – Richard Roats, City Attorney and Mayor Nelson
- M. Consideration to Approve RFP for grant writing and administration for proposed Community Development Block Grant (CDBG) grant funds – Chris Engels, City Clerk
- N. Update of September Construction Report (*No Action Required*) – Gordon Law, City Engineer

- O. Consideration to approve Purchase Order authority for Bob Bachman to purchase a Bucket Truck through an auction or private seller – Bob Bachman, Facilities Director

**8. Ordinances:** None

**9. Mayor/Council Discussion Items:**

**10. Announcements:**

**11. Executive Session:**

**12. Adjournment:**

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 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 15, 2015**

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

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

Council President Richard Cardoza – Absent

**CITY STAFF PRESENT:** John Marsh, City Treasurer  
 Chris Engels, City Clerk  
 Richard Roats, City Attorney  
 Wendy Howell, P & Z Director  
 Bobby Withrow, Parks Supervisor  
 Gordon Law, City Engineer

**2. Invocation:** None**3. Pledge of Allegiance:** Mayor Nelson

**4. Consent Agenda:**  
*(Timestamp 00:00:00)*

*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:**

**Council Member Stear moved to approve the consent agenda as presented. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0. Cardoza absent.**

**5. Citizen's Reports or Requests:**

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

- 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

**Council Member Stear moved to table 14-07-AN (Annexation) and 14-03-LS (Lot Split); Seconded by Council Member Buban-Vonder Haar Motion carried 3-0. Cardoza absent.**

- B.** J & M Sanitation – Richard Roats, City Attorney  
(Timestamp 00:01:22)

City Attorney Richard Roats explained the purpose of the Public Hearing.

**1.** Public Hearing for J & M Fee increase

Support: None

Neutral: None

Against: None

**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.

**Council Member Stear moved to approve Resolution R42-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0. Cardoza absent.**

- 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  
(Timestamp 00:05:02)

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

Senior Planner Troy Behunin explained the request before Council is located at the Southwest corner of Lake Hazel and N Ten Mile Rd. This is annexation request for 10 acres to come into the city, the balance of the project is in city limits and is up for consideration to rezone the property. The comprehensive plan map, which was approved by Council in 2009 and was also supported by the public at that time, designates this land as medium density residential or 4-8 units per acre. The matter has gone before the Planning and Zoning Commission and the Commission's recommendation is listed in the packet. The proposed development density request is for R6 rezoning which fits squarely within the comprehensive plan designation. The preliminary plat follows all requirements in city code and follows all prescriptions for annexation into the city. Two letters have been received; one from Joseph Guido who could not attend the public hearing and one from Mr. and Mrs. Ferguson in the event they could not attend the public hearing that will be read into the public record.

Mr. Behunin stood for questions.

Council Member Stear asked if the city has an R4 designation.

Mr. Behunin responded yes, there is an R4 designation.

Council Member Stear asked why this property was being designated as R6.

Mr. Behunin said the applicant requested R6. R6 fits squarely within the comprehensive plan designation.

Jane Suggs, Suggs Community Solutions representing Trilogy Development. The proposed plan has been designed to meet all the policies of the comprehensive plan. The annexation and rezone meet the future land use plan for Kuna. The subdivision meets the subdivision code regulations and the developers agree with all the conditions of approval in the P & Z staff report. Ms. Suggs described the slides being presented. The presentation included an overview of the property being annexed, the preliminary plat of 261 building lots with a density of 3.87 units per acre; the request for R6 is to meet the frontage requirements and required lot size. Lot sizes will range from 4500 sq. ft. to 10,000 sq. ft. Also included were views of landscaping, pathways, 1 2 acre park, 1 1.34 acre park, and a pool with changing rooms.

Ms. Suggs stood for questions.

Council did not have any questions at this time.

Support:

Don Johnson 3895 W Lake Hazel, Meridian, ID. He resides in Kuna. One of the things he has considered is how to bring services to the city. Mr. Johnson noted that there was a good number of people in attendance not in support of the project. There has been an investment in the community of the waste water treatment plant. He asked for approval of the project

Neutral: NoneAgainst:

Chris Brown 7670 S Old Farm Lane He is attending on behalf of his board. They oppose the zoning from R3-4 to R6. Mr. Brown said the concern is for current property values, inevitable tax increases, impact on fire and police services and traffic issues. The biggest concern is for schools resulting in more levies and bonds for the schools. Only one student currently lives in his subdivision. The average cost for school taxes in his subdivision is \$4000 per year per house. He would like to see larger lots and homes to share the tax burden.

Dennis Durrant 8352 S Old Farm Place. He asked Council to table the matter to allow the developer and community to work through a compromise. He was out of town during the community meeting and conflicts were addressed. He believes those conflicts fell on deaf ears. He agrees that a property owner has the right to develop their property but also thinks that the surrounding neighbors also have rights that should be considered.

Mr. Durrant cited the comprehensive plan, page 70, goal number 3 and objective 3.1.

He stated that he believes that the Council has some residual problems that need to be resolved. Mr. Durrant believes that once a plan was developed and implemented to locate the treatment plant, other items such as the green belt, green space and other items that had also been communicated about fell on deaf ears. The land use map is confusing and he believes it needs to be corrected. If the matter is tabled, some of the issues can be resolved. He indicated that if he was a developer, he would reach out to the community. There is a pond across the street from the development. He has concerns about how the pond would be protected.

Richard Durrant 7592 S Ten Mile Rd, Meridian. He agreed with Dennis Durrant to have the matter tabled for discussions on cooperation. His main concern is schools. He cited page 39 of the comprehensive plan about quality education. Mr. Durrant said the schools are at capacity.

Impact fees are collected by ACHD and the city collects fees but the school does not. Mr. Durrant cited objective 1.1 of the comprehensive plan about the city initiating the use of impact fees to pay for public services and amenities. He asked why the city did not come together with the schools and impose an impact fee to help fund the schools that will be needed for the additional houses. He is also concerned by the zoning and size of the homes. Agriculture is a necessity as well as greenspace to enhance the community.

He stood for questions.

Mayor Nelson explained the comprehensive plan hasn't been updated because Ada County Commissioners won't approve the updated plan until the line between Kuna and Meridian has been settled. A previous Council did approve Lake Hazel as a dividing line. However, Mayor Nelson felt Amity Rd should be the dividing line. When he was elected Mayor, it fell upon him to negotiate with Meridian regarding the line.

Kuna's Council held firm during negotiations with Meridian and the disagreement regarding the line. The city called Meridian and asked to get together again. It isn't the city's intent to de-annex any property that has been annexed or to move the sewer plant.

The County Commissioners want to take Meridian's side, including the Commissioner who represents Kuna. The comprehensive plan that is being referenced in testimony needs to be updated. Elaine Clegg has also been trying to negotiate a settlement between Meridian and Kuna.

Mayor Nelson further explained the current plans are there but will not go anywhere until recognized by the county.

Bruce Durrant 2865 N Lake Hazel Rd. Mr. Durrant cited goal 2 of the comprehensive plan about encouraging a balance of land use to ensure Kuna remains a self-sufficient community. There was a study done by American Farmland Trust the basis of which was high density development. He referenced a portion the executive summary of Doug Volter regarding the fiscal responsibility of high density development. The summary states real estate revenue raised by high density development suggests such development will be revenue negative. This statement specifically referred to R9 density. Mr. Durrant believes this matter should be tabled. Mr. Durrant further stated when the property was sold; there was an understanding that the parcels would be ½ to 1 acre in size.

Randy Vanoy 8049 S Danskin Lane. He is concerned about the density of the project. Mr. Vanoy referenced a document from the city's website December 14, 2014 indicating the property being discussed is zoned as agricultural. One of the reasons he purchased his property was there was nothing past Columbia

Rd that was zoned for home sites less than 1 acre. He is also concerned about who is going to pay for all of this. He believes the matter should be tabled.

Meagan Leatherman, Director of Development Services from Ada County. She is in attendance on behalf of the County Commissioners. The County Commissioners wanted the Mayor and Council to know that Ada County opposes this annexation and any future annexations that are located outside of the area of city impact that is approved by the county until such time that a comprehensive plan and corresponding area of city impact boundary is approved by the board of County Commissioners. The county has several concerns regarding the pattern order of annexation that is being undertaken by the city. The intent of the area of city impact is to protect property rights, encourage urban development within cities and requires all counties and cities to ensure the provision of adequate public facilities and services at a reasonable cost. The board believes that current pattern of annexation that has been undertaken by the city is contrary to all 3 of these provisions. Unplanned, unordered annexations are detrimental to property rights. City limits that are so expansive in geographic reach may affect service provision and also make them not cost effective. Therefore, the board of County Commissioners opposes this annexation and future annexation that are located outside of the legally recognized area of city impact which is the one adopted by Ada County and requests that the city discontinue annexations outside of the approved area of city impact.

Senior Planner Troy Behunin read a letter from Joseph Guido who lives on S. Bella Terra Ln. Troy; I am traveling and cannot make the public hearing. Mine as well as Kathy's strong concerns are Kuna is annexing multiple islands, hopscotching Ada County property and accepting monies for destruction of beautification. The city of Kuna is wasting and destroying a major opportunity to make the city vibrant in an organized fashion. We see lower income housing setting precedent as a lower income city. Kuna in 30 years will be a slum. What is astounding is, that at the gateway to the city will be the start of future slumville. Who in the world is going to want to create a Banbury or Castlebury type neighborhood when it is so strongly stigmatized as low income projects citywide? How will downtown merchants survive when the city scatters condensed housing across the countryside? Sincerely, Joe Guido

Carla Bailey, 8095 S Slide Creek Ln. raised her hand and stated she did not have a chance to sign in on the testimony sheets.

Mayor Nelson asked her if she would come to the microphone for the record.

Ms. Bailey responded she totally agrees with everything that has been said by the Durrant family. Kuna is trying to lift the stigma that has been given of poor schools and poor area. This is not going to happen if these low income housing units are allowed to go in. Ms. Bailey stated she has a nice home on a

one acre lot that she paid a lot of money for. If this development is approved there is another one right behind it. This should be stopped here and it should be said the homes need to be the appropriate size to keep the values in Kuna. This matter should be tabled.

Mayor Nelson asked Ms. Bailey if in fact this matter is tabled and negotiations are arranged, are opposing property owners willing to negotiate.

Ms. Bailey responded she believed they would be willing. Ms. Bailey believes if her neighbors were invited to a hearing to be able to choose the size of the homes, decent size homes with good resale value, they would attend. The homes being proposed are going to be so small they are going to be low income housing with the riff raff that comes with that; welfare and people that are not beautifying and keeping up their homes. Ms. Bailey realizes people are going to be moving into the area so precedents need to be set.

Jefferson Washmon, 7015 S Ten Mile Rd. Mr. Jefferson does not feel that putting in this subdivision makes sense based on already developed areas in Kuna. Mr. Jefferson attended the community meeting for this subdivision and feels the developers heard what was said but did not listen to what was said. Many concerns were brought up but were brushed aside. There are better options for developing the subdivision than are currently presented.

Senior Planner Troy Behunin read a letter from David and Sharon Ferguson. This letter is to let the Council know of the feelings of David and Sharon Ferguson with regard to Cases 1502 AN, 1502 ZC and 1501 S. We are hopeful that our lives will end while our farm still has a rural atmosphere. This will not happen if 125 acres south of us is zoned as R6 residential zone. An R3 zone would be a more acceptable option even though traffic will still be disruptive to our lives. As we testified in 2006, it makes poor sense to expand the city of Kuna to areas that are presently agriculture while there are many parcels much closer to the city center. We also feel Meridian should refrain from expanding to build high density homes between Lake Hazel Rd and Amity Ave between Black Cat and Linder Rd. until it makes a lot more sense. Thank you for your consideration.

Jane Suggs provided a rebuttal from some of the testimony. Ms. Suggs appreciates everyone coming to the meeting. Ms. Suggs stated this development is not low income housing; it is a mix of lot sizes with values that will be discussed. There is no reason to table this request because the development is a solid plan based on the comprehensive plan approved by the city Council and based on the zoning codes and regulation also approved by the city Council.

Ms. Suggs referenced the comments from Mr. Johnson. When the Durrants sold the land for the sewer treatment facility, it would be unusual to think

people would not tie into the sewage treatment plant. Sewage treatment plants don't operate on 1 acre lots or even ¼ acre lots, they need density. This development is within the density of the comprehensive plan.

Ms. Suggs referenced the concerns for schools. Schools have the largest levy in Kuna. These homes will pay into the Kuna School levy. Schools do not come first when developing. Sewer comes first, then water, then schools come after the homes come. Schools are not built to wait for students to come, current schools fill with students and the School Board has long range plans to build as need arises.

Ms. Suggs referenced Dennis Durrant's comments; 1. Concerns about a variety of housing. This development is providing that variety. As Mr. Durrant pointed out, within a one mile radius there are 181 1 acre lots, 18 2-5 acre lots, and 13 10 acre lots. What is needed are the smaller lots to help bring services to the community. 2. Green space concerns were pushed to the wayside. As the landscape plan showed there is a trail completely along the Harris lateral, there are parks and there are pathways, all of which are green space. 3. Knowing how to plan. The rules for planning have been followed by adhering to the comprehensive plan and working closely with staff prior to application.

Ms. Suggs referenced Richard Durrant's comments regarding 68 of the 262 lots being less than 6000 sq. ft. Ms. Suggs stated that represented 25% of the total lots. That is the type of mix desired in a subdivision along with the larger 10,000 and 12,000 sq. ft. lots also included in this subdivision.

Ms. Suggs referenced Bruce Durrant's comments about the American Farmland Trust and high density. Ms. Suggs stated there is nowhere that a density of 3.87 dwelling units per acre could be considered high density. The development's open space needs to be factored into the land equation.

Ms. Suggs referenced Mr. Vanoy's comments about the development area's current zoning as agricultural. Ms. Suggs stated yes, it is and that is the reason for the zone change request.

Ms. Suggs addressed Ms. Leatherman's comments. Ms. Suggs stated that is an issue she is sorry is being brought up at this hearing. No representative from the agency attended the P & Z meeting and there was no notice given to the developers. A hearing regarding an individual project is not the time and place to bring up these issues.

Ms. Suggs discussed the analysis included in the development packet. When the neighborhood meeting was held, it was discussed that this project may be a Corey Barton development. It has been determined since then, it will not be. The development will be a mix of builders. Home prices are up to the \$350,000 range. A lot of 3 to 4 bedroom, 3 car garage, and 3 bathroom homes

are included. These are not low income housing prices. Home prices were used to create the spreadsheet showing the revenue that would be received not only from permits but also from annual taxes.

Ms. Suggs stated she did listen to concerns at the neighborhood meeting. There was discussion about irrigation water, DSL/Qwest/Cable One connectivity, canal filtration issues, the commercial property located on the corner, and comparison to Jarvis Court which is a 1 – 5 acre lot development. Ms. Suggs visited Jarvis Court and followed up on these concerns.

She stood for questions and asked Council not to table the matter and to approve the request.

Council Member Buban-Vonder Haar asked how the home values were established. The analysis provided to the Council states there would be an average assessed value for the homes in this development of 214,000.

Ms. Suggs explained she was provided a spreadsheet detailing the different homes that were available to be built from Corey Barton. Homes ranged from 134,000 to 350,000. The average cost being 213,292.

Mayor Nelson closed the public hearing.

Council Member Stear said he had some questions about the lot sizes. In reviewing the Planning and Zoning meeting minutes, Council Member Stear noticed there were no minutes included from the neighborhood meeting. Those minutes would be important information for the Council in making a decision.

Mayor Nelson asked Ms. Suggs if the Council were to delay a decision until the next City Council Meeting on October 6th, would it cause significant problems.

Ms. Suggs responded there would not be significant problems if a decision could be made at the next meeting.

Council Member Jones asked Mr. Behunin to point out the 10 acres to be annexed on the map.

Mr. Behunin identified the acreage on the map as being south of Lake Hazel Rd. and surrounded completely on 3 sides by land already within the city boundary.

Council Member Jones asked if both the developers and the neighbors are willing to negotiate regarding concerns.

Ms. Suggs responded if lot sizes are changed it will take away from the amenities such as the park areas, pool and walk paths. Ms. Suggs is willing to talk with the neighbors but the lots cannot be changed to ¼ acre or 1 acre lots.

Council Member Jones stated he can see the mixed lot sizes on the map. Half of the development is more in keeping with the neighbor's desires with the other half being not what the neighbors' desire. Why is not feasible to remove a few lots to make the smaller lots bigger?

Ms. Suggs responded the smaller lots are bordering the open space. That is an attraction for people that want a smaller home and lot that is also adjacent to an open space. The plan has been very carefully thought out. The mix of homes and lot sizes is the right mix.

Mr. Behunin responded to Council Member Stear's question about the neighborhood meeting minutes. There is a brief summary of topics discussed during the neighborhood meeting in the Council's packet, page 3 of the letter of intent.

Mayor Nelson stated a decision is before Council. Council Member Stear has expressed he is not comfortable making a decision tonight. How do the other Council Members feel?

Council Member Jones responded the minutes of the neighborhood meeting will reflect what Council has heard tonight. Council Member Jones could vote tonight.

Mayor Nelson asked Ms. Suggs if a community pool vs. a pool in the subdivision would make any difference.

Ms. Suggs responded she does not want to have the requests denied because another neighborhood meeting is requested. Ms. Suggs believes tabling the requests is just to delay progress. A community pool can be discussed. Lot size can be discussed but not changing the subdivision to a different design.

Mayor Nelson added there will be a community pool but it won't be located in the center of the proposed subdivision.

Council Member Jones added that he has no issue with growth or with the subdivision location. He does not understand why the entire plat cannot be R4. He believes that the further from the core of the city, the bigger the lots should be.

Council Member Buban-Vonder Haar stated that knowing the current developments happening in Kuna, this development is nothing that is not already happening. There are no ¼ acre or bigger lots available within the city limits.

Council Member Stear stated he would like more time to research to make himself more comfortable with a decision.

**Council Member Stear moved to table the release of Case No. 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) to October 6, 2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:**

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

**Voting No: None**

**Motion carried 3-0. Cardoza absent.**

Mayor Nelson spoke to the audience about testimony regarding concerns for schools. How many people are keeping track of the Solar Farm on S Cloverdale Rd? The Solar Farm is a 100 million dollar farm that is going into hearings because there are property owners on S Cloverdale Rd that are opposing it. The farm will not generate traffic and does not have many employees but together with the 100 million dollar Simplot plant will boost the assessed value of the school district by 20%.

Senior Planner Troy Behunin said if anyone would like to add their name to the public record list for mailing, he would happy to mail notice letters.

City Clerk Chris Engels clarified Council's direction to receive the minutes from the neighborhood meeting prior to the next meeting.

**D. Amendment to FYE 2015 Budget – John Marsh, City Treasurer  
(Timestamp 01:57:08)**

City Treasurer John Marsh updated Council to be sure four funds are not over extended. Those funds are the latecomers fund, water fund, LID fund and solid waste fund.

Council Member Jones asked for clarification of the LID fund.

Mr. Marsh explained the LID fund is transferring of funds to other operating funds in the City. This is not an expense so will not over extend the expenditure budget.

**1. Public Hearing for Ordinance 2015-16**

Support: None

Neutral: None

Against: None

**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.

**Council Member Stear moved to waive three readings of Ordinance No. 2015-16. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0 Cardoza absent.**

**Council Member Stear moved to approve Ordinance No. 2015-16. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:  
 Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
 Voting No: None  
 Motion carried 3-0 Cardoza absent**

- E.** Ordinance No. 2015-11 Zoning Ordinance Amendment – Wendy Howell, P & Z Director and Richard Roats, City Attorney  
 (Timestamp 02:00:31)

Planning and Zoning Director Wendy Howell explained to Council the changes are in response to inquiries that have come into the P & Z office. She is asking to remove the definition of public from the ordinance because it is redundant. Verbiage was changed to provide clarification and for notification protocols. Ms. Howell made a correction to page 20 of 43 of Ordinance 2015-11 letter F; septic systems within 150 ft. of the wellhead. The remainder should be crossed out.

City Attorney Richard Roats explained he preferred to have the hearing first.

- 1.** Public Hearing for Ordinance 2015-11

Support:

Sid Anderson 110 Rosehill, Boise, ID. He indicated he supports the ordinance as written and agrees with it as it stands.

Neutral: None

Against: None

Council Member Jones asked Mr. Roats about septic system failure and there are no plans within 90 days for a sewer line to be installed the property owner is allowed to install a new septic system. What if there are plans for sewer lines but there are delays, what will the homeowner do during the delay.

Mr. Roats responded the intent is to respond and provide service within the 90 days. If there is a significant delay, the property owner can proceed with a septic tank.

Council Member Jones stated he appreciates the work by staff and the Planning and Zoning Commission. He asked if there would be notification from Central District Health regarding septic system installations outside city limits.

Mr. Roats said it has not been determined yet but is working toward a resolution.

City Engineer Gordon Law added that occasionally CDH does make contact and there is a good working rapport.

Council Member Jones asked for clarification on the reason development of a vacant property that is approved for a septic system would also pay fees for sewer hook ups.

Mr. Law responded that there are a couple issues of importance. One is the city sits on a nitrate priority area which is why septic tanks are discouraged. The other issue is when there is an enclave of septic tanks; it can cause issues with extending services in the future. The provision in the ordinance takes away the super expense of paying connection fees later on when sewer lines are extended.

Mr. Roats said a great amount of time has been devoted to what can be done to utilize the city waste water treatment plant instead of septic tanks. Almost the entire city is in a nitrate priority area so we need to be especially cognizant of septic tanks being installed.

Mayor Nelson closed the public hearing.

## 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)

**Council Member Stear moved to waive three readings of Ordinance No. 2015-11. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0 Cardoza absent**

**Council Member Stear moved to approve Ordinance No. 2015-11. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0 Cardoza absent**

**Council Member Stear moved to approve a summary publication of Ordinance No. 2015-11. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0 Cardoza absent**

**7. Business Items:**

*(Timestamp 02:19:00)*

- 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

City Engineer Gordon Law explained he was able to negotiate the change order he apprised Council of during the September 1, 2015 Council meeting. The prices are the same as those given earlier in the year when costs were lower.

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.

**Council Member Stear moved to approve Resolution R58-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0 Cardoza absent.**

- B.** Consideration to Approve Resolution R59-2015 to Authorize LiDar Imaging – Mike Borzick, GIS Manager  
*(Timestamp 02:21:45)*

City Engineer Gordon Law updated Council that improved mapping had been previously discussed. The possibility to image several significant drainages for consideration that could assist in future developments has come up. The flood zones will be shrunk down due to a more accurate methodology. The current mapping spreads those zones out and doesn't take advantage of current mechanisms.

Council Member Jones asked if there are other areas that will be need to be mapped in the future.

Mr. Law confirmed that there are other areas that could benefit but the areas that are currently being looked at are drainages related to Indian Creek.

Council Member Jones asked if there is benefit to the city.

Mr. Law said it would improve the possibility of additional development. As an example, the Solar Farm is going through the remapping process to recalculate the percentage of land that can be used for the panels through a consultant. This becomes an obstacle for them in terms of time and money. Another example is the Solar Farm questioned if power poles can be placed in a floodplain that should be a quarter of the size it is currently shown to be on the map.

Council Member Buban-Vonder Haar asked if any landowners had been approached about contributing to the costs.

Mr. Law said the landowners that were interested have already started the long process.

Council Member Buban-Vonder Haar struggles with the concept of the taxpayers as a whole burdening the costs.

Mr. Law said that the intent was to at least inform Council of the opportunity.

Mayor Nelson thought the remapping would benefit economic development in the proposed area.

Mr. Law said that all the proposed companies have struggled with the floodplain.

Mike Borzik, GIS Manager said the price of the flight has gone up to significantly since the subject was previously brought forward. If the city does not take advantage of this flight, the price will double in two years.

Council Member Stear explained there would be a substantial savings to the city at this time because the flight would be in cooperation with another entity for fire suppression information.

Mayor Nelson said that the cost could be paid out of contingency then added to the to do list for Urban Renewal. Urban Renewal would then reimburse the cost as part of infrastructure needs for industrial zone development.

Mr. Law said that would be a good method to maintain the cost toward the landowner who is benefitting.

Council Member Buban-Vonder Haar expressed her concerns of all taxpayers burdened by the cost when only a few benefit.

Council Member Stear said it will help with the commercial and industrial growth of the area which eventually benefits everyone.

Mr. Borzik said the flight would be September 25<sup>th</sup>.

Council Member Buban-Vonder Haar asked for clarification for the change in pricing. The Council packet states \$4,500. The cost is now \$10,000?

Mr. Borzik responded the misunderstanding came from not realizing how far our project is away from the project they are doing in the foothills. Mr. Borzik has a written proposal for the flight in the amount of \$10,000.

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.

**Council Member Stear moved to approve Resolution R59-2015 with a maximum amount of \$10,000. Seconded by Council Member Jones with the following roll call vote:**

**Voting Aye: Council Members Jones, and Stear**

**Voting No: Council Member Buban-Vonder Haar**

**Motion carried 2-1. Cardoza absent**

- C. Consideration to Approve Resolution R60-2015 to Authorize the Postal Meter Lease – John Marsh, City Treasurer  
(Timestamp 02:41:15)

City Treasurer John Marsh explained the recommendation is for a new meter due to the age of the current meter. The cost to lease is a better option than the cost to buy.

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.

**Council Member Buban-Vonder Haar moved to approve Resolution R60-2015.  
Seconded by Council Member Stear with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0. Cardoza absent**

- D.** Consideration to Approve Resolution R61-2015 to Authorize the Transfer of LID 2006-1 Legal Funds – John Marsh, City Treasurer  
(Timestamp 02:43:25)

City Treasurer John Marsh explained the sewer LID-2006-1 fund has a balance and the matter is concluded. The funds were set aside to reimburse the city for legal expenditures related to the LID that were paid for by operating funds of the city. This resolution will allow for the transfer of those funds for reimbursement.

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.

**Council Member Buban-Vonder Haar moved to approve Resolution R61-2015.  
Seconded by Council Member Stear with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0. Cardoza absent**

- E.** Consideration to Approve Resolution R62-2015 to Authorize the Creation of Capital Projects Fund – John Marsh, City Treasurer  
(Timestamp 02:44:50)

City Treasurer John Marsh explained this is to create a new fund which is an offshoot of the general fund to track and monitor capital projects.

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

**Council Member Buban-Vonder Haar moved to approve Resolution R62-2015.  
Seconded by Council Member Stear with the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear  
Voting No: None  
Motion carried 3-0. Cardoza absent**

- F.** Update on City Committee Schedules and Grant Projects (*no action required*) – Chris Engels, City Clerk

*(Timestamp 02:47:34)*

City Clerk, Chris Engels referenced the memo included in the Council packet. The Park Impact Fee Committee will meet on October 1, 2015 and will set a schedule for themselves. The Downtown Revitalization Committee will meet on September 17, 2015. The grant submittal date for the CBDG is November 20, 2015. A request will be brought before Council at the next Council meeting to approve grant funds to be allocated for grant writing because 3 additional large grants are due at the same time. The greenbelt extension grant project will be closing by the end of the month for the COMPASS portion and is well within budget.

Ms. Engels stood for questions.

- G.** Update of Financial Results of Operation through August 31, 2015 *(electronic presentation only)* – John Marsh, City Treasurer  
*(Timestamp 02:49:48)*

City Treasurer, John Marsh reviewed the general fund, grant fund, latecomers fund, well mitigation fund, water fund, sewer fund, wastewater treatment plant fund, irrigation fund and solid waste fund balances as well as revenues vs. expenditures. Mr. Marsh also reviewed bank balances and LGI investment pool balances.

**8. Ordinances:**

*(Timestamp 03:00:39)*

- 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.

**Council Member Stear moved to waive three readings of Ordinance No. 2015-17. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0 Cardoza absent**

**Council Member Stear moved to approve Ordinance No. 2015-17. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:**

**Voting Aye: Council Members Jones, Buban-Vonder Haar, and Stear**  
**Voting No: None**  
**Motion carried 3-0 Cardoza absent**

**Council Member Stear moved to approve a summary publication of Ordinance No. 2015-17. Seconded by Council Member Buban-Vonder Haar. Motion carried 3-0 Cardoza absent**

**9. Mayor/Council Discussion Items:**

**10. Announcements:**

City Engineer Gordon Law would like to suggest a workshop be scheduled soon regarding the reuse permit draft sent to Council for review. A workshop would be helpful in understanding implications. Mr. Law also stated irrigation water delivery will cease on October 5, 2015.

Mayor Nelson said he would like to have an executive work session on the Nation and media financial reports about the dollar.

Council Member Jones asked when the personnel manual would be completed.

City Attorney Richard Roats said it was his top priority.

**11. Executive Session:**

**12. Adjournment:**

**Council Member Stear moved to adjourn the meeting at 10:13 p.m. Seconded by Council Member Buban-Vonder Haar.**

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W. Greg Nelson, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Dawn Stephens*  
*Date Approved: CCM 10.06.2015*

City of Kuna

## Payment Approval Report - City Council Approval

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Report dates: 9/11/2015-10/1/2015

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## 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
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	4099822-000	3340	<u>SPRINKLER PARTS FOR THE E. GREENBELT EXTENSION PROJECT, P.KAUFMAN, SEPT.'15</u>	09/08/2015	27.52	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
1461	2M COMPANY, INC.	4099822-000	3340	<u>SPRINKLER PARTS FOR THE E. GREENBELT EXTENSION PROJECT, P.KAUFMAN, SEPT.'15</u>	09/08/2015	11.79	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 4099822-000:						39.31	.00					
1461	2M COMPANY, INC.	4100462-000	3399	<u>WEED BARRIER FOR THE E. GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/24/2015	196.00	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
1461	2M COMPANY, INC.	4100462-000	3399	<u>WEED BARRIER FOR THE E. GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/24/2015	84.00	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 4100462-000:						280.00	.00					
Total 2M COMPANY, INC.:						319.31	.00					
<b>A COMPANY, INC.</b>												
1463	A COMPANY, INC.	B-234640		<u>RENTAL HITECH RESTROOM, SN#V470. RENTAL 10.00. SERVICE 73.00. DAMAGE WAIVER 7.50. WINCHESTER PARK, SUTTERS MILL, EOW, SEPT 15</u>	09/20/2015	90.50	.00	<u>01-6212 RENT- EQUIPMENT</u>	0	9/15		
Total B-234640:						90.50	.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
1463	A COMPANY, INC.	B-234667		RENTAL HITECH RESTROOM, SN#V375. RENTAL 10.00. SERVICE 73.00. DAMAGE WAIVER 7.50. SEGO PRAIRIE POND. EOW. SEPT 15	09/20/2015	90.50	.00	01-6212 RENT- EQUIPMENT	0	9/15		
Total B-234667:						90.50	.00					
1463	A COMPANY, INC.	B-234722		RENTAL HITECH RESTROOM, SN#F107. RENTAL 10.00. SERVICE 73.00. DAMAGE WAIVER 7.50. BUTLER PARK, EOW. SEPT 15	09/20/2015	90.50	.00	01-6212 RENT- EQUIPMENT	0	9/15		
Total B-234722:						90.50	.00					
1463	A COMPANY, INC.	B-234723		RENTAL HITECH RESTROOM, SN#EE1141. RENTAL 10.00. SERVICE 88.00. DAMAGE WAIVER 7.50. SADIE CREEK PARK. WKLY. SEPT 15	09/20/2015	105.50	.00	01-6212 RENT- EQUIPMENT	0	9/15		
Total B-234723:						105.50	.00					
1463	A COMPANY, INC.	B-234732		RENTAL HITECH RESTROOM, SN#CC979. RENTAL 10.00. SERVICE 73.00. DAMAGE WAIVER 7.50. CITY FARM. EOW. SEPT 15	09/20/2015	90.50	.00	21-6212 RENT- EQUIPMENT	0	9/15		
Total B-234732:						90.50	.00					
1463	A COMPANY, INC.	B-235134		RENTAL HITECH RESTROOM, SN#T228. RENTAL 10.00. SERVICE 73.00. DAMAGE WAIVER 7.50. ARBOR RIDGE PARK. EOW. SEPT 15	09/20/2015	90.50	.00	01-6212 RENT- EQUIPMENT	0	9/15		
Total B-235134:						90.50	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1463	A COMPANY, INC.	B-235135		RENTAL HITECH RESTROOM, SN#9255, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, THE FARM PARK, EOW, PARKS, SEPT 15	09/20/2015	90.50	.00	01-6212 RENT-EQUIPMENT	0	9/15		
Total B-235135:						90.50	.00					
Total A COMPANY, INC.:						648.50	.00					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0479369	3114	STAMP, "FOOTINGS TO BE INSPECTED PRIOR TO CONCRETE PLACEMENT". J COULTER, BLDG, JULY 15	07/10/2015	15.59	.00	01-6165 OFFICE SUPPLIES	1005	7/15		
Total 0479369:						15.59	.00					
277	ABC STAMP, SIGNS & AWARDS	0480411	3215	STAMP, "BRACED WALL LINE" BLDG INSPECTOR, J COULTER, AUG 15	08/06/2015	10.49	.00	01-6165 OFFICE SUPPLIES	1005	8/15		
Total 0480411:						10.49	.00					
Total ABC STAMP, SIGNS & AWARDS:						26.08	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13358		ACHD SHOP RENT, OCT 15, PARKS	09/16/2015	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	9/15		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13358		ACHD SHOP RENT, OCT 15, WATER	09/16/2015	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	9/15		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13358		ACHD SHOP RENT, OCT 15, SEWER	09/16/2015	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	9/15		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13358		ACHD SHOP RENT, OCT 15, PI	09/16/2015	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	9/15		
Total 13358:						450.00	.00					

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Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	00216927		<u>ANNUAL MAINTENANCE FEES, 10-01-14 TO 09-30-15, OCT. NOV. DEC., ADMIN, AUG 15</u>	08/01/2015	94.21	.00	01-6255 <u>TELEPHONE</u>	0	8/15		
1566	ADVANCED COMMUNICATIONS, INC.	00216927		<u>ANNUAL MAINTENANCE FEES, 10-01-14 TO 09-30-15, OCT. NOV. DEC., P&amp;Z, AUG 15</u>	08/01/2015	31.41	.00	01-6255 <u>TELEPHONE</u>	1003	9/15		
1566	ADVANCED COMMUNICATIONS, INC.	00216927		<u>ANNUAL MAINTENANCE FEES, 10-01-14 TO 09-30-15, OCT. NOV. DEC., WATER, AUG 15</u>	08/01/2015	77.08	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/15		
1566	ADVANCED COMMUNICATIONS, INC.	00216927		<u>ANNUAL MAINTENANCE FEES, 10-01-14 TO 09-30-15, OCT. NOV. DEC., SEWER, AUG 15</u>	08/01/2015	100.63	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/15		
1566	ADVANCED COMMUNICATIONS, INC.	00216927		<u>ANNUAL MAINTENANCE FEES, 10-01-14 TO 09-30-15, OCT. NOV. DEC., PI, AUG 15</u>	08/01/2015	32.67	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/15		
Total 00216927:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	29334		<u>LAB TESTING, TOTAL COLIFORM BACTERIA, NITRATE, ARSENIC LOW, WATER, AUG 15</u>	08/31/2015	835.20	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	8/15		
Total 29334:						835.20	.00					
1	ANALYTICAL LABORATORIES	29335		<u>LAB TESTING, SEWER, AUG 15</u>	08/31/2015	1,624.50	.00	21-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	8/15		
Total 29335:						1,624.50	.00					
Total ANALYTICAL LABORATORIES:						2,459.70	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	07232015		<u>FY 2015-2016 MEMBERSHIP DUES, ASSOCIATION OF IDAHO CITIES, OCT 15</u>	07/23/2015	6,800.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	10/15		
Total 07232015:						6,800.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						6,800.00	.00					
<b>B &amp; A ENGINEERS</b>												
347	B & A ENGINEERS	2286		<u>BIRDS OF PREY MAIN LINE EXTENSION SEWER DESIGN, G LAW, SEWER, AUG 15</u>	08/28/2015	1,346.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	8/15		
Total 2286:						1,346.00	.00					
Total B & A ENGINEERS:						1,346.00	.00					
<b>BHS SPECIALTY CHEMICALS</b>												
512	BHS SPECIALTY CHEMICALS	61826	3370	<u>2 DRUMS SODIUM BISULFITE, FOR MEMBRANE CLEANING, T SHAFFER, SEWER, SEPT.'15</u>	09/21/2015	651.36	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total 61826:						651.36	.00					
Total BHS SPECIALTY CHEMICALS:						651.36	.00					
<b>BOISE RIGGING SUPPLY</b>												
246	BOISE RIGGING SUPPLY	B009061	3390	<u>35 FT STAINLESS STEEL CABLE, UPGRADE CEDAR WELL FOR THE AERATOR, J MORFIN, SEPT 15</u>	09/21/2015	100.23	.00	<u>20-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total B009061:						100.23	.00					
Total BOISE RIGGING SUPPLY:						100.23	.00					
<b>BRADY INDUSTRIES OF IDAHO LLC</b>												

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
1240	BRADY INDUSTRIES OF IDAHO LLC	4889960	3381	<u>2 CS ROLL PAPER TOWELS, 1 CS SM TOILET PAPER ROLLS, NWWTP, B WITHROW, SEPT 15</u>	09/22/2015	145.20	.00	<u>01-6025 JANITORIAL</u>	0	9/15		
Total 4889960:						145.20	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						145.20	.00					
<b>CLOVERDALE NURSERY</b>												
725	CLOVERDALE NURSERY	243930		<u>PERENNIAL BEDDING PLANTS AND SHRUBS FOR THE GREENBELT EXTENSION PROJECT, N PURKEY, SEPT 15</u>	09/16/2015	220.98	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
725	CLOVERDALE NURSERY	243930		<u>PERENNIAL BEDDING PLANTS AND SHRUBS FOR THE GREENBELT EXTENSION PROJECT, N PURKEY, SEPT 15</u>	09/16/2015	515.62	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
Total 243930:						736.60	.00					
Total CLOVERDALE NURSERY:						736.60	.00					
<b>CONPAZ dba</b>												
447	CONPAZ dba	09152015		<u>REFUND CATERING PERMIT EVENT OUTSIDE CITY LIMITS, SEPT 15</u>	09/11/2015	20.00	20.00	<u>01-4190 PERMITS / CATERING</u>	0	9/15	09/11/2015	
Total 09152015:						20.00	20.00					
Total CONPAZ dba:						20.00	20.00					
<b>DIANE M JONES</b>												
1761	DIANE M JONES	5066-33		<u>SHRUBS FOR GREENBELT EXTENSION, N PURKEY, SEPT 15</u>	09/16/2015	220.50	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
1761	DIANE M JONES	5066-33		<u>SHRUBS FOR GREENBELT EXTENSION, N PURKEY, SEPT 15</u>	09/16/2015	94.50	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		

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Total 5066-33:						315.00	.00					
Total DIANE M JONES:						315.00	.00					
<b>EUROFINS EATON ANALYTICAL, INC</b>												
1735	EUROFINS EATON ANALYTICAL, INC	L0233503		STATE MANDATORY TESTING/SAMPLES ON WELL #6. EPA SAMPLES. D.CROSSLEY. WATER. SEPT.'15	09/23/2015	100.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total L0233503:						100.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0233711		STATE MANDATORY TESTING/SAMPLES ON WELL #5. EPA SAMPLES. D.CROSSLEY. WATER. SEPT.'15	09/24/2015	100.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total L0233711:						100.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0234456		STATE MANDATORY WATER SAMPLES AND PROCESSING FOR WELL #10. WATER. SEPT.'15	09/29/2015	380.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total L0234456:						380.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0234457		STATE MANDATORY WATER SAMPLES AND PROCESSING FOR WELL #6. WATER. SEPT.'15	09/29/2015	425.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total L0234457:						425.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0234626		STATE MANDATORY WATER SAMPLES AND PROCESSING FOR WELL #5. WATER. SEPT.'15	09/30/2015	425.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		

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Total L0234626:						425.00	.00					
Total EUROFINS EATON ANALYTICAL, INC:						1,430.00	.00					
<b>FASTENAL COMPANY</b>												
1507	FASTENAL COMPANY	IDBOS195474	3366	<u>30 6 IN MACHINE SCREWS, FOR LAGOONS FOR MEASURING WATER DEPTH, C KNIGHT, SEWER, SEPT 15</u>	09/14/2015	35.38	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total IDBOS195474:						35.38	.00					
Total FASTENAL COMPANY:						35.38	.00					
<b>FERGUSON WATERWORKS #1701</b>												
219	FERGUSON WATERWORKS #1701	0619410	3356	<u>MANHOLE PULLER AND METER KEY FOR BLUE TRUCK, D.CROSSLEY, WATER, SEPT.'15</u>	09/10/2015	18.40	.00	<u>21-6175 SMALL TOOLS</u>	0	9/15		
219	FERGUSON WATERWORKS #1701	0619410	3356	<u>MANHOLE PULLER AND METER KEY FOR BLUE TRUCK, D.CROSSLEY, WATER, SEPT.'15</u>	09/10/2015	18.40	.00	<u>20-6175 SMALL TOOLS</u>	0	9/15		
219	FERGUSON WATERWORKS #1701	0619410	3356	<u>MANHOLE PULLER AND METER KEY FOR BLUE TRUCK, D.CROSSLEY, WATER, SEPT.'15</u>	09/10/2015	7.02	.00	<u>25-6175 SMALL TOOLS</u>	0	9/15		
Total 0619410:						43.82	.00					
219	FERGUSON WATERWORKS #1701	0619630	3368	<u>SENSUS RADIO WITH ANTENNA, R JONES, WATER, SEPT 15</u>	09/14/2015	201.67	.00	<u>20-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total 0619630:						201.67	.00					
Total FERGUSON WATERWORKS #1701:						245.49	.00					

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H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I4033256		<u>PUMPING PLANT WELL #11, 125 HP. FLOMATIC CHECK VALVE, PAIGE HYDROFLEX POWER CABLE, 10FT CASING, WATER, G LAW, SEPT 15</u>	09/10/2015	16,895.88	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total I4033256:						16,895.88	.00					
1552	H.D. FOWLER COMPANY	I4033257		<u>FITTINGS FOR WELL 11 PROJECT, RUBBER GASKETS, BOLT &amp; NUT KITS, G LAW, WATER, SEPT 15</u>	09/10/2015	19.43	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total I4033257:						19.43	.00					
1552	H.D. FOWLER COMPANY	I4033798		<u>6" COMPANION FLANGE FITTING FOR WELL 11 PROJECT, G LAW, SEWER, SEPT 15</u>	09/10/2015	72.06	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total I4033798:						72.06	.00					
1552	H.D. FOWLER COMPANY	I4033889	3354	<u>8IN. AIR BALL TO STOP GRAVITY IRRIGATION FLOW, FRANKLIN, R JONES, GRAVITY, SEPT 15</u>	09/10/2015	143.47	.00	<u>25-6115 MAINT &amp; REPAIR-SYSTEM- GRAVITY</u>	0	9/15		
Total I4033889:						143.47	.00					
1552	H.D. FOWLER COMPANY	I4033983	3355	<u>LANDSCAPING RAKES FOR ALL PROJECTS, 24 IN, 30 IN AND 36 IN. P.KAUFMAN, PARKS, SEPT. 15</u>	09/10/2015	153.63	.00	<u>01-6175 SMALL TOOLS</u>	1004	9/15		
Total I4033983:						153.63	.00					
Total H.D. FOWLER COMPANY:						17,284.47	.00					

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<b>H.H. INC</b>												
1758	H.H. INC	25599	3307	<u>SKATEPARK SIGN MADE WITH UPDATED CODE INFORMATION, B WITHROW, PARKS, SEPT 15</u>	09/09/2015	232.50	.00	<u>01-6188 SIGNAGE</u>	1004	9/15		
Total 25599:						232.50	.00					
Total H.H. INC:						232.50	.00					
<b>HACH COMPANY</b>												
157	HACH COMPANY	9556256	3219	<u>SPECTROMETER SERVICED AND CALIBRATED, T SHAFER, SEWER, SEPT.'15</u>	09/01/2015	764.20	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	9/15		
Total 9556256:						764.20	.00					
Total HACH COMPANY:						764.20	.00					
<b>HARBOR FREIGHT TOOLS</b>												
1312	HARBOR FREIGHT TOOLS	724194	3330	<u>SMALL TOOLS, 45 PC TITANIUM TAP AND DIE, SOLDERLESS TERMINAL KIT, 13 PC IMPACT SKT, 15 PC RECIPICATING BLADES, 2- 7IN WIRE STRIPPER WITH CUTTER, 29 PC TITANIUM DRILL BIT SET, 2- 33PC GRIP SCREWDRIVER, GROOVE JOINT PLIERS, CURVED LOCKING PLIERS, BOOS</u>	09/02/2015	422.34	.00	<u>21-6175 SMALL TOOLS</u>	0	9/15		
Total 724194:						422.34	.00					
Total HARBOR FREIGHT TOOLS:						422.34	.00					
<b>HD SUPPLY WATERWORKS LTD</b>												
63	HD SUPPLY WATERWORKS LTD	D836794-C		<u>OVERPAYMENT ON INVOICE #D836794, CREDITED TO ACCOUNT, L.MAYHUGH, SEPT.'15</u>	09/29/2015	-49.60	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		

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Total D836794-C:						-49.60	.00					
63	HD SUPPLY WATERWORKS LTD	E243449	3167	<u>CHLORINE INJECTOR REPAIR, DANSKIN WELL, C.DEYOUNG, WATER, JUL.'15</u>	07/24/2015	357.41	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/15		
Total E243449:						357.41	.00					
63	HD SUPPLY WATERWORKS LTD	E505121	3367	<u>6 EA NON-POTTED METERS, R. JONES, WATER, SEPT.'15</u>	09/15/2015	1,127.28	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total E505121:						1,127.28	.00					
Total HD SUPPLY WATERWORKS LTD:						1,435.09	.00					
<b>HOCOCHAN HOLDINGS, INC.</b>												
1619	HOCOCHAN HOLDINGS, INC.	AR402809		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 09-01-15 TO 09-30-15, ADMIN, SEPT 15</u>	09/04/2015	66.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/15		
1619	HOCOCHAN HOLDINGS, INC.	AR402809		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 09-01-15 TO 09-30-15, P&amp;Z, SEPT 15</u>	09/04/2015	66.10	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/15		
1619	HOCOCHAN HOLDINGS, INC.	AR402809		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 09-01-15 TO 09-30-15, WATER, SEPT 15</u>	09/04/2015	81.09	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1619	HOCOCHAN HOLDINGS, INC.	AR402809		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 09-01-15 TO 09-30-15, SEWER, SEPT 15</u>	09/04/2015	105.87	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1619	HOCOCHAN HOLDINGS, INC.	AR402809		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 09-01-15 TO 09-30-15, PI, SEPT 15</u>	09/04/2015	34.34	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total AR402809:						353.50	.00					
Total HOCOCHAN HOLDINGS, INC.:						353.50	.00					

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HYDRO LOGIC, INC.												
1314	HYDRO LOGIC, INC.	09212015H		<u>PITLESS PUMPING PLANT INSTALL, WELL 11 PROJECT, G.LAW, SEPT.'15</u>	09/21/2015	15,556.66	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 09212015H:						15,556.66	.00					
Total HYDRO LOGIC, INC.:						15,556.66	.00					
<b>ICRMP</b>												
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, ADMIN, SEPT 15</u>	09/01/2015	8,093.03	.00	<u>01-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	0	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, SR CTR, SEPT 15</u>	09/01/2015	115.17	.00	<u>01-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	1001	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, P&amp;Z, SEPT 15</u>	09/01/2015	2,157.63	.00	<u>01-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	1003	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, PARKS, SEPT 15</u>	09/01/2015	3,355.46	.00	<u>01-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	1004	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, WATER, SEPT 15</u>	09/01/2015	7,505.63	.00	<u>20-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	0	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, SEWER, SEPT 15</u>	09/01/2015	15,306.89	.00	<u>21-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	0	9/15		
35	ICRMP	10012015		<u>RISK INSURANCE, POLICY PERIOD 2015-2016, PI, SEPT 15</u>	09/01/2015	1,858.19	.00	<u>25-6130 LIABILITY &amp; PROPERTY INSURANCE</u>	0	9/15		
Total 10012015:						38,392.00	.00					
Total ICRMP:						38,392.00	.00					

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128	IDAHO DEPT OF ENVIRONMENTAL QU	20160884		<u>PRE-PAYMENT FEES, ASSESSMENT FOR DRINKING WATER SYSTEM FOR FISCAL YR 2016, OCT 1 2015 TO SEPT 30 2016, SEPT 15</u>	09/01/2015	16,812.00	16,812.00	<u>20-1500 PREPAID INSURANCE</u>	0	9/15	09/18/2015	
Total 20160884:						16,812.00	16,812.00					
Total IDAHO DEPT OF ENVIRONMENTAL QU:						16,812.00	16,812.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - ADMIN</u>	09/23/2015	330.67	.00	<u>01-6290 UTILITIES</u>	0	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - SENIOR CENTER</u>	09/23/2015	475.87	.00	<u>01-6290 UTILITIES</u>	1001	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - STREET LIGHTS</u>	09/23/2015	6,310.10	.00	<u>01-6290 UTILITIES</u>	1002	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - P &amp; Z</u>	09/23/2015	88.06	.00	<u>01-6290 UTILITIES</u>	1003	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - PARKS</u>	09/23/2015	883.10	.00	<u>01-6290 UTILITIES</u>	1004	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - WATER</u>	09/23/2015	10,960.18	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - SEWER</u>	09/23/2015	21,573.10	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - P.I</u>	09/23/2015	19,588.46	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	9/15		
38	IDAHO POWER CO	09232015I		<u>ELECTRIC SERVICE FOR SEPTEMBER 2015 - FARM</u>	09/23/2015	16,601.24	.00	<u>21-6090 FARM EXPENDITURES</u>	0	9/15		
Total 09232015I:						76,810.78	.00					
Total IDAHO POWER CO:						76,810.78	.00					



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				SERVER AND FIXED TIME ISSUE, ADDED DAWN TO P&Z SCANNER, P&Z, SEPT 15	09/06/2015	4.12	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86266		PRO ACTION MAINTENANCE, REMOETELY CONNECTED TO SERVER AND FIXED TIME ISSUE, ADDED DAWN TO P&Z SCANNER, WATER, SEPT 15	09/06/2015	10.09	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86266		PRO ACTION MAINTENANCE, REMOETELY CONNECTED TO SERVER AND FIXED TIME ISSUE, ADDED DAWN TO P&Z SCANNER, SEWER, SEPT 15	09/06/2015	13.18	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86266		PRO ACTION MAINTENANCE, REMOETELY CONNECTED TO SERVER AND FIXED TIME ISSUE, ADDED DAWN TO P&Z SCANNER, PI, SEPT 15	09/06/2015	4.27	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 86266:						44.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	86385		PRO ACTION SERVICE AND MAINTENANCE, STATUS MONITORING FOR TWO SERVERS, ADMIN, SEPT 15	09/15/2015	235.31	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86385		PRO ACTION SERVICE AND MAINTENANCE, STATUS MONITORING FOR TWO SERVERS, P&Z, SEPT 15	09/15/2015	78.35	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86385		PRO ACTION SERVICE AND MAINTENANCE, STATUS MONITORING FOR TWO SERVERS, WATER, SEPT 15	09/15/2015	192.23	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86385		PRO ACTION SERVICE AND MAINTENANCE, STATUS MONITORING FOR TWO SERVERS, SEWER, SEPT 15	09/15/2015	250.98	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86385		PRO ACTION SERVICE AND MAINTENANCE, STATUS MONITORING FOR TWO SERVERS, PI, SEPT 15	09/15/2015	81.13	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		

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Total 86385:						838.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	86535		<u>CREATED TWO USER ACCOUNTS, D MISHLER AND W PETERSON, TEMP EMPLOYEES, ADMIN, SEPT 15</u>	09/13/2015	38.72	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86535		<u>CREATED TWO USER ACCOUNTS, D MISHLER AND W PETERSON, TEMP EMPLOYEES, WATER, SEPT 15</u>	09/13/2015	19.36	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86535		<u>CREATED TWO USER ACCOUNTS, D MISHLER AND W PETERSON, TEMP EMPLOYEES, SEWER, SEPT 15</u>	09/13/2015	24.64	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86535		<u>CREATED TWO USER ACCOUNTS, D MISHLER AND W PETERSON, TEMP EMPLOYEES, PI, SEPT 15</u>	09/13/2015	5.28	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 86535:						88.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	86640		<u>INSTALL NEPTUNE ON NEW SERVER AND INSTALL ON G SMITH PC, WATER, SEPT 15</u>	09/20/2015	132.00	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 86640:						132.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,102.00	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196091		<u>NATURAL GAS CONSUMPTION SR CENTER, 08-12-15 TO 09-10 -15, SR CENTER, AUG 15</u>	09/11/2015	40.16	.00	01-6290 UTILITIES	1004	9/15		
Total 482135196091015:						40.16	.00					
37	INTERMOUNTAIN GAS CO	482537058091		<u>NATURAL GAS CONSUMPTION NWWTP, 08-12-15 TO 09-10-15, NWWTP, AUG 15</u>	09/11/2015	12.38	.00	01-6290 UTILITIES	0	9/15		

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 482537058091015:						12.38	.00					
Total INTERMOUNTAIN GAS CO:						52.54	.00					
<b>iWorQ SYSTEMS</b>												
1661	iWorQ SYSTEMS	7212	3398	COMMUNITY DEVELOPMENT PACKAGES, DATA PACKAGES, AND SET UP COSTS, W.HOWELL, SEPT.'15	09/22/2015	6,975.00	.00	01-6166 PP&E PURCHASES - OPERATIONS	1003	9/15		
Total 7212:						6,975.00	.00					
Total iWorQ SYSTEMS:						6,975.00	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	09032015-091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 09-04-2015 TO 09-10-2015, SEPT 15	09/11/2015	3,576.81	.00	01-4170 FRANCHISE FEES	0	9/15		
Total 09032015-09102015:						3,576.81	.00					
230	J & M SANITATION, INC.	09042015-091		SANITATION RECEIPT TRANSFER 09-04-2015 TO 09-10-2015, SEPT 15	09/11/2015	33,505.81	33,505.81	26-7000 SOLID WASTE SERVICE FEES	0	9/15	09/11/2015	
230	J & M SANITATION, INC.	09042015-091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 09-04-2015 TO 09-10-2015, SEPT 15	09/11/2015	-3,310.37	-3,310.37	01-4170 FRANCHISE FEES	0	9/15	09/11/2015	
Total 09042015-09102015:						30,195.44	30,195.44					
230	J & M SANITATION, INC.	09112015-091		SANITATION RECEIPT TRANSFER 09-10-15 TO 09-17-15, SEPT 15	09/18/2015	54,470.28	54,470.28	26-7000 SOLID WASTE SERVICE FEES	0	9/15	09/18/2015	
230	J & M SANITATION, INC.	09112015-091		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 09-10-15 TO 09-17-15, SEPT 15	09/18/2015	-5,381.66	-5,381.66	01-4170 FRANCHISE FEES	0	9/15	09/18/2015	

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Total 09112015-09172015:						49,088.62	49,088.62					
230	J & M SANITATION, INC.	09182015-092		<u>SANITATION RECEIPT TRANSFER 9/18/15-9/24/15</u>	09/25/2015	23,985.45	23,985.45	26-7000 SOLID WASTE SERVICE FEES	0	9/15	09/25/2015	
230	J & M SANITATION, INC.	09182015-092		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE 9/18/15-9/24/15</u>	09/25/2015	-2,369.76	-2,369.76	01-4170 FRANCHISE FEES	0	9/15	09/25/2015	
Total 09182015-09242015:						21,615.69	21,615.69					
230	J & M SANITATION, INC.	092315		<u>DISPOSAL/REMOVAL OF SLUDGE, 09-02-15 TO 09-16, SEPT 15</u>	09/23/2015	1,440.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total 092315:						1,440.00	.00					
Total J & M SANITATION, INC.:						105,916.56	100,899.75					
<b>JEAN A. CORP</b>												
1707	JEAN A. CORP	11195	3395	<u>RETAINING WALL BLOCK AND CAPS FOR THE E. GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/25/2015	990.00	.00	03-6362 EXPENDITURE-UP- GREENBELT EXTEN	0	9/15		
1707	JEAN A. CORP	11195	3395	<u>RETAINING WALL BLOCK AND CAPS FOR THE E. GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/25/2015	693.00	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
1707	JEAN A. CORP	11195	3395	<u>RETAINING WALL BLOCK AND CAPS FOR THE E. GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/25/2015	1,617.00	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
Total 11195:						3,300.00	.00					
Total JEAN A. CORP:						3,300.00	.00					

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J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0095803		<u>CONSULTATION FOR REPLACEMENT BLOWER, SEWER, G.LAW, AUG.'15</u>	08/20/2015	695.60	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	8/15		
Total 0095803:						695.60	.00					
1236	J-U-B ENGINEERS, INC.	0096195		<u>FINAL CONSULTANT FEE, NWWTP PARKING IMPROVEMENTS, SEPT.'15 - WATER</u>	09/09/2015	67.82	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
1236	J-U-B ENGINEERS, INC.	0096195		<u>FINAL CONSULTANT FEE, NWWTP PARKING IMPROVEMENTS, SEPT.'15 - SEWER</u>	09/09/2015	67.82	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
1236	J-U-B ENGINEERS, INC.	0096195		<u>FINAL CONSULTANT FEE, NWWTP PARKING IMPROVEMENTS, SEPT.'15 - P.I</u>	09/09/2015	25.84	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 0096195:						161.48	.00					
1236	J-U-B ENGINEERS, INC.	0096320		<u>SUBMITTAL REVIEW FOR BLOWER PURCHASE, G.LAW, SEWER, SEPT.'15</u>	09/14/2015	1,113.60	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 0096320:						1,113.60	.00					
Total J-U-B ENGINEERS, INC.:						1,970.68	.00					
<b>KAMAN INDUSTRIAL TECHNOLOGIES</b>												
396	KAMAN INDUSTRIAL TECHNOLOGIES	B824992	3327	<u>SPARE PART KIT, AIR LOCATOR, T SHAFER, SEWER, SEPT 15</u>	09/14/2015	122.36	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	9/15		
Total B824992:						122.36	.00					
Total KAMAN INDUSTRIAL TECHNOLOGIES:						122.36	.00					

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<b>KUNA CHAMBER OF COMMERCE</b>												
314	KUNA CHAMBER OF COMMERCE	080815	3386	REIMBURSE CHAMBER OF COMMERCE FOR PORTABLE RESTROOMS FOR KUNA DAYS, HIGH FIVE GRANT, C ENGELS, SEPT 15	08/08/2015	150.00	.00	03-6360 EXPEND.-BLUE CROSS HIGH FIVE	0	8/15		
Total 080815:						150.00	.00					
Total KUNA CHAMBER OF COMMERCE:						150.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A77039	3409	SCREWS, WASHERS, NUTS, SPRAY PAINT, WOOD TRIM, STAIN, BRUSHES, FOR FINISHING THE KIOSK, E.GREENBELT EXTENSION PROJECT, B.BACHMAN, SEPT.'15	09/28/2015	126.15	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
499	KUNA LUMBER	A77039	3409	SCREWS, WASHERS, NUTS, SPRAY PAINT, WOOD TRIM, STAIN, BRUSHES, FOR FINISHING THE KIOSK, E.GREENBELT EXTENSION PROJECT, B.BACHMAN, SEPT.'15	09/28/2015	205.80	.00	03-6362 EXPENDITURE-UP-GREENBELT EXTEN	0	9/15		
Total A77039:						331.95	.00					
499	KUNA LUMBER	A77481	3407	MDF 3/4" 4X8 - SUPPLIES TO RAISE A DESK, B.BACHMAN, SEPT.'15	09/28/2015	35.99	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total A77481:						35.99	.00					
499	KUNA LUMBER	B80739	3413	PLANTER BOXES FOR THE GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15	09/29/2015	151.70	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
499	KUNA LUMBER	B80739	3413	PLANTER BOXES FOR THE GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15	09/29/2015	65.03	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		

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Total B80739:						216.73	.00					
499	KUNA LUMBER	B81117	3374	<u>4 THREAD HEADS, 4 NUTS, FOR DEPTH GAUGE, POND 3 LAGOONS, C KNIGHT, SEWER, SEPT 15</u>	09/16/2015	13.03	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total B81117:						13.03	.00					
499	KUNA LUMBER	B81259	3387	<u>3 THREAD HEADS, LAGOONS, FOR DEPTH GAUGE, C KNIGHT, LAGOONS, SEPT 15</u>	09/21/2015	8.24	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total B81259:						8.24	.00					
499	KUNA LUMBER	B81348	3397	<u>MARKER PAINT, J.COULTER, BUILDING INSPECTION, SEPT.'15</u>	09/24/2015	10.78	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1005	9/15		
Total B81348:						10.78	.00					
499	KUNA LUMBER	B81471	3407	<u>EPOXY - SUPPLIES TO RAISE A DESK, B.BACHMAN, SEPT.'15</u>	09/28/2015	5.39	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
Total B81471:						5.39	.00					
Total KUNA LUMBER:						622.11	.00					
<b>KUNA TRUE VALUE HARDWARE</b>												
43	KUNA TRUE VALUE HARDWARE	141154	3214	<u>1 MALE, 1 FEMALE END TO REPLACE END ON EXTENSION CORD, T SHAFER, SEWER, AUG 15</u>	08/05/2015	9.98	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	8/15		
Total 141154:						9.98	.00					



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				FLOWER HANGERS, FOR THE KIOSK AT THE E.GREENBELT EXTENSION PROJECT, B.BACHMAN, SEPT.'15	09/28/2015	21.34	.00	03-6362 EXPENDITURE-UP- GREENBELT EXTEN	0	9/15		
Total 142986:						34.41	.00					
Total KUNA TRUE VALUE HARDWARE:						123.47	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	2341	3332	WELDING STICKS FOR THE FARM, C.MCDANIEL, SEPT.'15	09/03/2015	18.20	.00	21-6090_FARM EXPENDITURES	0	9/15		
Total 2341:						18.20	.00					
46	KUNA WELDING	2375	3384	METAL FOR KIOSK HANDRAIL, E.GREENBELT EXTENSION, B BACHMAN, PARKS, SEPT 15	09/16/2015	54.52	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
46	KUNA WELDING	2375	3384	METAL FOR KIOSK HANDRAIL, GREENBELT EXTENSION, B BACHMAN, PARKS, SEPT 15	09/16/2015	127.20	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
Total 2375:						181.72	.00					
Total KUNA WELDING:						199.92	.00					
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800165051	3362	4 REPLACEMENT TIRES FOR B WITHROW TRUCK #24, B GUILLOGLY, PARKS, SEPT 15	09/11/2015	1,079.69	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	1004	9/15		
Total 12800165051:						1,079.69	.00					
Total LES SCHWAB TIRES:						1,079.69	.00					
<b>LOW'S READY MIX, INC.</b>												
211	LOW'S READY MIX, INC.	368348	3382	4 1/2 YDS CONCRETE FOR THE KIOSK, E.GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15	09/18/2015	161.31	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		

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211	LOW'S READY MIX, INC.	368348	3382	<u>4 1/2 YDS CONCRETE FOR THE KIOSK, E.GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/18/2015	69.13	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
211	LOW'S READY MIX, INC.	368348	3382	<u>CONCRETE TO FINISH FRISBIE GOLF PADS PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/18/2015	230.45	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	9/15		
Total 368348:						460.89	.00					
Total LOW'S READY MIX, INC.:						460.89	.00					
<b>MISCELLANEOUS VENDORS</b>												
285	MISCELLANEOUS VENDORS	08152015TM		<u>TIME EXTENSION APPLICATION - SAILOR SHORE MEADOWS, 14-01-S, REFUND CHECK #6084</u>	08/15/2015	200.00	.00	<u>01-4155 ADMINISTRATION SERVICES</u>	1003	8/15		
285	MISCELLANEOUS VENDORS	08152015TM		<u>TIME EXTENSION APPLICATION - SAILOR SHORE MEADOWS, 14-01-S, REFUND CHECK #6084</u>	08/15/2015	100.00	.00	<u>01-4358 DEVELOPMENT SUPPORT SERVICES</u>	0	8/15		
Total 08152015TM:						300.00	.00					
Total MISCELLANEOUS VENDORS:						300.00	.00					
<b>PACIFIC FLAG AND POLE, INC.</b>												
1638	PACIFIC FLAG AND POLE, INC.	6485	3361	<u>3 HEAVY DUTY AMERICAN FLAGS, B WITHROW, CITY HALL, SEPT 15</u>	09/15/2015	90.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	9/15		
1638	PACIFIC FLAG AND POLE, INC.	6485	3361	<u>2 HEAVY DUTY AMERICAN FLAGS, B WITHROW, SR CENTER, SEPT 15</u>	09/15/2015	60.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	9/15		
1638	PACIFIC FLAG AND POLE, INC.	6485	3361	<u>2 HEAVY DUTY AMERICAN FLAGS, B WITHROW, BALL FIELDS, SEPT 15</u>	09/15/2015	60.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	9/15		

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1638	PACIFIC FLAG AND POLE, INC.	6485	3361	<u>3 HEAVY DUTY AMERICAN FLAGS, B WITHROW, HISTORY BLDG, SEPT 15</u>	09/15/2015	90.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	9/15		
Total 6485:						300.00	.00					
Total PACIFIC FLAG AND POLE, INC.:						300.00	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	690751		<u>ALARM MONITOR FOR WELLS (CEDAR, SNOWHAWK, DANSKIN, SEGO PRAIRIE, BUTLER, EL CAJON, BEST BATH),FOR 10/1/15-10/31/15, WATER, OCT.'15</u>	10/01/2015	197.18	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	10/15		
1021	PEAK ALARM COMPANY, INC	690751		<u>ALARM MONITOR FOR WELLS (CEDAR, SNOWHAWK, DANSKIN, SEGO PRAIRIE, BUTLER, EL CAJON, BEST BATH), FOR 10/1/15-10/31/15, P.I, OCT.'15</u>	10/01/2015	49.29	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	10/15		
Total 690751:						246.47	.00					
Total PEAK ALARM COMPANY, INC:						246.47	.00					
<b>POST DRILLING, INC.</b>												
1679	POST DRILLING, INC.	091515PD		<u>DRILLING WELL #11, FINAL PAYMENT, G.LAW, WATER, SEPT.'15</u>	09/15/2015	6,143.70	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 091515PD:						6,143.70	.00					
1679	POST DRILLING, INC.	245		<u>INSTALL PUMPING PLANT, WELL #11, G.LAW, WATER, SEPT.'15</u>	09/15/2015	5,600.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 245:						5,600.00	.00					

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Total POST DRILLING, INC.:						11,743.70	.00					
<b>PUMPTECH INC</b>												
1759	PUMPTECH INC	0097734-IN	3290	<u>GS12 TANK MIXER WITH CONTROL BOX/SCADA CEDAR WELL#4, C DEYOUNG, WATER, SEPT.'15</u>	09/16/2015	10,045.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total 0097734-IN:						10,045.00	.00					
Total PUMPTECH INC:						10,045.00	.00					
<b>RENTAL CONNECTION</b>												
893	RENTAL CONNECTION	38155	3373	<u>1 ROLL OF WIRE FOR THE WELDER, B.GILLOGLY, PARKS, SEPT.'15</u>	09/16/2015	37.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/15		
Total 38155:						37.60	.00					
Total RENTAL CONNECTION:						37.60	.00					
<b>REXEL, INC.</b>												
1613	REXEL, INC.	H553058	3369	<u>2 SOLAR LEDS, EAST GREENBELT KIOSK, B.BACHMAN, PARKS, SEPT.'15</u>	08/26/2015	64.04	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	8/15		
1613	REXEL, INC.	H553058	3369	<u>2 SOLAR LEDS, EAST GREENBELT KIOSK, B.BACHMAN, PARKS, SEPT.'15</u>	08/26/2015	149.45	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	8/15		
Total H553058:						213.49	.00					
Total REXEL, INC.:						213.49	.00					
<b>ROGERS MACHINERY COMPANY, INC.</b>												
510	ROGERS MACHINERY COMPANY, INC.	1004690		<u>2 EA. SEAL LIP OUTBOARDS, 2 EA. INBOARD SEALS, 1 EA. OUTBOARD SEALS, FOR LAGOON BLOWER REPAIRS, T.SHAFER, SEWER, SEPT.'15</u>	09/01/2015	824.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		

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Total 1004690:						824.00	.00					
Total ROGERS MACHINERY COMPANY, INC.:						824.00	.00					
<b>SANCO INC</b>												
1747	SANCO INC	204	3278	ALUMINUM SULFATE, T.SHAFFER, SEWER, AUG.'15	08/26/2015	4,810.50	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total 204:						4,810.50	.00					
Total SANCO INC:						4,810.50	.00					
<b>SHARP ELECTRONICS CORPORATION</b>												
1734	SHARP ELECTRONICS CORPORATION	5002453660		COPIER LEASE FOR MODEL #MX2615N, FOR 9/1/15-9/30/15, WATER	09/04/2015	35.27	.00	20-6212 RENT - EQUIPMENT	0	9/15		
1734	SHARP ELECTRONICS CORPORATION	5002453660		COPIER LEASE FOR MODEL #MX2615N, FOR 9/1/15-9/30/15, SEWER	09/04/2015	46.05	.00	21-6212 RENT- EQUIPMENT	0	9/15		
1734	SHARP ELECTRONICS CORPORATION	5002453660		COPIER LEASE FOR MODEL #MX2615N, FOR 9/1/15-9/30/15, P.I	09/04/2015	14.94	.00	25-6212 RENT - EQUIPMENT	0	9/15		
Total 5002453660:						96.26	.00					
Total SHARP ELECTRONICS CORPORATION:						96.26	.00					
<b>SIMPLOT PARTNERS</b>												
491	SIMPLOT PARTNERS	216020814	3400	1000 LBS GRASS SEED FOR E.GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15	09/17/2015	636.00	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
491	SIMPLOT PARTNERS	216020814	3400	1000 LBS GRASS SEED FOR E.GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15	09/17/2015	1,484.00	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		

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Total 216020814:						2,120.00	.00					
Total SIMPLOT PARTNERS:						2,120.00	.00					
<b>SOLBERG MANUFACTURING, INC.</b>												
1697	SOLBERG MANUFACTURING, INC.	576565	3298	<u>FILTERS FOR FILTRATION SYSTEM IN THE BLOWER ROOM AT LAGOONS, M NADEAU, SEWER, AUG 15</u>	08/28/2015	1,064.84	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	8/15		
Total 576565:						1,064.84	.00					
Total SOLBERG MANUFACTURING, INC.:						1,064.84	.00					
<b>STAPLES ADVANTAGE</b>												
1292	STAPLES ADVANTAGE	3277661561	3346	<u>3 SACKS DUM DUM SUCKERS FOR COUNTER @ CITY HALL, 1 BOX BLUE STICK PENS, ADMIN. SEPT 15</u>	09/12/2015	17.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3277661561	3346	<u>1 BOX BLUE RETRACTABLE PENS, BLDG INSPECTOR, SEPT 15</u>	09/12/2015	7.66	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	9/15		
Total 3277661561:						24.86	.00					
1292	STAPLES ADVANTAGE	3278286860	3372	<u>2 REAMS BLUE CARD STOCK &amp; 3 BOXES LABELS, K.RICE, SEPT.'15 - P &amp; Z</u>	09/19/2015	48.59	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	9/15		
1292	STAPLES ADVANTAGE	3278286860	3372	<u>1 BOX BLACK PENS, 1 BOX CORRECTION TAPE, 1 PKG. SMALL BINDER CLIPS, 1 PKG. AA BATTERIES, 1 PKG. MINI BINDER CLIPS - FOR CITY HALL SUPPLIES, 1 EA. BLACK PRINTER TONER - FOR DEP.TREASURER PRINTER, SEPT.'15</u>	09/19/2015	132.84	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
Total 3278286860:						181.43	.00					

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1292	STAPLES ADVANTAGE	3278286862	3372	<u>1 EA. FOLDING OFFICE CART FOR COPIER, K.RICE, SEPT.'15</u>	09/19/2015	27.53	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278286862	3372	<u>1 EA. FOLDING OFFICE CART FOR COPIER, K.RICE, SEPT.'15 - P &amp; Z</u>	09/19/2015	27.53	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	9/15		
1292	STAPLES ADVANTAGE	3278286862	3372	<u>1 EA. FOLDING OFFICE CART FOR COPIER, K.RICE, SEPT.'15 - WATER</u>	09/19/2015	33.78	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278286862	3372	<u>1 EA. FOLDING OFFICE CART FOR COPIER, K.RICE, SEPT.'15 - SEWER</u>	09/19/2015	44.10	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278286862	3372	<u>1 EA. FOLDING OFFICE CART FOR COPIER, K.RICE, SEPT.'15 - P.I</u>	09/19/2015	14.30	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/15		
Total 3278286862:						147.24	.00					
1292	STAPLES ADVANTAGE	8035873492	3328	<u>7 BOXES PENS, 2 STEEL FILE RACKS, PAPERCLIP DISPENSER, 2 CASES COPIER PAPER, D CROSLEY, NWWTP, SEPT 15 - WATER</u>	09/05/2015	70.72	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	8035873492	3328	<u>7 BOXES PENS, 2 STEEL FILE RACKS, PAPERCLIP DISPENSER, 2 CASES COPIER PAPER, D CROSLEY, NWWTP, SEPT 15 - SEWER</u>	09/05/2015	70.72	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	8035873492	3328	<u>7 BOXES PENS, 2 STEEL FILE RACKS, PAPERCLIP DISPENSER, 2 CASES COPIER PAPER, D CROSLEY, NWWTP, SEPT 15 - P.I</u>	09/05/2015	26.95	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/15		
Total 8035873492:						168.39	.00					
Total STAPLES ADVANTAGE:						521.92	.00					

TATES RENTS, INC.

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59	TATES RENTS, INC.	812326-5	3383	<u>RENTING CONCRETE BUGGY FOR THE CONCRETE AT THE EAST GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/18/2015	73.98	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
59	TATES RENTS, INC.	812326-5	3383	<u>RENTING CONCRETE BUGGY FOR THE CONCRETE AT THE EAST GREENBELT EXTENSION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/18/2015	31.71	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 812326-5:						105.69	.00					
Total TATES RENTS, INC.:						105.69	.00					
<b>TECHNICHEM CORPORATION</b>												
1450	TECHNICHEM CORPORATION	57725	3297	<u>ORANGE DEGREASER FOR THE 10 MILE LIFT STATION, T SHAFER, SEWER, SEPT.'15</u>	09/11/2015	577.50	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total 57725:						577.50	.00					
1450	TECHNICHEM CORPORATION	57802	3402	<u>DEODORIZER BLOCKS, T.SHAFER, SEWER, SEPT.'15</u>	09/25/2015	90.00	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	9/15		
Total 57802:						90.00	.00					
Total TECHNICHEM CORPORATION:						667.50	.00					
<b>TIM GORDON</b>												
997	TIM GORDON	102015		<u>CITY HALL RENT, OCT 2015, ADMIN</u>	09/16/2015	1,285.06	.00	<u>01-6211 RENT- BUILDINGS &amp; LAND</u>	0	10/15		
997	TIM GORDON	102015		<u>CITY HALL RENT, OCT 2015, P&amp;Z</u>	09/16/2015	428.51	.00	<u>01-6211 RENT- BUILDINGS &amp; LAND</u>	1003	10/15		
997	TIM GORDON	102015		<u>CITY HALL RENT, OCT 2015, WATER</u>	09/16/2015	1,051.79	.00	<u>20-6211 RENT- BUILDINGS &amp; LAND</u>	0	10/15		
997	TIM GORDON	102015		<u>CITY HALL RENT, OCT 2015, SEWER</u>	09/16/2015	1,372.60	.00	<u>21-6211 RENT - BUILDINGS &amp; LAND</u>	0	10/15		

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997	TIM GORDON	102015		<u>CITY HALL RENT, OCT 2015, PI</u>	09/16/2015	445.01	.00	<u>25-6211 RENT - BUILDINGS &amp; LAND</u>	0	10/15		
Total 102015:						4,582.97	.00					
Total TIM GORDON:						4,582.97	.00					
<b>TITAN TECHNOLOGIES INC</b>												
1235	TITAN TECHNOLOGIES INC	09212015TT		<u>EAST AVALONG P.I. PROJECT, G.LAW, P.I, SEPT.'15</u>	09/21/2015	3,519.75	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	9/15		
Total 09212015TT:						3,519.75	.00					
Total TITAN TECHNOLOGIES INC:						3,519.75	.00					
<b>UNITED OIL</b>												
316	UNITED OIL	0369028		<u>1500 GAL. UNLEADED, T.SHAFER, SEWER, AUG.'15</u>	08/17/2015	4,121.20	.00	<u>21-6300 FUEL</u>	0	8/15		
Total 0369028:						4,121.20	.00					
316	UNITED OIL	455031		<u>WINDOW WASH PREMIX FOR THE FLEET, B.BACHMAN, SEPT.'15 - PARKS</u>	09/04/2015	27.91	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	9/15		
316	UNITED OIL	455031		<u>WINDOW WASH PREMIX FOR THE FLEET, B.BACHMAN, SEPT.'15 - WATER</u>	09/04/2015	36.84	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/15		
316	UNITED OIL	455031		<u>WINDOW WASH PREMIX FOR THE FLEET, B.BACHMAN, SEPT.'15 - SEWER</u>	09/04/2015	36.84	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	9/15		
316	UNITED OIL	455031		<u>WINDOW WASH PREMIX FOR THE FLEET, B.BACHMAN, SEPT.'15 - P.I</u>	09/04/2015	10.06	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	9/15		
Total 455031:						111.65	.00					

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Total UNITED OIL:						4,232.85	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA365525		<u>RETURNABLE DEPOSIT FOR 2 POLY CONTAINERS. REFUND T.SHAFFER, SEWER, AUG.'15</u>	08/31/2015	1,400.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total NA365525:						1,400.00	.00					
1410	UNIVAR USA, INC.	NA365576		<u>RETURNABLE DEPOSIT ON POLY CONTAINER. REFUND/CREDIT FROM INVOICE NA568644, SEWER, SEPT.'15</u>	09/11/2015	-700.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total NA365576:						-700.00	.00					
1410	UNIVAR USA, INC.	NA568297		<u>2 CONTAINERS OF HYPO LIQUICHLOR. DEPOSITS FOR 2 RETURNABLE POLY CONTAINERS. PLUS TRANSPORTATION. T.SHAFFER, SEWER, AUG.'15</u>	08/31/2015	2,689.68	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/15		
Total NA568297:						2,689.68	.00					
1410	UNIVAR USA, INC.	NA568644	3359	<u>CITRIC ACID, SODIUM HYPOCHLORIDE, FOR CHEMICAL CLEANING OF MEMBRANES. PLUS TRANSPORT SURCHARGE AND RETURNABLE DEPOSIT, T SHAFER, SEWER, SEPT.'15</u>	09/11/2015	5,537.84	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total NA568644:						5,537.84	.00					
1410	UNIVAR USA, INC.	NA568810	3358	<u>ALUMINUM SULFATE, T SHAFER, SEWER, SEPT 15</u>	09/14/2015	4,897.20	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		

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Total NA568810:						4,897.20	.00					
Total UNIVAR USA, INC.:						13,824.72	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	753571	3379	12 BOXES LG. NITRILE GLOVES, 6 BOXES XL. NITRILE GLOVES, 2 BOXES MED. NITRILE GLOVES, T.SHAFFER, SEWER, SEPT.'15	09/17/2015	299.64	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	9/15		
265	USA BLUE BOOK	753571	3379	1 EA. DRUM PUMP, T.SHAFFER, SEWER, SEPT.'15	09/17/2015	137.44	.00	21-6175 SMALL TOOLS	0	9/15		
Total 753571:						437.08	.00					
Total USA BLUE BOOK:						437.08	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	367736	3371	20 EA NEW TREES FOR THE EAST GREENBELT EXTENSION, B.WITHROW, SEPT.'15	09/15/2015	2,243.85	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
364	VICTORY GREENS	367736	3371	20 EA NEW TREES FOR THE EAST GREENBELT EXTENSION, B.WITHROW, SEPT.'15	09/15/2015	961.65	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
Total 367736:						3,205.50	.00					
364	VICTORY GREENS	367766	3378	2 EA. 8' WIDE WEED BARRIERS, E. GREENBELT EXTENSION PROJECT, P.KAUFMAN, SEPT.'15	09/17/2015	378.00	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	0	9/15		
364	VICTORY GREENS	367766	3378	2 EA. 8' WIDE WEED BARRIERS, E. GREENBELT EXTENSION PROJECT, P.KAUFMAN, SEPT.'15	09/17/2015	162.00	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		

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Total 367766:						540.00	.00					
364	VICTORY GREENS	368596	3380	<u>ROCKS FOR THE E. GREENBELT EXTENTION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/17/2015	837.17	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	368596	3380	<u>ROCKS FOR THE E. GREENBELT EXTENTION PROJECT, B.WITHROW, PARKS, SEPT.'15</u>	09/17/2015	358.79	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 368596:						1,195.96	.00					
364	VICTORY GREENS	368688	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/24/2015	205.56	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	368688	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/24/2015	88.09	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 368688:						293.65	.00					
364	VICTORY GREENS	368691	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/25/2015	88.09	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
364	VICTORY GREENS	368691	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/25/2015	205.56	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
Total 368691:						293.65	.00					
364	VICTORY GREENS	368952		<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/22/2015	389.71	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	368952		<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT, B.WITHROW, SEPT.'15</u>	09/22/2015	295.59	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		

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Total 368952:						685.30	.00					
364	VICTORY GREENS	368966	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/23/2015	274.71	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
364	VICTORY GREENS	368966	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/23/2015	640.99	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
Total 368966:						915.70	.00					
364	VICTORY GREENS	369927	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/25/2015	176.19	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
364	VICTORY GREENS	369927	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/25/2015	411.11	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
Total 369927:						587.30	.00					
364	VICTORY GREENS	369975	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/28/2015	239.86	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	369975	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/28/2015	102.79	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 369975:						342.65	.00					
364	VICTORY GREENS	370070	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/29/2015	725.24	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	370070	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/29/2015	310.81	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		

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Total 370070:						1,036.05	.00					
364	VICTORY GREENS	370076	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/29/2015	205.56	.00	<u>03-6365 EXPENDITURE-ID PARKS &amp; REC RTP</u>	0	9/15		
364	VICTORY GREENS	370076	3391	<u>ROCK FOR EAST GREENBELT EXTENSION PROJECT. B.WITHROW, SEPT.'15</u>	09/29/2015	88.09	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 370076:						293.65	.00					
Total VICTORY GREENS:						9,389.41	.00					
<b>WATER DEPOSIT REFUNDS #9</b>												
1737	WATER DEPOSIT REFUNDS #9	100440.02		<u>100440.02. JEREMY MALONE- HIGHLEY, WATER OVERPAYMENT</u>	09/30/2015	5.03	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 100440.02:						5.03	.00					
1737	WATER DEPOSIT REFUNDS #9	110830.01		<u>110830.01. JED R THOMAS, 590 E FULL MOON ST - WATER OVERPAYMENT</u>	09/30/2015	63.67	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 110830.01:						63.67	.00					
1737	WATER DEPOSIT REFUNDS #9	130600.01		<u>130600.01. B &amp; S INVESTMENTS, 1426 W WHEAT ST - WATER OVERPAYMENT</u>	09/11/2015	59.71	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 130600.01:						59.71	.00					
1737	WATER DEPOSIT REFUNDS #9	150030.03		<u>150030.03. BRENDAN OWEN, 721 W WHITE FANG ST - WATER OVERPAYMENT</u>	09/22/2015	111.10	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/15		
Total 150030.03:						111.10	.00					

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1737	WATER DEPOSIT REFUNDS #9	170350.01		<u>170350.01, BRADFORD J TRENT, 519 S STIBNITE AVE - WATER OVERPAYMENT</u>	09/30/2015	30.24	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 170350.01:						30.24	.00					
1737	WATER DEPOSIT REFUNDS #9	170915.03		<u>170915.03, NELLIE R YOUNG, 706 S STIBNITE AVE, WATER OVERPAYMENT</u>	09/30/2015	56.65	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 170915.03:						56.65	.00					
1737	WATER DEPOSIT REFUNDS #9	171000.01		<u>171000.01, CBH, 790 S CUPRUM AVE - WATER OVERPAYMENT</u>	09/30/2015	48.54	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 171000.01:						48.54	.00					
1737	WATER DEPOSIT REFUNDS #9	172030.01		<u>172030.01, CBH, 1825 W CANUBE ST - WATER OVERPAYMENT</u>	09/30/2015	39.84	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 172030.01:						39.84	.00					
1737	WATER DEPOSIT REFUNDS #9	173535.01		<u>173535.01, CBH, 1965 W STONY DESERT ST - WATER OVERPAYMENT</u>	09/14/2015	57.69	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 173535.01:						57.69	.00					
1737	WATER DEPOSIT REFUNDS #9	173620.01		<u>173620.01, CBH, 1999 W SAHARA DR, WATER OVERPAYMENT</u>	09/30/2015	29.56	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 173620.01:						29.56	.00					
1737	WATER DEPOSIT REFUNDS #9	201220.02		<u>201220.02, ZACHARY EARLL, WATER OVERPAYMENT</u>	09/10/2015	26.85	.00	99-1075 Utility Cash Clearing	0	9/15		

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Total 201220.02:						26.85	.00					
1737	WATER DEPOSIT REFUNDS #9	201440.01		<u>201440.01, NEIL TIRRELL, WATER OVERPAYMENT</u>	09/30/2015	75.98	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 201440.01:						75.98	.00					
1737	WATER DEPOSIT REFUNDS #9	201680.00		<u>201680.00, GLEAN KERR, 428 E NORTHRIDGE DR, WATER OVERPAYMENT</u>	09/30/2015	37.49	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 201680.00:						37.49	.00					
1737	WATER DEPOSIT REFUNDS #9	20440.00		<u>20440.00, ROBERT MCKINNEY, 541 E BLUE SKY DR - WATER OVERPAYMENT</u>	09/15/2015	3.64	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 20440.00:						3.64	.00					
1737	WATER DEPOSIT REFUNDS #9	20840.01		<u>20840.01, JOSHUA LEE, 276 E MORRIS CT - WATER OVERPAYMENT</u>	09/22/2015	102.71	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 20840.01:						102.71	.00					
1737	WATER DEPOSIT REFUNDS #9	221230.01		<u>221230.01, CBH, 1032 S THREAVE AVE - WATER OVERPAYMENT</u>	09/10/2015	37.37	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 221230.01:						37.37	.00					
1737	WATER DEPOSIT REFUNDS #9	230505.02		<u>230505.02, TIMOTHY MCNIGHT, WATER OVERPAYMENT</u>	09/18/2015	72.86	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 230505.02:						72.86	.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	240605.00		<u>240605.00. PATRICIA BECKNELL C/O EQUITY INVESTOR PROPERTIES, 1007 E LIMESTONE ST - WATER OVERPAYMENT</u>	09/22/2015	126.47	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 240605.00:						126.47	.00					
1737	WATER DEPOSIT REFUNDS #9	250215.02		<u>250215.02. MICHELLE JACKSON, WATER OVERPAYMENT</u>	09/15/2015	140.02	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 250215.02:						140.02	.00					
1737	WATER DEPOSIT REFUNDS #9	264565.01		<u>264565.01. CBH, 2063 N MAUVE AVE - WATER OVERPAYMENT</u>	09/30/2015	50.03	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 264565.01:						50.03	.00					
1737	WATER DEPOSIT REFUNDS #9	264950.01		<u>264950.01. AZURE PROPERTIES, 2338 W HENNA ST - WATER OVERPAYMENT</u>	09/30/2015	15.34	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 264950.01:						15.34	.00					
1737	WATER DEPOSIT REFUNDS #9	266057.01		<u>266057.01. CBH, 2852 W NAVY ST - WATER OVERPAYMENT</u>	09/11/2015	41.78	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 266057.01:						41.78	.00					
1737	WATER DEPOSIT REFUNDS #9	274105.02		<u>274105.02. WALTER GUBLER, 132 W SILVERDALE CT - WATER OVERPAYMENT</u>	09/30/2015	98.80	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 274105.02:						98.80	.00					
1737	WATER DEPOSIT REFUNDS #9	274535.02		<u>274535.02. JAMES MARLEY, WATER OVERPAYMENT</u>	09/30/2015	81.35	.00	99-1075 Utility Cash Clearing	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 274535.02:						81.35	.00					
1737	WATER DEPOSIT REFUNDS #9	274915.02		<u>274915.02, DUSTIN WRIGHT, WATER OVERPAYMENT</u>	09/11/2015	57.81	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 274915.02:						57.81	.00					
1737	WATER DEPOSIT REFUNDS #9	278018.01		<u>278018.01, CBH, 8912 S PINOVA AVE - WATER OVERPAYMENT</u>	09/16/2015	44.84	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 278018.01:						44.84	.00					
1737	WATER DEPOSIT REFUNDS #9	278020.01		<u>278020.01, CBH, 8876 S PINOVA AVE - WATER OVERPAYMENT</u>	09/18/2015	49.52	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 278020.01:						49.52	.00					
1737	WATER DEPOSIT REFUNDS #9	280050.01		<u>28005001, TRADITION CUSTOM HOMES, 1898 N AZURITE - WATER OVERPAYMENT</u>	09/30/2015	42.61	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 280050.01:						42.61	.00					
1737	WATER DEPOSIT REFUNDS #9	290405.01		<u>290405.01, TED RENK, 8182 S BUFFALO CREEK LN - WATER OVERPAYMENT</u>	09/22/2015	19.82	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 290405.01:						19.82	.00					
1737	WATER DEPOSIT REFUNDS #9	301014.01		<u>301014.01, HUBBLE HOMES, 1209 E WHITBECK DR, WATER OVERPAYMENT</u>	09/30/2015	110.32	.00	99-1075 Utility Cash Clearing	0	9/15		
Total 301014.01:						110.32	.00					
1737	WATER DEPOSIT REFUNDS #9	70360.03		<u>70360.03, CURT SAYRE, 856 N GOIRI ST - WATER OVERPAYMENT</u>	09/14/2015	10.11	.00	99-1075 Utility Cash Clearing	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
				NWWTP - P.I	09/23/2015	12.00	.00	25-6025 JANITORIAL	0	9/15		
Total 0086014-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						617.67	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0289693		RECORDS DESTRUCTION SERVICE, 8/1/15-8/31/15 - ADMIN	09/01/2015	9.35	.00	01-6052 CONTRACT SERVICES	0	8/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0289693		RECORDS DESTRUCTION SERVICE, 8/1/15-8/31/15 - WATER	09/01/2015	5.75	.00	20-6052 CONTRACT SERVICES	0	8/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0289693		RECORDS DESTRUCTION SERVICE, 8/1/15-8/31/15 - SEWER	09/01/2015	7.50	.00	21-6052 CONTRACT SERVICES	0	8/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0289693		RECORDS DESTRUCTION SERVICE, 8/1/15-8/31/15 - P.I	09/01/2015	2.40	.00	25-6052 CONTRACT SERVICES	0	8/15		
Total 0289693:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	152270		HAND SANITIZER FOR THE BATHROOMS IN THE B.FISHER PARK, B.WITHROW, SEPT.'15 - PARKS	09/04/2015	152.14	.00	01-6025 JANITORIAL	1004	9/15		
Total 152270:						152.14	.00					
Total WESTERN STATES CHEM:						152.14	.00					
<b>ZAMZOWS</b>												
66	ZAMZOWS	995252	3385	STRAW BALES FOR EAST GREENBELT EXTENSION, TO COVER GRASS SEED, P KAUFMAN, PARKS, SEPT.'15	09/18/2015	45.43	.00	03-6365 EXPENDITURE-ID PARKS & REC RTP	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
66	ZAMZOWS	995252	3385	STRAW BALES FOR EAST GREENBELT EXTENSION, TO COVER GRASS SEED, P KAUFMAN, PARKS, SEPT.'15	09/18/2015	19.47	.00	03-6364 EXPENDITURE-CIM GREENBELT EAST	0	9/15		
Total 995252:						64.90	.00					
Total ZAMZOWS:						64.90	.00					
Grand Totals:						378,080.52	117,731.75					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:

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



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

**BOB BACHMAN, IBC**  
**BUILDING/MAINT.**

**Telephone (208) 577-8794; Fax (208) 922-5816**  
**Email: [bbachman@cityofkuna.com](mailto:bbachman@cityofkuna.com)**

---

**To:** Mayor and City Council  
**From:** Bob Bachman, Building Facilities  
**Date:** 9/29/2015  
**Subject:** Purchase Request

---

This is a request to purchase the following approved Budget item for 2015-2016 fiscal year budget.

Approved budget amount - \$10,000

Price of Aerifier - \$9,185

Item description - Smithco AER-8 60", Aerifier with transport frame and electric/hydraulic power pack. 7" turf quake tines on 5" spacing.

Note - The Parks Department would like to purchase this item as soon as possible so that it can be used this fall. Also, the early purchase will save us about \$1,000 because we can piggy back it off of another delivery.

Thanks for your consideration.

Bob Bachman  
Building/Fleet Manager



## Proposal

Kuna Parks Department  
Attention: Bob Bachman

August 27, 2015

Bob,

Thank you for your interest in our Turf Maintenance equipment. We would like to recommend the following for your consideration:

### Equipment

- SmithCo Aer-8 60" aerifier with transport frame and electric/hydraulic power pack.  
7" turf quake tines on 5" spacing.
  - Municipal Price \$9,185.00

The above price is based on early fall booking order – if ordered at separate time, additional \$1,000.00 for shipping will be added.

Thank You!  
Scott Marquart

By signing below, Kuna Parks authorizes RMT to commit the above equipment. Furthermore Kuna Parks accepts responsibility for any and all costs associated with any cancellation charges that could be incurred.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
PO#

**RESOLUTION NO. R73-2015  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING PURCHASE OF A SMITHCO AER-8 60" AERIFIER WITH TRANSPORT FRAME AND ELECTRIC/HYDRAULIC POWER PACK, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.**

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

Section 1. The purchase of a Smithco AER-8 60" Aerifier with transport frame and electric/hydraulic power pack is hereby authorized and approved.

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

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk



# 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 (Tabled)  
September 15, 2015 (Tabled)  
**October 6, 2015**

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

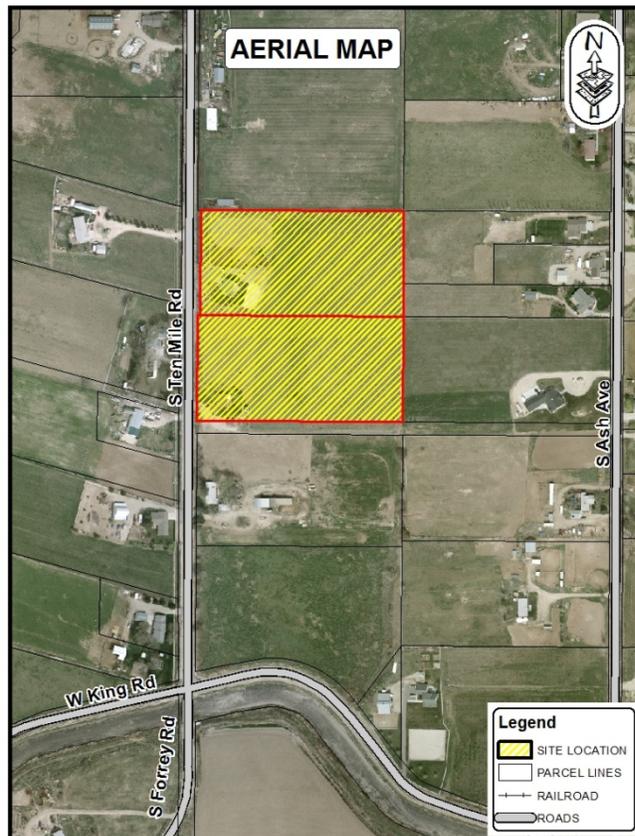
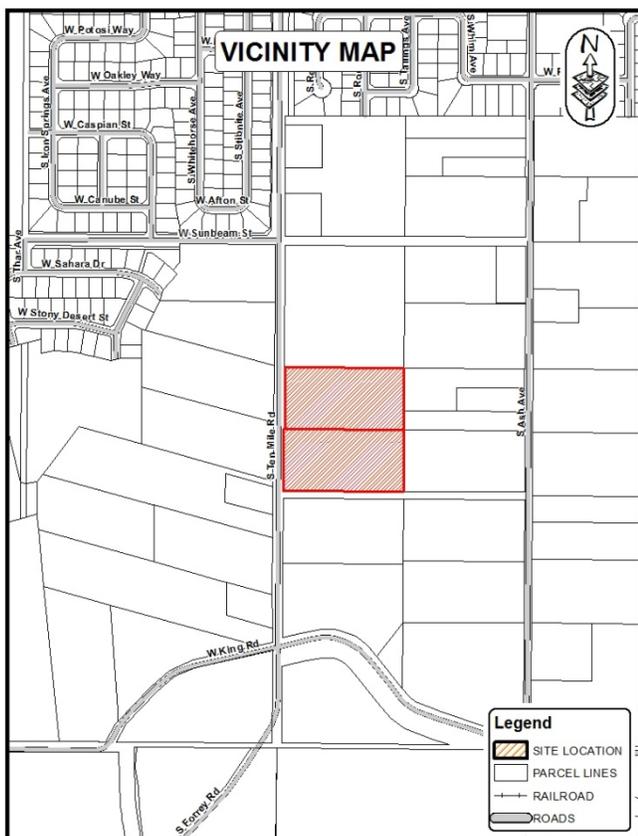
#### a. Notifications

- |                                  |   |
|----------------------------------|---|
| 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:**

<b>North</b>	A	Agricultural – Kuna City
<b>South</b>	RUT	Rural Urban Transition – Ada County
<b>East</b>	R-1/RUT	Estate Residential/Rural Urban Transition – Ada County
<b>West</b>	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; and such future service lines shall be placed facing South Ten Mile Road from the western portion of the newly created parcel (parcel frontage) to ensure that future hook ups are not impeded by any structures or blocked by any existing underground facilities.
  - 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.
  - e. Approval from the Idaho Department of Water Resources and Central District Health Department to share any existing domestic well or domestic water source shall be obtained and a copy shall be furnished to the Planning and Zoning Department prior to the issuance of any building permits.
  - f. Approvals and permits shall be obtained from Central District Health Department and copies furnished to the Planning and Zoning Department for any new septic systems prior to installation of the septic system and the 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

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>208-922-9456</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@EWS10.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. Fernvale.

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: N/A 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

Exhibit  
A-2b

# Vicinity Map

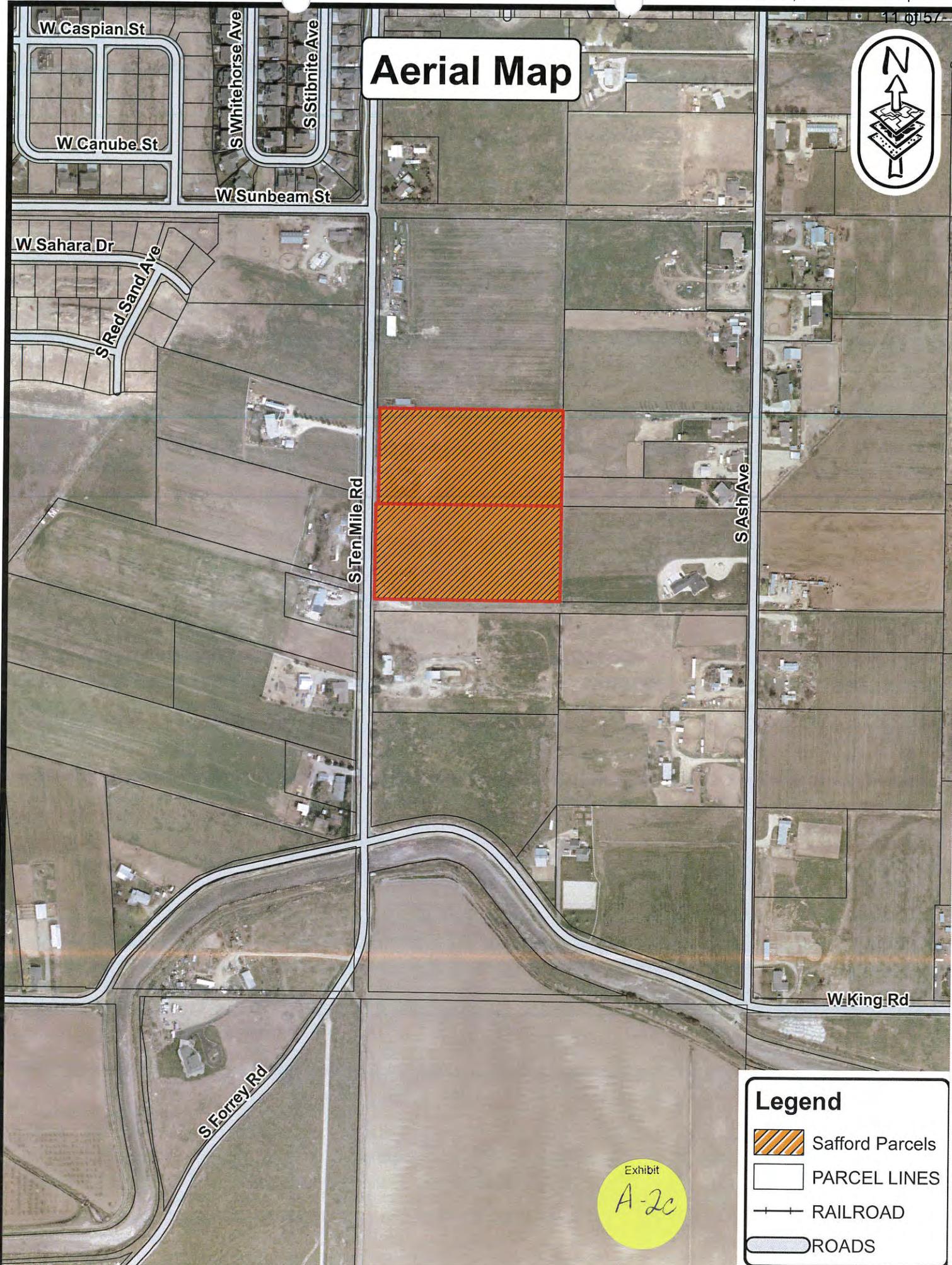
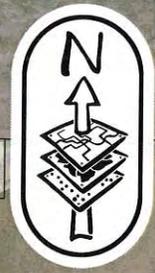


**Legend**

-  Subject property
-  Subject Property
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  KUNA CITY LIMITS

Exhibit  
A-2c

# Aerial Map



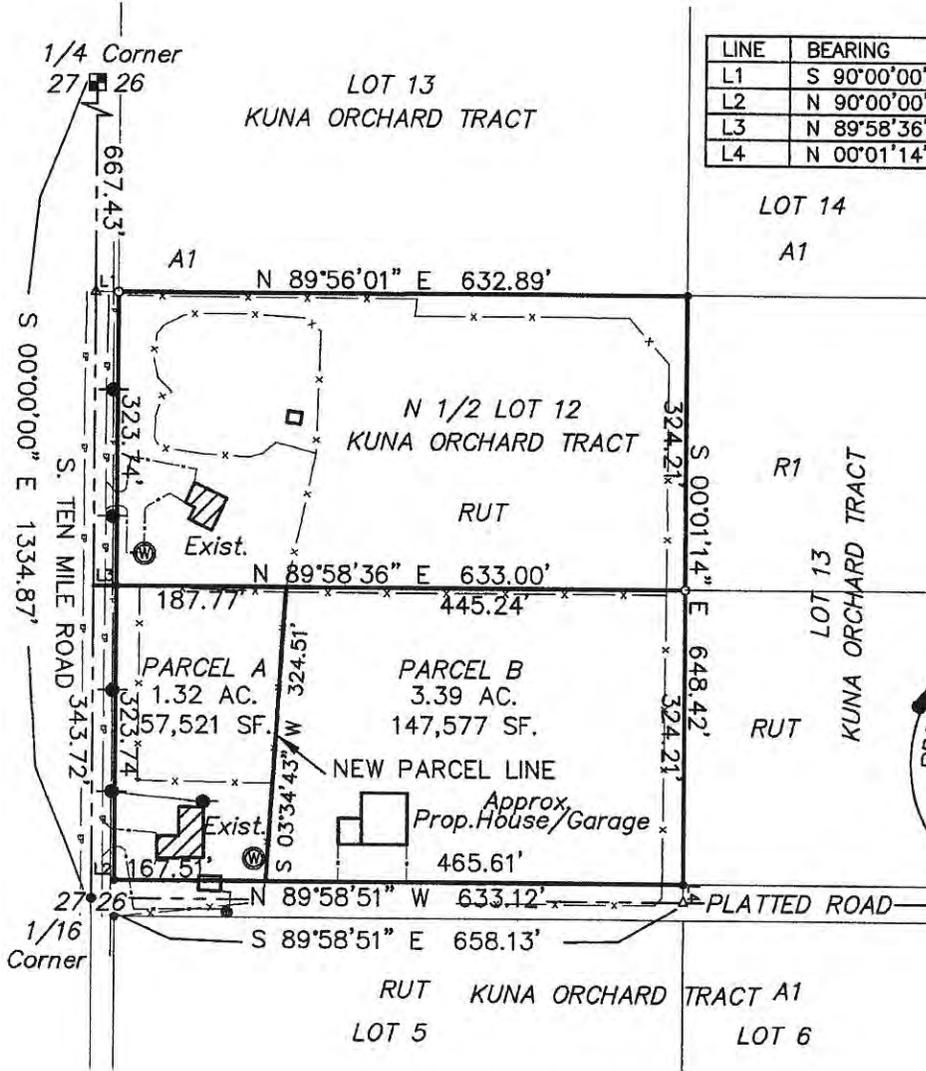
## Legend

-  Safford Parcels
-  PARCEL LINES
-  RAILROAD
-  ROADS

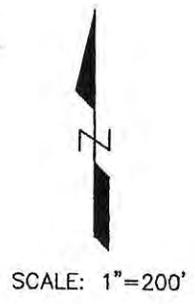
Exhibit  
A-2c

OCT 21 2014

CITY OF KUNA



LINE	BEARING	DISTANCE
L1	S 90°00'00" E	25.00'
L2	N 90°00'00" W	25.00'
L3	N 89°58'36" E	25.00'
L4	N 00°01'14" W	20.00'



LEGEND

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

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

Exhibit  
 A-2d

# 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 5/8<sup>th</sup> inch rebar;

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

Thence South 00° 01' 14" East for a distance of 648.42 feet to a found 1/2 inch rebar;

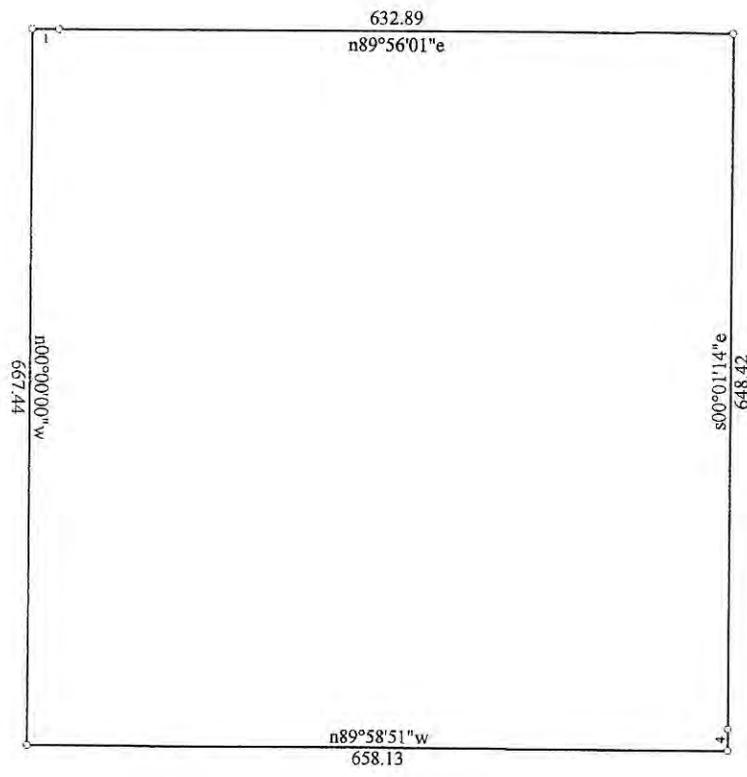
Thence continuing South 00° 01' 14" East for a distance of 20.00 feet to the center of the road dedication as shown on the plat of said Kuna Orchard Tract;

Thence North 89° 58' 51" West for a distance of 658.13 feet to the found 5/8<sup>th</sup> 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	



# 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 5/8<sup>th</sup> 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;

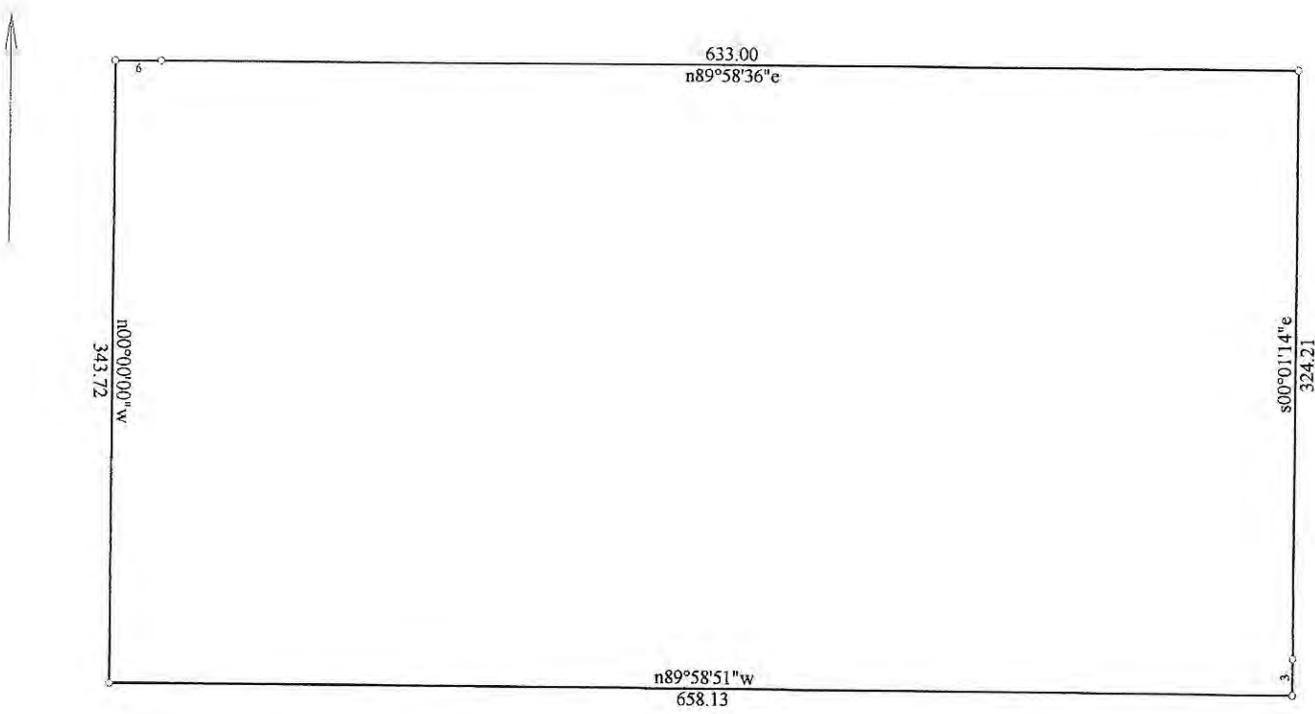
Thence North 89° 58' 51" West for a distance of 658.13 feet to the found 5/8<sup>th</sup> inch rebar at the south sixteenth corner location between said Sections 26 and 27 as perpetuated by document 94051699, Records of Ada County;

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 5/8<sup>th</sup> 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;

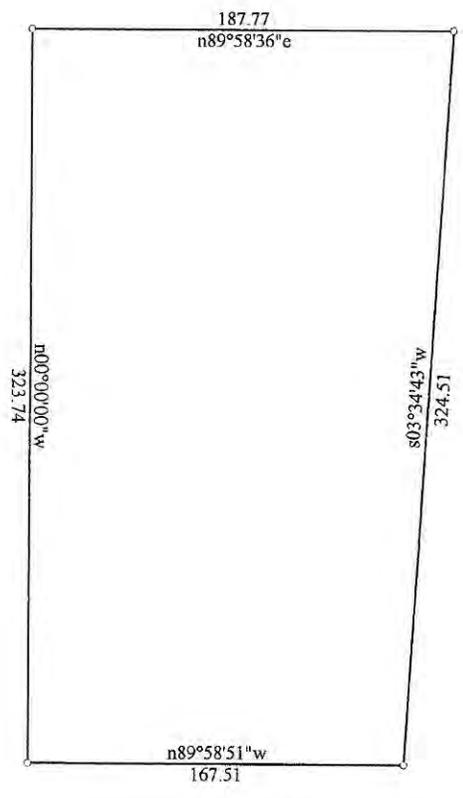
Thence North 00° 00' 00" West along the Easterly right-of-way of South Ten Mile Road for a distance of 323.74 feet to the **REAL POINT OF BEGINNING**.

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.



Exhibit  
A-2d  
II.



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 5/8<sup>th</sup> 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;

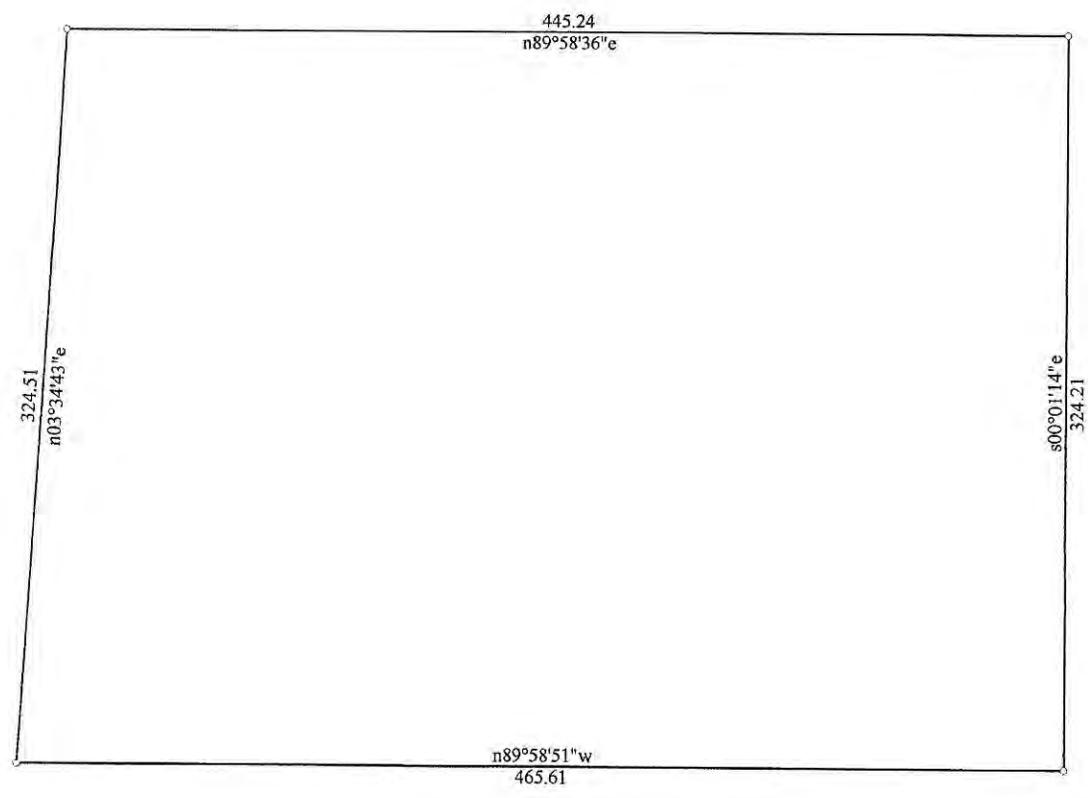
Thence North 03° 34' 43" East for a distance of 324.51 feet to the **REAL POINT OF BEGINNING**.

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.



Exhibit  
A-2d  
III.



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	



1  
AMOUNT 3.00  
ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 08/31/04 02:35 PM  
DEPUTY Bonnie Oberbillig  
RECORDED - REQUEST OF  
Idaho Escrow  
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 1/2 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.

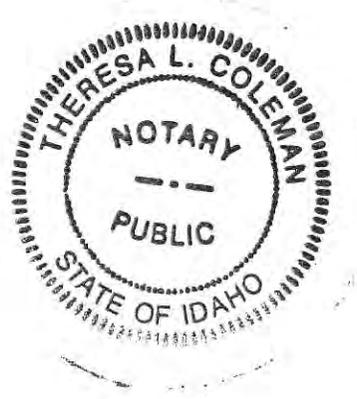
Gordon White  
Gordon White

Virginia White  
Virginia White

STATE OF IDAHO, County of Clearwater Ada, ss.

On this 20<sup>th</sup> 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: Empire St  
My Commission Expires: 6/16/08



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 \_\_\_\_\_ 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

[Signature] [Signature]  
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



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 Gwa 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.*

Exhibit  
**A-2g**

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

OCT 21 2014

CITY OF KUNA



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* [www.cityofkuna.com](http://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

Exhibit  
A-2h

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

Lot Split

Brief Description

Annexing 2 parcels (10 Ac total) into the City of Kuna  
Dividing 1200 S. Ten Mile Lot into 2 lots

APPLICANT:

Name: Gina + Danie Safford  
 Address: 1036 S. Ten Mile  
 City: Kuna State: Id Zip: 83634  
 Telephone: 208-869-8323 Fax: 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.

Gina Safford Danie Safford  
 Signature: (Applicant)

Date ~~6/7/14~~ 10/15/14

# SIGN IN SHEET

**PROJECT NAME:** \_\_\_\_\_

*Safford <sup>Kura</sup> Annexation*

**Date:** 10/15/14

*call  
IN*

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<i>Jayne Sator</i>	<i>1185 S. Ash Ave</i>	<i>83634</i>	<i>208-789-7702</i>
2	<i>Gordon + Ginny White</i>	<i>Onopro, AL</i>	<i>83544</i>	<i>208-476-5181</i>
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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**

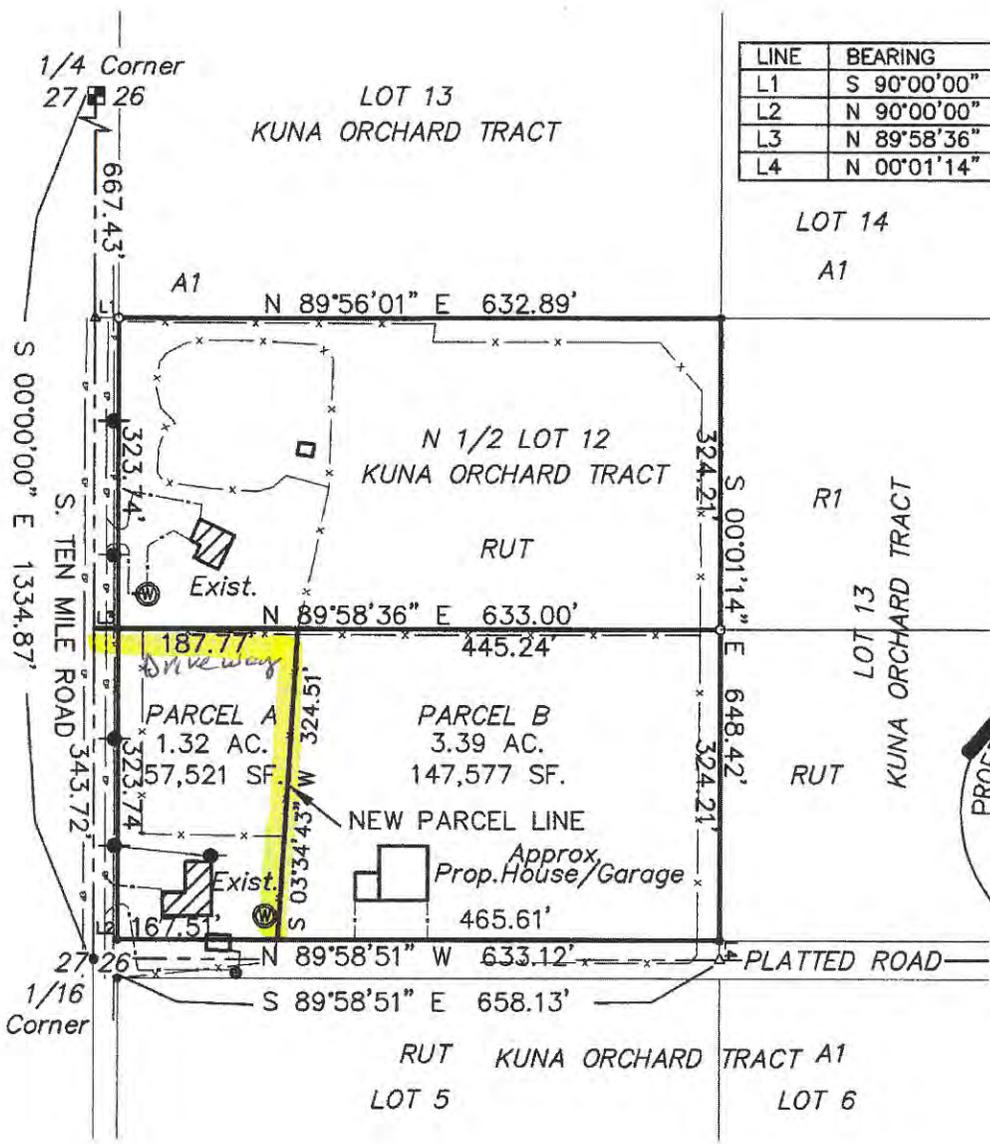
**1036 S. Ten Mile**

**Kuna, Idaho 83634**

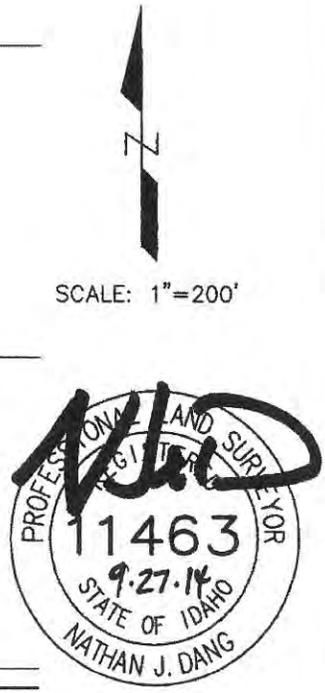
Thank you and kind regards,



Dan & Gina Safford



LINE	BEARING	DISTANCE
L1	S 90°00'00" E	25.00'
L2	N 90°00'00" W	25.00'
L3	N 89°58'36" E	25.00'
L4	N 00°01'14" W	20.00'



LEGEND

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

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



# 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

6/7/14  
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  
(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: 14-07AN (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.

<b>Project name:</b> <i>Safford Property</i>	<b>Applicant:</b> <i>Daniel &amp; Gina Safford</i>
---	--

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.	
<i>N/A</i>	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	<i>NA</i>
	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> <li>◇ Current lot size including dimensions, square-footage and street frontage.</li> <li>◇ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages.</li> <li>◇ Streets, surrounding land uses, etc.</li> <li>◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.</li> </ul>	✓

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.

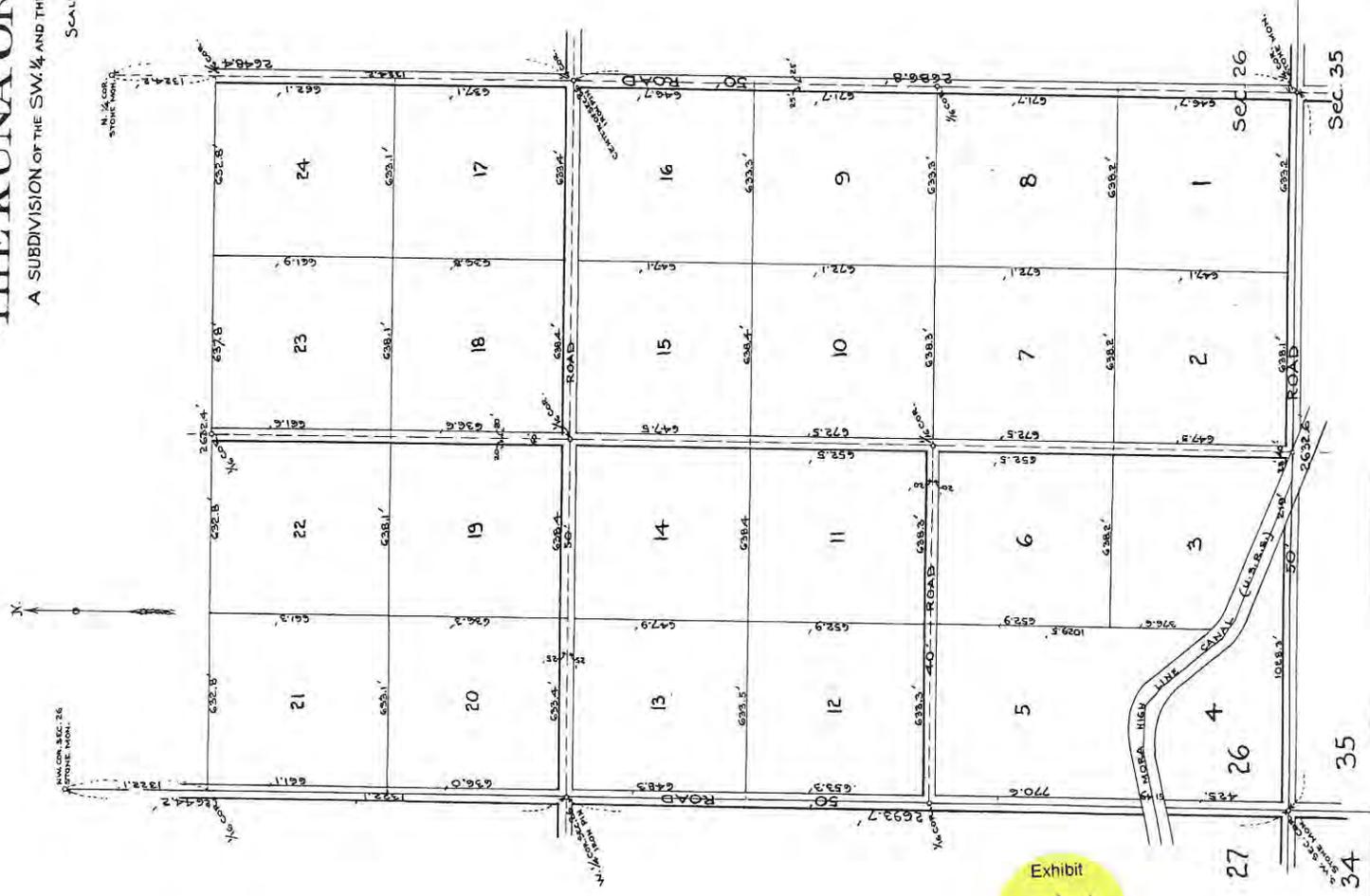


# THE KUNA ORCHARD TRACTS

A SUBDIVISION OF THE SW 1/4 AND THE S 1/2 OF THE NW 1/4 OF SEC. 26, T.2N, R.1W, B.M.

SCALE 300 FT TO 1 INCH.

291.



State of Idaho,  
County of Canyon, SS  
The (Nampa Apple) Orchard Co., a Corporation, existing 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 one fourth (1/4) and the whole of one half (1/2) of the North West One fourth (1/4) of section twenty-six (26), Township Two (2) North, Range One (1) East 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, We, the said Nampa Apple Orchard Co., by its duly authorized agent, 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 said Nampa Apple Orchard Co.,  
at Nampa, Idaho, this 27th day of August, A. D. 1915.

Andrew W. Hoy, Secretary  
Elias Miller, President

State of Idaho,  
County of Canyon, SS  
On the 27th day of August, A. D. 1915, before me, C. C. Reed, a Notary Public in and for the said County of Canyon, personally appeared Elias Miller and A. W. Hoy, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they had executed the same.

In Witness Whereof, I have hereunto set my hand, and affixed my official seal, the day and date first above written. My Commission expires on the 27th day of August, A. D. 1918.

Clayton C. Reed, Notary Public

State of Idaho,  
County of Canyon, SS  
I, S. F. Cooke, an Engineer in and for the State of Idaho, do hereby certify that the accompanying plat is a correct map of that certain tract of land lying between the roads in the County of Idaho, correctly described as follows: - One fourth (1/4) of section twenty-six (26), Township Two (2) North, Range One (1) East of the Boise Meridian, and West the said plat correctly representing the subdivision thereof. The distances shown being the actual dimensions of the tract, exclusive of roads except as indicated, and a further certify that the above map is made from actual survey and is correct.

In Witness Whereof, I have hereunto affixed my official seal, this 27th day of August, A. D. 1915.

See R. Cooke  
Licensed Surveyor

State of Idaho,  
County of Canyon, SS  
On the 27th day of August, A. D. 1915, before me, C. C. Reed, a Notary Public in and for the said County of Canyon, personally appeared S. F. Cooke, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he had executed the same.

In Witness Whereof, I have hereunto set my hand, and affixed my Notarial Seal, the day and date first above written.

Clayton C. Reed, Notary Public

State of Idaho,  
County of Canyon, SS  
I hereby certify that this instrument was filed for record at request of the Nampa Apple Orchard Co., at 50 minutes past 2 o'clock P. M., this 27th day of August, 1915, in my office and duly recorded in book 6 of Plat Books, at page 291.

Attest: My hand and the seal of the said County of Canyon, Idaho, this 27th day of August, 1915.

Fans #3.00  
By Amy Stahl  
Deputy

Exhibit  
A-4



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

GORDON N. LAW  
 CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731  
 Email: [gordon@cityofkuna.com](mailto: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.robbins@deq.idaho.gov](mailto:danielle.robbins@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?

Exhibit  
B-3

**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](mailto: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 1<sup>st</sup> of 1985 without requiring a final plat. Kuna allows up to two (2) lot splits for parcels originating prior to December 7<sup>th</sup>, 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](mailto: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](mailto: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](mailto:trevor@cityofkuna.com)

<image004.jpg>  
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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](mailto: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:

<b>FILE NUMBER</b>	<b>14-07-AN</b> (Annexation), <b>14-03-LS</b> (Lot Split) and <b>14-06-DA</b> (Development Agreement) by Daniel and Gina Safford
<b>PROJECT DESCRIPTION</b>	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.
<b>SITE LOCATION</b>	1036 S. Ten Mile Road and 1200 S. Ten Mile Road, Kuna, Idaho
<b>APPLICANT/ REPRESENTATIVE</b>	Daniel and Gina Safford 1036 S. Ten Mile Rd. Kuna, Idaho 83634 208.869.8323 <a href="mailto:saffordranch@gmail.com">saffordranch@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, January 13, 2015 6:00 P.m.

**STAFF CONTACT**

Trevor Kesner, Planning Technician  
[Trevor@cityofkuna.com](mailto: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](mailto:trevor@cityofkuna.com)

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Kuna, ID 83634

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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.

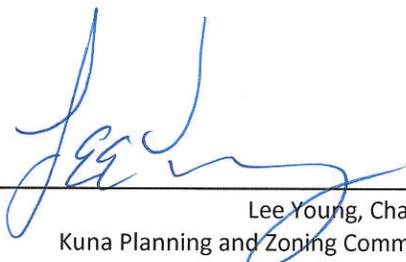
**K. Decision by the Planning and Zoning Commission:**

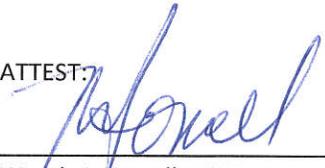
*Note: This motion is for approval of this request. However, if the Commission has approved or denied specific parts of the request as detailed in this report, they are specified as follows:*

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 27<sup>th</sup> day of January, 2015

  
 Lee Young, Chairman  
 Kuna Planning and Zoning Commission

ATTEST:  
  
 Wendy I. Howell, PCED  
 Kuna Planning and Zoning Director

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,

[Handwritten Signature] 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.

[Handwritten Signature] Notary Public Residing at Kuna



Form 400POP

My Commission Expires 4-13-19

# CITY OF KUNA PUBLIC HEARING NOTICE

*Kuna City Council*

THE CITY OF KUNA will hold a public hearing on

April 15, 2014 at 10:00 AM at the Kuna City Hall (763 W. Astoria)

PURPOSE: 14-07-AN, Assessor [REDACTED] 14-068-PA

Developed Agreement - City of Kuna Parcel 7 Parcels on S Green Mile Rd. between Kuna rd and King rd. 1700 Kuna city limits under the designation of the "Agri-Tourism Zone"

PROPERTY LOCATION: Parcel #50-30061602 - #50-0705011602

Address: 10156 & 12000 S Ten Mile Rd. Kuna, ID

APPLICATION BY: City of Kuna

CONTACT: A City Planner at 822-6774 with any questions

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on:

April 21, 2025 at the Kuna City Hall 132 N. A. Street

PURPOSE: 14-07X(1) Resolution [REDACTED] 14086 DA

Development Agreement - City of Kuna Parcel 2 Parcels on S. Ten Mile Rd. between Kuna 7th and Kuna 10th. Kuna city lands under the designation of the Agriculture Zone.

PROPERTY LOCATION: Parcel: R3070501600 / R3070501609

Addresses: 1036 & 1200 S. Ten Mile Rd.

APPLICATION BY: City of Kuna

CONTACT: [REDACTED] [REDACTED]



# City of Kuna

## City Council Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://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  
**Tabled Until:** **October 6, 2015**

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

**Engineer:** **Suggs Community Solutions, Jane Suggs**  
200 Louisa St.  
Boise, ID 83712  
208.939.91358  
[jbsuggs@cablone.net](mailto:jbsuggs@cablone.net)

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- J. Proposed Conclusions of Law
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- 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**

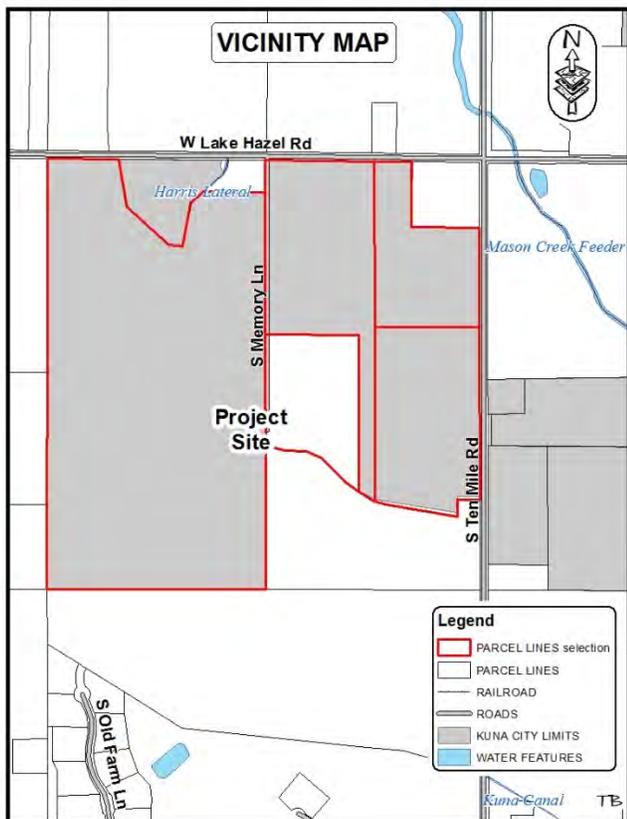
- i. Neighborhood Meeting April 22, 2015
- ii. Agencies June 23, 2015
- iii. 300' Property Owners July 27, 2015
- iv. Kuna, Melba Newspaper September 2, 2015
- v. Site Posted September 4, 2015

**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:**



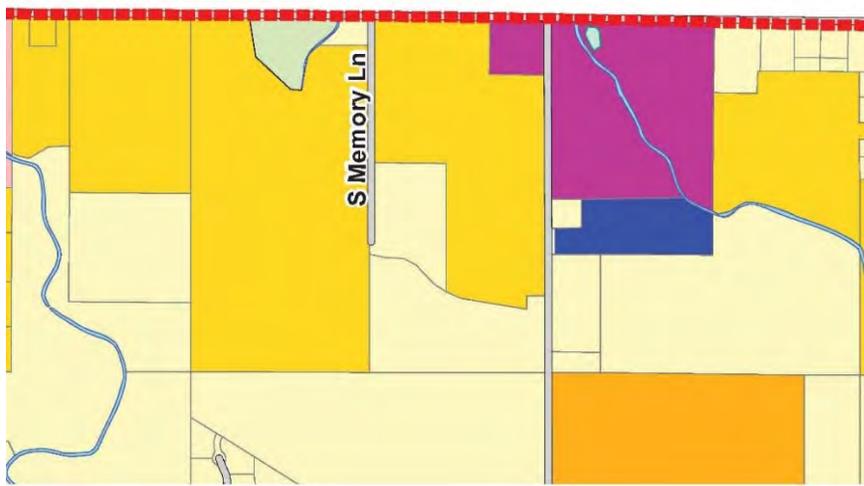


©COPYRIGHTED

**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:**

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

## Memory Ranch Neighborhood Meeting

Minutes of meeting on April 22, 2015

From handwritten notes:

1. Dan lives on the SW corner lot at Ten Mile and Lake Hazel and is concerned about his irrigation water. I explained that he will continue to get his water via a pipe system.
2. Discussion about whether there is capacity for connection to Qwest. DSL is the only option for this area per the neighbors.
3. Someone commented on possible exfiltration problems from the canal. I said the engineers would address any water coming from the canal in the design process. Pathway is outside the canal easement.
4. Some discussion on the plan for corner lot to be developed as commercial per the Comprehensive Plan.
5. Connolly's suggested development like on Jarvis Court (1 acre lots) and asked that I visit that subdivision on my way home. (I did).

From recollection:

Discussion on density of the project. Comments on rural development with 1 – 5 acre lots. One of the Durrant family members insists that the density is 9 homes per acre. I explained how density is calculated for the purposes of Kuna's zoning ordinance. I also explained that this development is designed to meet the Kuna Comprehensive Plan. I suggested that concerns with the plan for medium density for this area need to be addressed to the City.

4:54  
Norm  
Johnson  
250-9137

Memory Ranch Neighborhood Mtg  
4/22/15 6pm

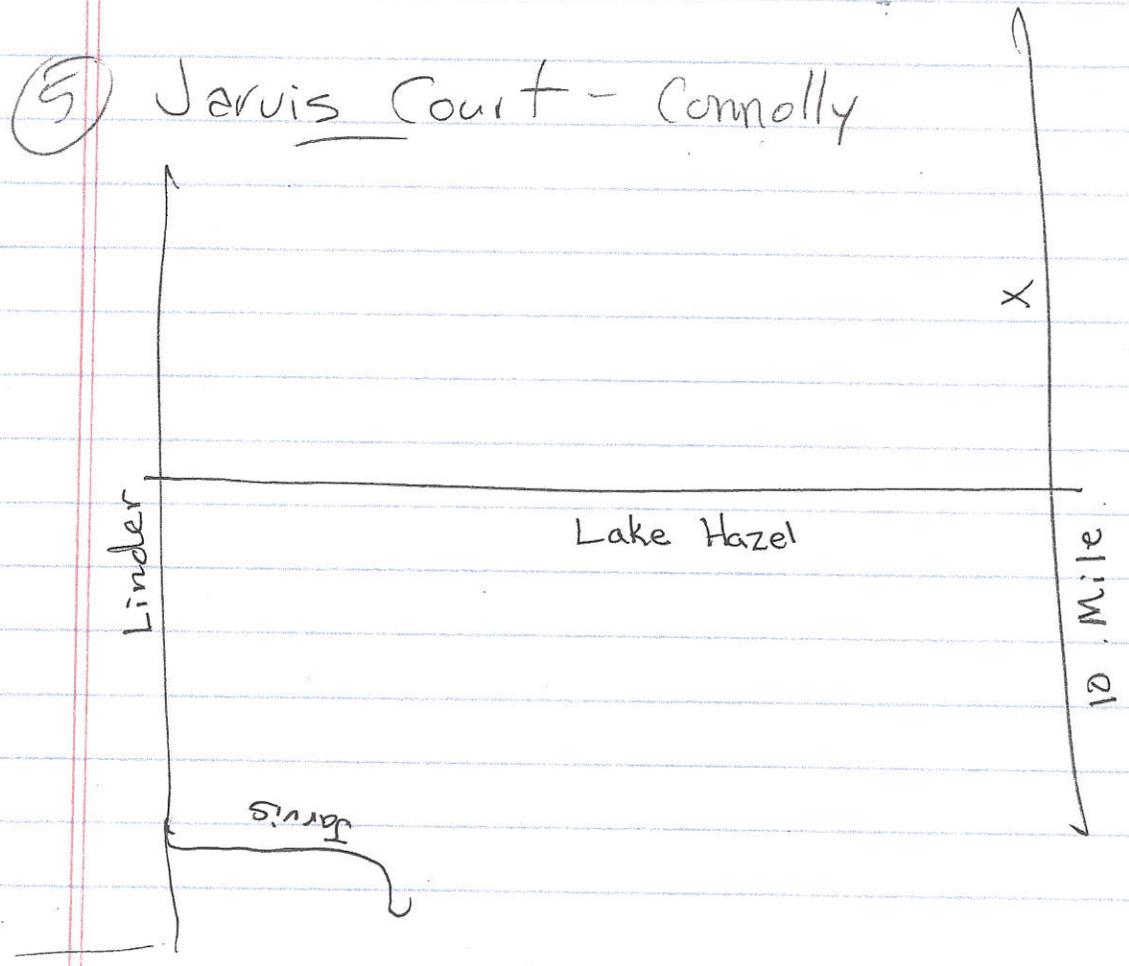
- ① corner lot irrigation water! Dan
- ② Qwest capacity DSL only option

~~Goldsmith~~

- ③ exfiltration problems in canal (Chuck?)
- ④ corner as commercial? - Dan



⑤ Jarvis Court - Connolly





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  
[jbsuggs@cableone.net](mailto:jbsuggs@cableone.net)  
208.342.6941

also provided. This open space also features a tot lot 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 palate and important notes.

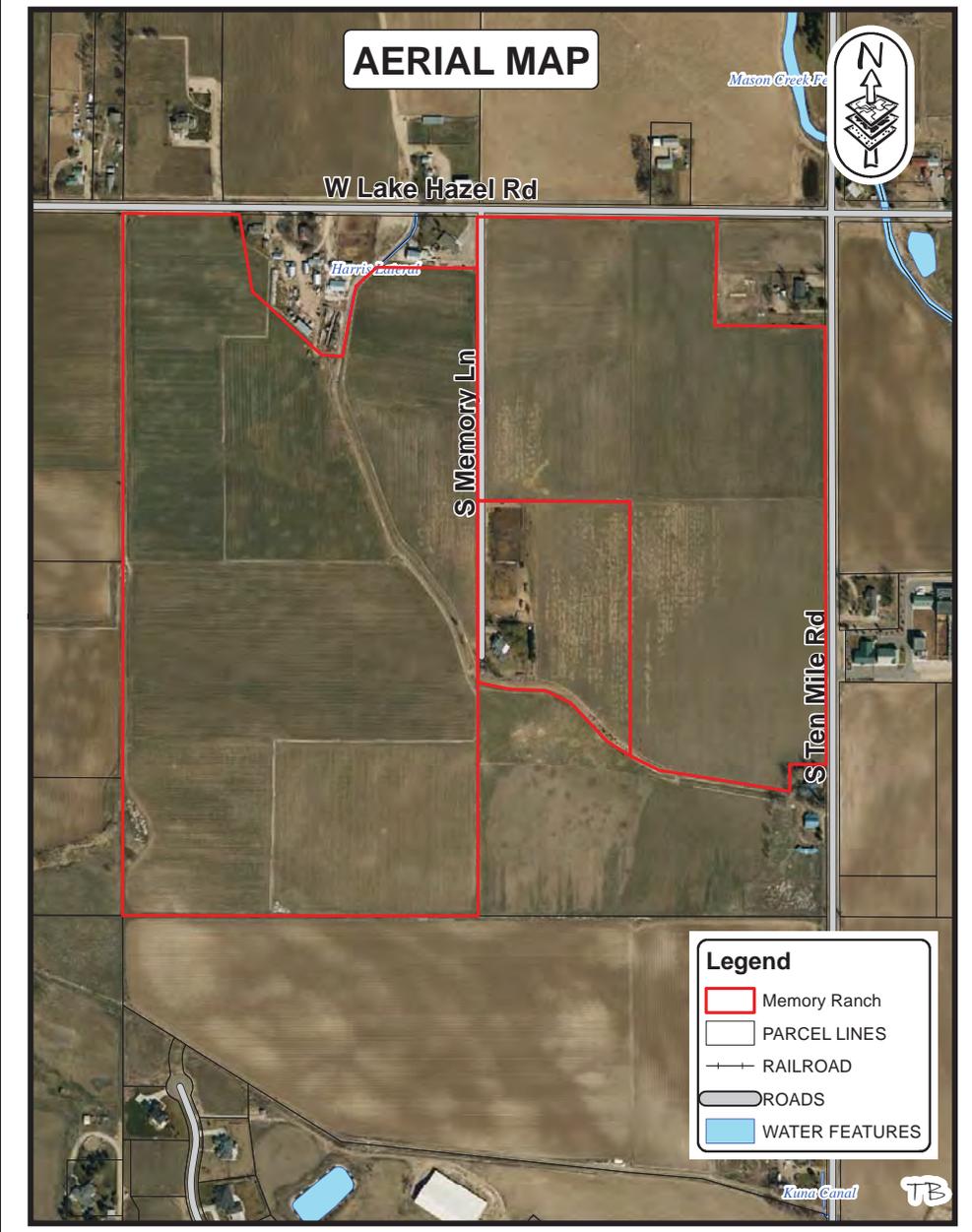
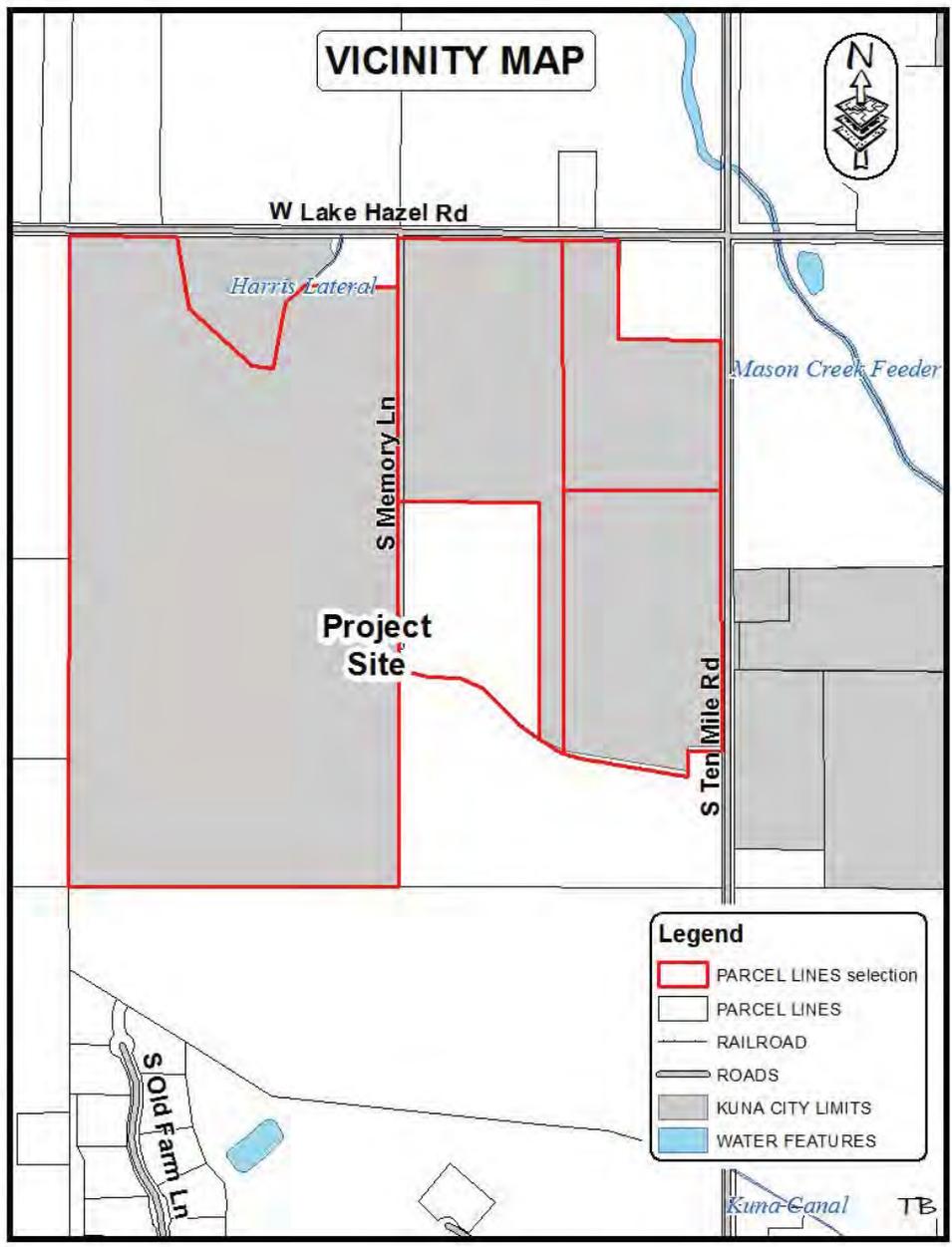
We look forward to working with you and the Kuna staff during the approval process for Memory Ranch. Please do not hesitate to contact me if you have questions about our Design Review application or the project.

Sincerely,

*Jane Suggs*

Jane B. Suggs

Suggs Community Solutions  
200 Louisa Street, Boise, Idaho 83712  
[jbsuggs@cableone.net](mailto:jbsuggs@cableone.net)  
208.342.6941





**City of Kuna  
Planning & Zoning  
Department**  
P.O. Box 13  
Kuna, Idaho 83834  
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)	
Project name	
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Don Johnson</u>	Phone Number: _____
Address: <u>3785 W. Lake Hazel</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development</u>	Phone Number: <u>208-895-8858</u>
Address: <u>1358 S. Titanum</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs</u>	Phone Number: <u>208-342-6941</u>
Address: <u>200 Louisa Street</u>	E-Mail: <u>jsuggs@cablenet.net</u>
City, State, Zip: <u>Boise, ID 83712</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>3601 S. Memory Lane</u>	
Site Location (Cross Streets): <u>W. Lake Hazel Rd. S. Ten Mile Rd.</u>	
Parcel Number (s): <u>51303110115, 5130311635, 51303120820</u>	
Section, Township, Range: <u>Section 3, 2N, 1W</u>	
Property size: <u>2135 ac total, annex 10 ac, rezone 135 ac, subdivide 267 ac</u>	
Current land use: <u>agriculture + 2 homes</u>	Proposed land use: <u>SF subdivision</u>
Current zoning district: <u>A + RR</u>	Proposed zoning district: <u>R-6</u>

#### Project Description

Project/subdivision name: <u>Memory Ranch Subdivision</u>
General description of proposed project/request: <u>annexation - 10 ac, rezone - 135.5 ac, subdivide 674 ac for 262 homes</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>with parks, pool, pathways, landscaping</u>
<input type="checkbox"/> Commercial
<input type="checkbox"/> Office
<input type="checkbox"/> Industrial
<input type="checkbox"/> Other
Amenities provided with this development (if applicable): <u>parks, pool w/changing rooms to + lot, pathway along canal, pathways between lots</u>

#### Residential Project Summary (if applicable)

Are there existing buildings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>261/262</u> Number of building lots: <u>261/262</u>
Number of common and/or other lots: <u>20</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family
<input type="checkbox"/> Townhouses
<input type="checkbox"/> Duplexes
<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Other
Minimum Square footage of structure (s): <u>1102 SF → 3730 SF 69% homes 21800 SF</u>
Gross density (DU/acre-total property): <u>3.87</u> Net density (DU/acre-excluding roads): <u>25.3</u>
Percentage of open space provided: <u>11.1%</u> Acreage 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: Jane Suggs Date: 5/15/15



**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
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>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, Natalia Roudar, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>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.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
	<b>Sign locations</b> <i>Note: A separate sign application must be submitted with this application</i>	
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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. <i>see preliminary plot</i>	<input type="checkbox"/>

**Building Elevations**

Applicant Use		Staff Use
N/A	<input type="checkbox"/> Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	<input type="checkbox"/>
	<input type="checkbox"/> Identify the elevations as to north, south, east, and west orientation	<input type="checkbox"/>
	<input type="checkbox"/> Colored copies of all proposed building materials and indication where each material and color application is to be located <i>Note: Submit as 11"x17" reductions</i>	<input type="checkbox"/>
	<input type="checkbox"/> Screening/treatment of mechanical equipment	<input type="checkbox"/>
	<input type="checkbox"/> Provide a cross-section of the building showing any roof top mechanical units and their roof placement	<input type="checkbox"/>
	<input type="checkbox"/> Detailed elevation plans showing the materials to be used in construction of trash enclosures	<input type="checkbox"/>

**Lighting Plan**

Applicant Use		Staff Use
N/A	<input type="checkbox"/> Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input type="checkbox"/>
	<input type="checkbox"/> Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i>	<input type="checkbox"/>
	<input type="checkbox"/> Placement of all light fixtures shown on elevations and landscaping plans	<input type="checkbox"/>

**Roof Plans**

Applicant Use		Staff Use
N/A	<input type="checkbox"/> Size and location of all roof top mechanical units	<input type="checkbox"/>

### Design Review Application

Applicant: Trilogy 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 Email: \_\_\_\_\_  
Meridian, ID Zip: 83642

Represented By: (if different from owner) Jane Suggs Phone: 342-6941

Address: 200 Louise St. Email: jsuggs@cablone.net  
Boise, ID Zip: 83712

Address of Property: 3601 S. Memory Lane

Distance from Major Cross Street: eW. Lake Hazel 'S. Ten Mile Zip: \_\_\_\_\_  
 Street Name(s): \_\_\_\_\_

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW  DESIGN REVIEW MODIFICATION  
 SUBDIVISION / COMMON AREA LANDSCAPE  STAFF LEVEL APPLICATION

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

- Dimension of Property: 67.4 acres
- Current Land Use(s): farm, ranch, farmstead homes and outbuildings
- What are the land uses of the adjoining properties?

North: farm, farmstead home  
 South: farm, farmstead home  
 East: farm  
 West: farm

- Is the project intended to be phased, if so what is the phasing time period?  
 Please explain: see phasing plan w/ preliminary plat

- The number and use(s) of all structures: N/A

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

- What is the percentage of building space on the lot when compared to the total lot area? ~61% building lots
- Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at [www.cityofkuna.com](http://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 frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

- % of Wood application: \_\_\_\_\_ / \_\_\_\_\_
- % EIFS: \_\_\_\_\_ / \_\_\_\_\_  
(Exterior insulation finish system)
- % Masonry: \_\_\_\_\_ / \_\_\_\_\_
- % Face Block: \_\_\_\_\_ / \_\_\_\_\_
- % Stucco: \_\_\_\_\_ / \_\_\_\_\_
- & other material(s): \_\_\_\_\_ / \_\_\_\_\_
- List all other materials: \_\_\_\_\_
- Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
(Type of window frames & styles / doors & styles; material)
- Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_
- Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

Other: \_\_\_\_\_ / \_\_\_\_\_

N/A 9. Please identify Mechanical Units: \_\_\_\_\_

Type/Height: \_\_\_\_\_

Proposed Screening Method: \_\_\_\_\_

N/A 10. Please identify trash enclosure: (size, location, screening & construction materials) \_\_\_\_\_

11. Are there any irrigation ditches/canals on or adjacent to the property? Harris Lateral

If yes, what is the name of the irrigation or drainage provider? NMID

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material)

Type: 6' vinyl fencing 5' wrought iron fence

Size: \_\_\_\_\_

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/Retention: infiltration and shallow storage

14. Percentage of Site Devoted to Building Coverage: ≈ 61% building lots (includes setbacks that are non-buildable)

% of Site Devoted to Landscaping: ≈ 11.1% Square Footage: 325,390 sf

% of Site that is Hard Surface: ≈ 27% Square Footage: 79,2700 sf (rough est.)

% 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 plans.)

If yes, what type, size and the general location? (The City's goal is to preserve existing tree 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



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922-5274  
Fax: (208) 922-5939  
Website: www.cityofkuna.com

FILE NO.: 15-04-DRC  
CROSS REF: 15-02-AN, 15-02-ZC, 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](http://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

Applicant Use	Staff Use
<input checked="" type="checkbox"/> Date of pre-application meeting: <u>3/26/15</u> <small>Note: Pre-Applications are valid for a period of three (3) months.</small>	<input type="checkbox"/>
<input checked="" type="checkbox"/> A complete Design Review Application form <small>Note: It is the applicant's responsibility to use a current application.</small>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/> One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. <u>see subdivision application</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). <u>see sub app</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 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. <u>see sub app</u>	<input type="checkbox"/>

Front \_\_\_\_\_ -feet    Rear \_\_\_\_\_ -feet    Side \_\_\_\_\_ -feet    Side \_\_\_\_\_ -feet

N/A 20. Parking requirements: \_\_\_\_\_  
 Total Number of Parking Spaces: \_\_\_\_\_ Width and Length of Spaces: \_\_\_\_\_  
 Total Number of Compact Spaces 8'x17': \_\_\_\_\_

21. Is any portion of the property subject to flooding conditions?    Yes \_\_\_\_\_ No

**IF THE PLANNING DIRECTOR OR DESIGNEE, 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 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant's Representative: Jane A. Seeger    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)

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**CITY OF KUNA**  
 P.O. BOX 13  
 KUNA, ID 83634  
[www.cityofkuna.com](http://www.cityofkuna.com)

GORDON N. LAW  
 CITY ENGINEER

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

- a) 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.
- b) 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.
- c) 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.

- 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.

- 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 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 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.

- 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](mailto:amiller@achdidaho.org)



**A. Findings of Fact**

1. **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

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **New Center Lane Miles:** The proposed development includes approximately 1.8 lane miles of new public road.

5. **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**

1. **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.

- 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 intersection will only operate at a poor 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 form 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.

**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			2020					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Amity/Ten Mile	43.2		E	16.2		C	18.9		C
NB Approach	17.6	0.50	C	11.6	0.53	B	11.6	0.53	B
SB Approach	70.8	1.00	F	30.0	0.81	C	30.0	0.86	D
EB Approach	18.2	0.52	C	10.8	0.40	B	10.8	0.38	B
WB Approach	32.6	0.80	D	11.5	0.38	B	11.5	0.46	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	Level of Service	
		LOS D	LOS E
<b>Principal Arterials</b>			
No Left-Turn Lanes	1	550	690
<b>Minor Arterials</b>			
No Left-Turn Lane	1	550	690

**Table 3: Intersection and Capacity Analysis Method**

Policy	Threshold	Defined Parameters				PHF
		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	.90

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).

**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

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 platted 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 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. 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 ¼ 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.

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:** 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

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.

7. 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. Stub 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.

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

VICINITY MAP



SITE PLAN



FUTURE  
PRELIMINARY  
PLAT PHASES

# Development Process Checklist

### Items Completed to Date:

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

### Items to be completed by Applicant:

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



**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
    - interim sewage
    - individual sewage
    - community sewage system
    - central water
    - individual water
    - community water well
  9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
    - central sewage
    - sewage dry lines
    - community sewage system
    - central water
    - community 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
    - beverage establishment
    - swimming pools or spas
    - 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: *[Signature]*  
Date: *6/26/15*



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

(208) 334-8300  
[itd.idaho.gov](http://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](mailto:jim.morrison@itd.idaho.gov)

**Memory Ranch Subdivision**

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

**One Time Fees**

Type of Fee	Per du	# of units	Total
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
<b>Total</b>	<b>\$9,682</b>		<b>\$2,536,684</b>

**Estimated Annual Service Fees**

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

**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	<u>\$21</u>	262	<u>\$5,510</u>
<b>Total</b>	0.01653	<b>\$2,072</b>		<b>\$542,973</b>

Suggs Community Solutions  
 200 Louisa Street, Boise, Idaho 83712  
[jbsuggs@cablone.net](mailto:jbsuggs@cablone.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.

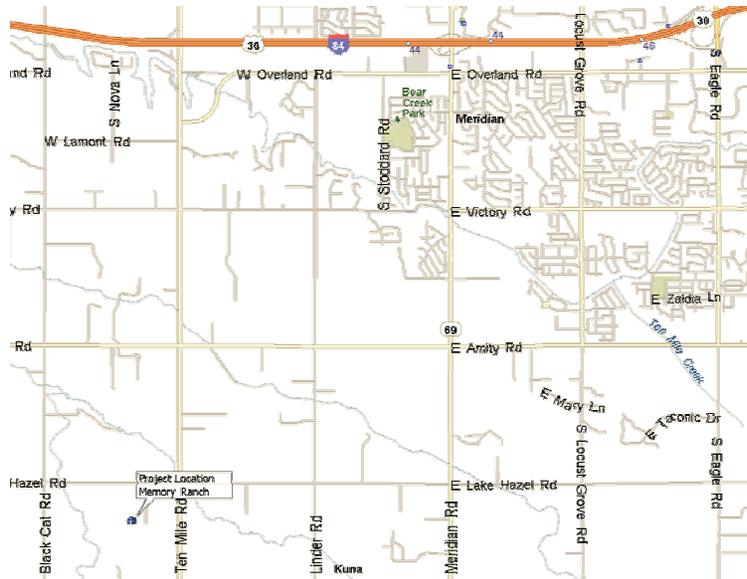
INTRODUCTION

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. 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



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



**STUDY AREA CONDITIONS**

**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 minof 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 3- Existing AM Peak Hour Conditions

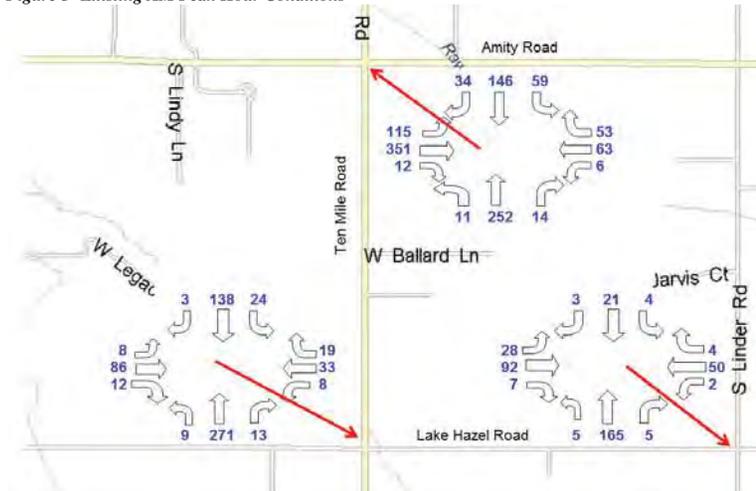
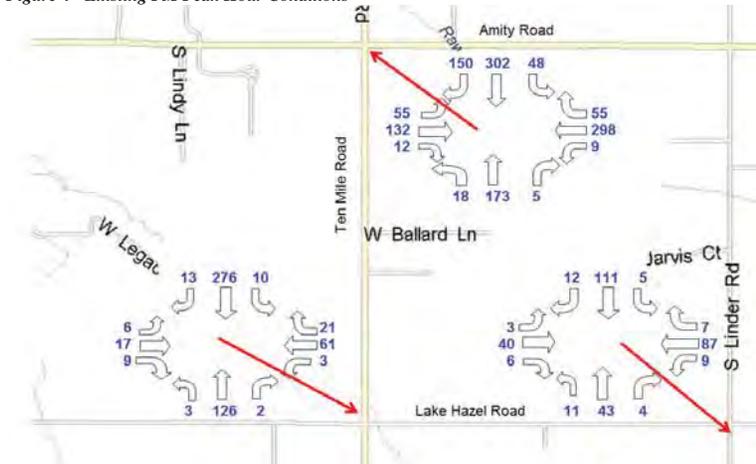


Figure 4 - Existing PM Peak Hour Conditions



**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

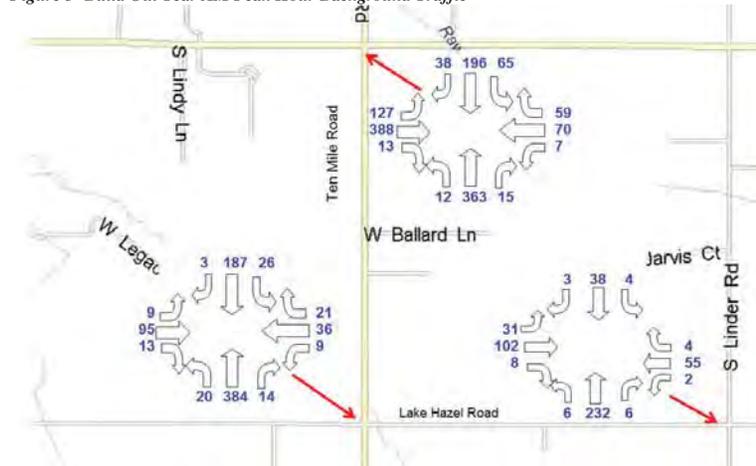
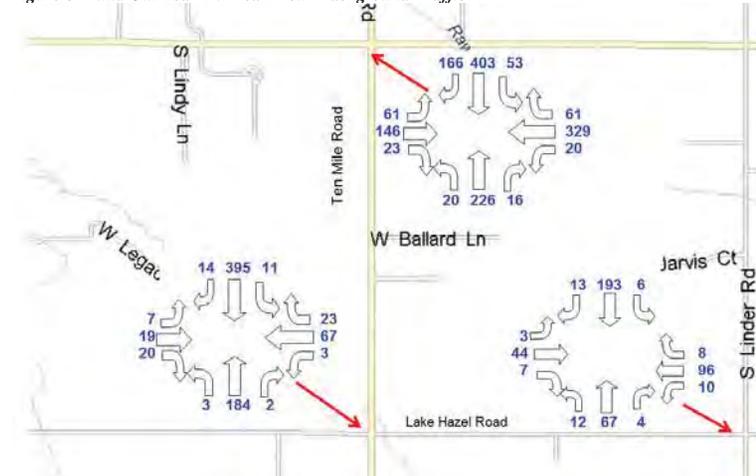


Figure 6- Build Out Year PM Peak Hour Background Traffic





### Trip Generation

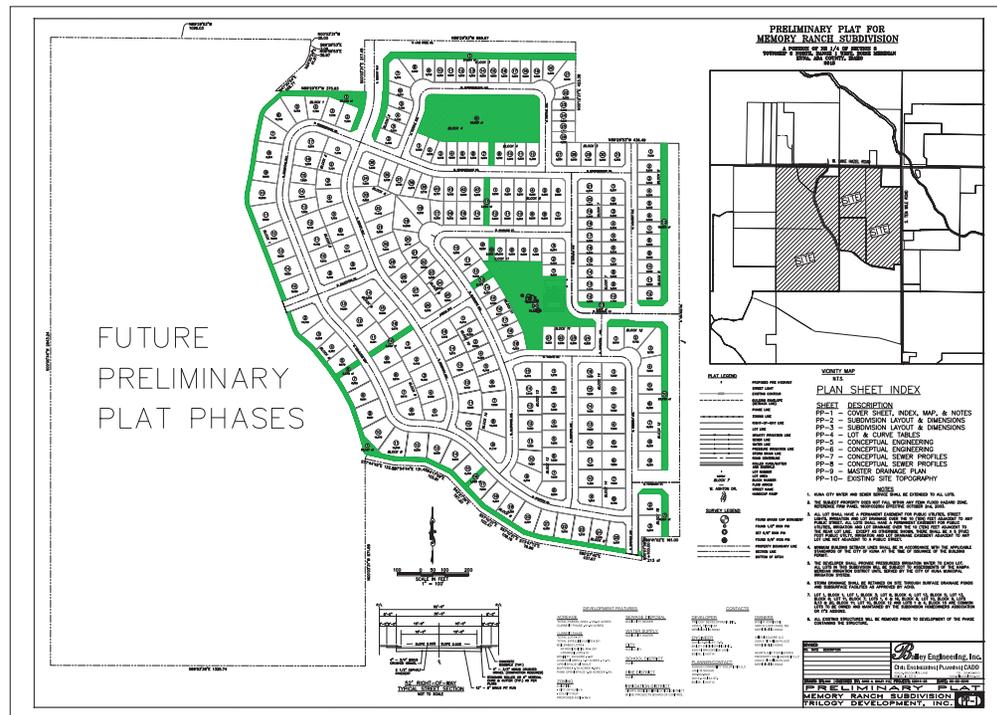
Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9<sup>th</sup> edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. The site trip generation is obtained by applying the trips generation 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	Exit Ratio	Total	
210	Single Family Dwellings	AM Peak Hour	262	DU	0.19	49	147	196
210	Single Family Dwellings	PM Peak Hour	262	DU	0.75	197	66	263

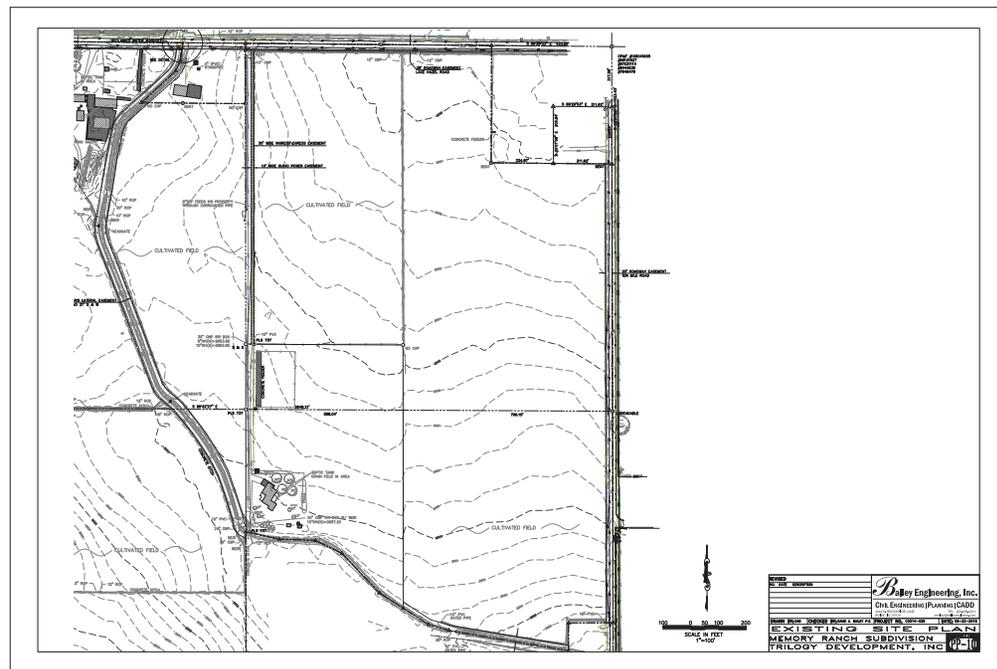
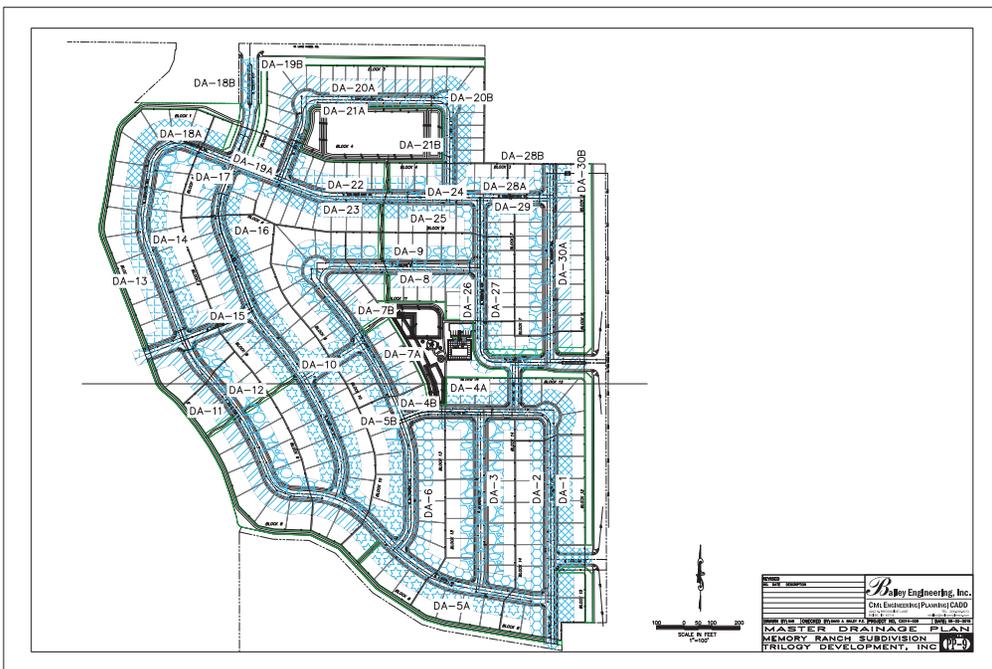
### Trip Distribution

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**.

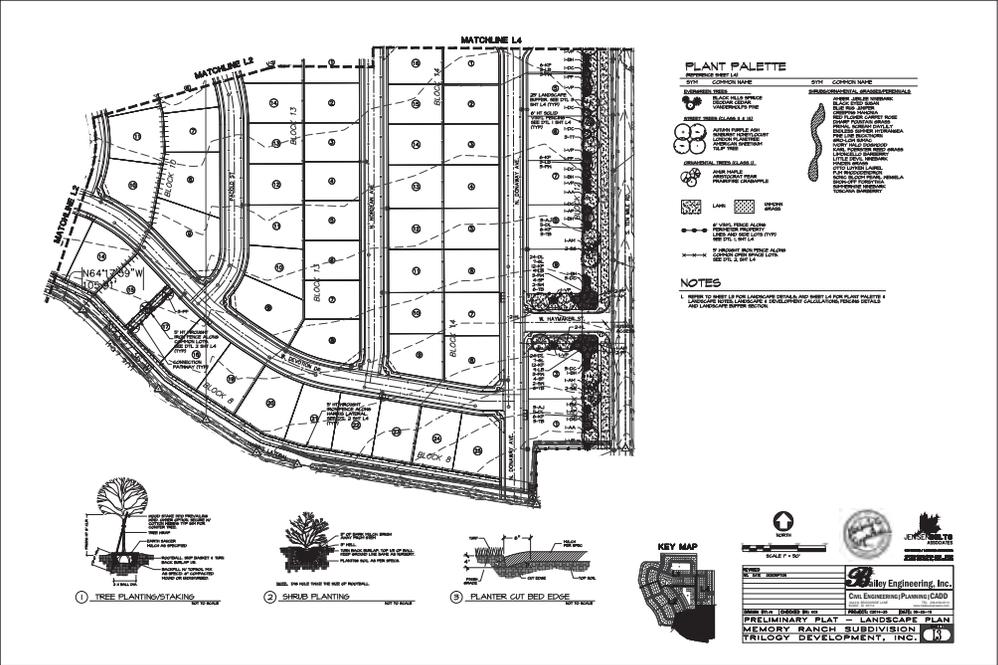
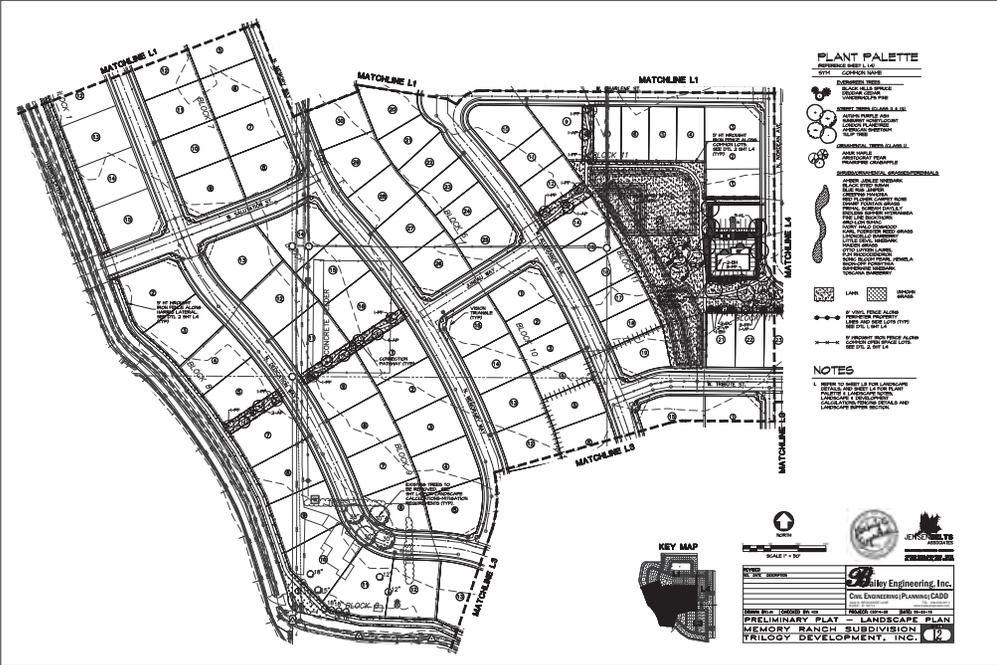
















City of Kuna

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

P&Z Findings of Fact and Conclusions of Law

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-DRC (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: 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. 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.

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) 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:



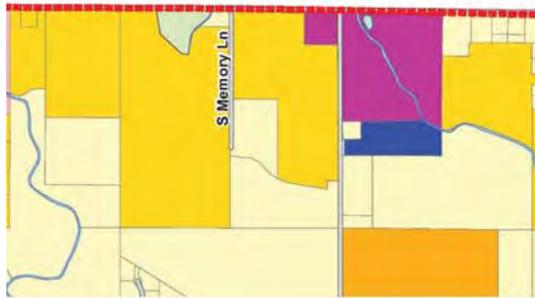


©COPYRIGHTED

**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:**

<b>North</b>	RUT	Rural Urban Transition – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	A, RR	Ag. – Kuna City, Rural Residential – Ada County
<b>West</b>	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 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, rezone, preliminary plat and Design Review *with* the following conditions of approval:

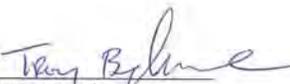
- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),

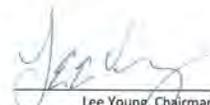
- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

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 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).
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 25<sup>th</sup> day of August, 2015.

ATTEST:   
 Troy Behunin, Senior Planner  
 Kuna Planning and Zoning Department

  
 Lee Young, Chairman  
 Kuna Planning and Zoning Commission

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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

- a. Planning and Zoning Commission Meeting Minutes for July 28, 2015
- b. 15-02-SUP (Special Use Permit): Shayla Menard (Shayla's PawFection); SUP to operate an in-home pet grooming service business located at 226 E. Chapparosa Drive - Findings of Fact and Conclusions of Law.
- c. 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:

- a. 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

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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.

- a. 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) and 15-04-DRC (Design Review): Trilog 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 Trilog 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 rezone 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

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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.

C/Young: 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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We had a very well attended neighborhood meeting on April 22<sup>nd</sup>, 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.

C/Young: 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.

C/Young: 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.

C/Young: Ok.

C/Wierschem: I just had a quick question in regard to the lighting near the pool and around the park area. I didn't see anything.

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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-DRC 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 phasing, and then we can talk about the other.

Jane Suggs: Yeah, the phasing... 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.

C/Wierschem: 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.

C/Wierschem: 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.

C/Wierschem: Ok, thank you.

C/Young: 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.

C/Young: Thank you. Ok, so we'll go ahead and open the public testimony at 6:32. Do we have a sign up sheet Troy?

Troy Behunin: Yes, sir.

C/Young: 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\*\***

C/Young: 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<sup>th</sup>, 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.

C/Young: I have not seen it.

C/Wierschem: I have not seen it.

Joe Guido: Do you need it?

C/Young: 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.

C/Young: 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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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. 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 I 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 well 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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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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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 platting 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 sign up 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?

- b. **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**  
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 CITY ENGINEER

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## MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law  
 Kuna City Engineer

RE: Timbermist Subdivision No. 2  
 Letter of Credit Review

DATE: September 30, 2015

The developer of Timbermist Subdivision No. 2 started construction earlier this summer but is unable to complete work before they wish to record the final plat. The developers have accordingly requested permission to provide a financial guarantee for the unfinished work – which is allowed in City Code providing certain conditions are met – so that the plat can be recorded. Following is a review of the status of compliance conditions:

1. Completion of items which are not permitted to be secured by financial guarantee:
  - a. Water Facilities – Crossing is proposed to be bonded due to water in the canal.
  - b. Sewer Facilities – constructed, tested, CCTV and operational. Completed.
  - c. Irrigation Facilities – Crossing is proposed to be bonded due to water in the canal.
  - d. Annexation into KMID requested – Completed.
  - e. Fire Hydrants – Completed.
  - f. All-weather Street Surface – Completed.
  - g. Curb, Gutter and Sidewalk – Completed.
  - h. Street Signage – Completed.
  - i. Dedication of Water Rights – Completed.
  
2. Items to be secured by financial guarantee:
  - a. Domestic water line crossing the canal – proposal provided September 17, 2015 by L2  
 Excavation of \$8,504 (no expiry noted).
  - b. Pressure irrigation line crossing the canal – proposal provided September 17, 2015 by L2  
 Excavation of \$6,980 (no expiry noted).
  - c. A single streetlight near the canal crossing – proposal provided by Southern Idaho Electric of \$2,500.
  - d. Landscaping – Proposal provided May 13, 2015 by Syringa Landscape of \$125,997.98 (no expiry noted).

3. Financial Instrument Amount

- a. Domestic Water -  $\$8,504 \times 1.20 = \underline{\$10,204.80}$
- b. Pressure Irrigation -  $\$6,980 \times 1.20 = \underline{\$8,376}$
- c. Street Light -  $\$2,500 \times 1.20 = \underline{\$3,000}$
- d. Landscaping -  $\$125,997.98 \times 1.20 = \underline{\$151,197.58}$
- e. Fencing -  $\$81,473.40 \times 1.20 = \underline{\$97,768.08}$

The face amount of the security totals **\$270,546.46**

4. Form of Financial Guarantee

It is the understanding of staff the developer proposes to provide an, irrevocable letter of credit. City Code specifies the letter of credit be drawn on a FDIC or FSLIC insured financial institution, be claimable up to 30 days prior to expiry and not exceed one year in length. Staff strongly suggests the institution has a local office (within 50 miles of Kuna) to allow convenient presentment.

No more than 50% of available permits can be claimed during the life of the letter of credit, and if the pledged improvements are not completed within 120 days of plat recordation, no further permits can be issued.

RECOMMENDATION

Attached is a resolution for consideration approving the amount and form of the financial guarantee for Timbermist Subdivision No. 2.



**RESOLUTION NO. R50-2015**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY COLEMAN HOMES INC. FOR THE TIMBERMIST NO. 2 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING A DOMESTIC WATER CROSSING AT THE CANAL, A PRESSURE IRRIGATION CROSSING AT THE CANAL, A SINGLE STREET LIGHT NEAR THE CANAL CROSSING, LANDSCAPING AND FENCING AS REQUIRED FOR PHASE NO. 2 PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**Whereas** Timbermist Subdivision No. 2 exists as part of an approved preliminary plat; and

**Whereas** construction plans for Timbermist Subdivision No. 2 were approved by the Kuna City Engineer March 17, 2015; and

**Whereas** construction was commenced but not completed for certain items, per the approved plans; and

**Whereas** the domestic water canal crossing, the pressure irrigation canal crossing, the street light (near the canal crossing), the landscaping and fencing elements have not been completed for Timbermist Subdivision No. 2 according to the approved construction plans and the landscape and fencing plans and developer seeks to bond for the unfinished work; and

**Whereas** the domestic water line completion has been estimated at eight thousand five hundred and four dollars (\$8,504) adding 20% for a total of ten thousand two hundred and four dollars (\$10,204.80); and

**Whereas** the pressure irrigation line completion has been estimated at six thousand nine hundred and eighty dollars (\$6,980) adding 20% for a total of eight thousand three hundred and seventy six dollars (\$8,376); and

**Whereas** the street light completion has been estimated at two thousand and five hundred dollars (\$2,500) adding 20% for a total of three thousand dollars (\$3,000); and

**Whereas** the landscaping has been estimated at one hundred twenty five thousand, nine hundred ninety seven dollars (\$125,997.98) adding 20% for a total of one hundred fifty one thousand, one hundred and ninety seven dollars (\$151,197.58); and

**Whereas** the fencing has been estimated at eighty one thousand, four hundred seventy three dollars (\$81,473.40) adding 20% for a total of ninety seven thousand, seven hundred sixty eight dollars (\$97,768.08); and

**Whereas** developer desires to record the final plat for Timbermist Subdivision No. 2 prior to completion of construction; and

**Whereas** Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for Timbermist Subdivision No. 2 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least two hundred seventy thousand five hundred and forty six dollars (\$270,546.46);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6th day of October, 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6th day of October, 2015.

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W. Greg Nelson, Mayor

ATTEST:

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Chris Engels, City Clerk

**RESOLUTION NO. R51-2015  
CITY OF KUNA, IDAHO  
STEP AND GRADE- DIRECTORS**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE STEP AND GRADE POLICY FOR THE DIRECTORS FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO; REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE INCONSISTENT WITH THE ADOPTION OF R51-2015; AND DECLARING THE EFFECTIVE DATE.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Step and Grade Policy for the Directors for the City of Kuna, Idaho is hereby adopted.

**BE IT FURTHER RESOLVED** that those sections of Resolution R9-2007 that are inconsistent with this Step and Grade Policy are hereby repealed.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

## Employee Pay Grade Chart Directors

PAY GRADE	ADMINISTRATION
13	City Engineer/Public Works Director
	City Attorney/Human Resource Director
12	
11	City Treasurer
10	City Clerk
	Planning and Zoning Director
	Parks Director
	Fleet and Facilities Director
9	
8	
7	
6	
5	
4	
3	
2	
1	

**RESOLUTION NO. R64-2015**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with the Ada County Sheriff to provide law enforcement services in the city of Kuna for the fiscal year commencing October 1, 2015 and ending September 30, 2016 pursuant to the terms of said contract.

**PASSED BY THE COUNCIL** of Kuna, Idaho this \_\_\_\_ day of October 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

AGREEMENT NO. \_\_\_\_\_

**JOINT POWERS AGREEMENT BETWEEN  
THE ADA COUNTY SHERIFF'S OFFICE AND THE CITY OF KUNA  
RELATING TO LAW ENFORCEMENT SERVICES**

This Joint Powers Agreement ("Agreement") made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the **Ada County Sheriff's Office** ("ACSO") and the **City of Kuna**, Idaho, a municipal corporation of the State of Idaho ("City").

**WITNESSETH**

**WHEREAS**, the ACSO desires to contract with the City to provide high quality, well trained, law enforcement personnel, services, and functions in the County and within the City, and

**WHEREAS**, the City desires to contract with the ACSO for high quality, well-trained law enforcement personnel, services, and functions within the boundaries of the City, as provided by the ACSO;

**NOW, THEREFORE**, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Law Enforcement Services. The ACSO will provide to the City, the law enforcement personnel, services, and functions described in this Section 1, at the rates listed in Exhibit A, attached hereto and incorporated herein by reference.

1.1. City Services. The services provided to the City shall consist of law enforcement and other related services provided by personnel assigned primarily for the benefit of the

geographic areas within the boundaries of the City, except as may be modified by Section 1.4, below. City services include:

- a. Reactive patrol to enforce state law and City-adopted municipal, criminal, and traffic codes and to respond to residents' and business' calls for service;
- b. Proactive patrol to prevent and deter criminal activity;
- c. Traffic patrol to enforce applicable traffic codes;
- d. Detectives to investigate local felony crimes and other incidents including misdemeanor crimes, as directed by the Chief of Police;
- e. Community crime prevention; and
- f. Communications services, including call receiving, and dispatch.

1.2. Discretionary Services. Specialized support services for major crimes, major incidents, and other isolated events outside the capabilities of assigned personnel shall be provided only at the discretion of the ACSO.

1.3. Administrative Services. Administrative services include planning and statistics, subpoena control, training, accounting, payroll, personnel, media relations, fleet control, radio maintenance, purchasing, records, and inspections/internal investigations. ACSO shall provide administrative services in line with law enforcement authority and, in general, will not provide investigative services for the City for civil matters; for example, personnel issues. These services may be performed at the request of the City in extraordinary circumstances at the discretion of the ACSO.

1.4. Method of Service. The level, degree and type of services and the number of positions assigned to those services shall be determined by the City in consultation with the Ada County Sheriff or his/her designee. It is the intent of the parties that this consultation will occur

at the beginning of the City's budget cycle and that both parties will work to complete this process in an expeditious manner.

a. Such positions shall be assigned to the City and shall be dedicated to work within the City limits, subject to responses to assist another jurisdiction or ACSO unit.

b. The number of such positions assigned to the City will remain constant. The City recognizes that the deputies assigned to the City may be unavailable at times due to training, vacation, sick leave, or other leave. Notwithstanding a deputy's absence, calls for service in the City will be responded to by appropriate personnel at the discretion of the Police Services Supervisor. The transfer of personnel will be coordinated by the ACSO, in consultation with the City Chief Executive Officer or designee, to minimize the impact of potential vacancies.

c. Support and administrative services shall be provided to the City at the level, degree and type as provided by the ACSO in unincorporated Ada County.

d. Additional support services may be purchased by the City and assigned for the sole benefit of the City.

1.5. Compensation.

a. Total Cost. Total cost is reflected on Exhibit A.

b. Development of Service Costs. Service costs shall include, but not be limited to, salary, benefits and special pays, if any, for personnel providing the service, along with any associated clothing allowance, quartermaster, supplies, services, telephone, motor pool, systems services, insurance, equipment and associated administrative costs.

c. Billing. In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the ACSO the sum of **\$1,569,903.53** for the term of this Agreement. Said sum shall be paid in twelve (12) equal monthly installments due no later than the tenth day of each month. Payments shall commence October 10<sup>th</sup>.

d. Application. The City may request special services for citywide events and agrees to pay for actual overtime, salary, special pay, and benefit costs for these special events. ACSO agrees to work with the City to minimize the costs applicable to such requests.

e. Discretionary Overtime. When agreed to in advance by the parties, the ACSO shall provide operational overtime when requested by the City for special city events or dignitary protection. Overtime, when requested in these categories, will be billable at the actual overtime rate of the deputy(s) working. Where the ACSO has sufficient advance notice, the ACSO agrees to work with the City prior to the event to minimize the costs applicable to such requests.

1.6. Special Provisions.

a. Stabilization of Personnel. The ACSO will coordinate transfers of personnel to minimize the time positions are vacant, as well as the impact of vacancies to the City. Any reduction in level of service will be reported to the City.

b. Computers. The ACSO Information Technology Unit will be responsible for the repair and maintenance of all equipment, software, and accessories that are used in conjunction with the mobile computing program.

c. City Police Facility. The City may purchase or lease its own facility and provide for the operation and maintenance of said facility. The facility must meet or

exceed all applicable City, state and federal codes and requirements. The facility must also adequately meet the space and security needs of permanently assigned ACSO personnel. The City will be responsible for all charges associated with the planning, design, construction, and/or renovation of the facility and property.

1.7. Reporting.

a. Reporting Districts. Reporting districts coterminous with the City boundaries will be maintained to enable accurate data collection on law enforcement services provided and criminal activity.

b. Notification of Criminal Activity. The ACSO will notify the City in the event of a significant occurrence within the City.

c. Monthly Reports. The ACSO will provide monthly reports on traffic incidents and criminal activity to the City, which can be provided electronically. On a quarterly basis, the ACSO will appear before the City Council and provide further information as requested.

1.8. Personnel and Equipment. The ACSO is acting hereunder as an independent contractor so that:

a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the ACSO. Allegations of misconduct shall be investigated in accordance with ACSO protocol.

b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the ACSO.

c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the law enforcement services by the ACSO hereunder shall be that of the ACSO.

d. Provision of Personnel. The ACSO shall furnish all personnel and such resources and material deemed by the ACSO as necessary to provide the level of law enforcement service herein described. Ownership of equipment purchased by the ACSO is retained by the ACSO.

e. Municipal Violations. ACSO commissioned personnel may cite violations of City ordinances.

1.9. City Responsibilities. In support of the ACSO providing the services described herein, the City promises the following.

a. Municipal Police Authority. The City promises to confer municipal police authority on such ACSO deputies as might be engaged hereunder in enforcing City ordinances within City boundaries, for the purposes of carrying out this Agreement.

b. Special Supplies. The City promises to supply, at its own cost and expense, any special supplies, stationery, notices, forms, and the like where such must be issued in the name of the City.

1.10. Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2015, and unless otherwise terminated, shall continue in effect until September 30, 2016. This Agreement may be renewed upon the mutual written consent of the parties.

1.11. Termination Process. Each party may initiate a process to terminate this Agreement as follows:

a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving (60) days written notice to other parties.

b. Transition Plan. Within 30 days of the receipt of such written termination notice, the parties shall commence work on and complete a mutually agreed-upon transition plan providing for an orderly transition of responsibilities from the ACSO to the City. The planning method should proceed along the lines of a project management approach to facilitate the joint planning process by the City and the ACSO. The overarching goal of the transition plan will be to ensure there is no disruption in service to the community. Each party shall bear its respective costs in developing the transition plan.

c. Termination and/or Interest Charge. In the event the City fails to make a monthly payment within 60 days of billing, the ACSO may charge an interest rate within two percentage points of the interest rate on the monthly ACSO investment earnings. In addition, in the event the City fails to make a monthly payment within 120 days of billing, the ACSO may terminate this Agreement.

1.12. Indemnification.

a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all claims whatsoever that might arise against the County, its officers, agents, or employees,

by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.

b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.

c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the ACSO does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the ACSO, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

1.13. Audits and Inspections. The records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review or audit by the ACSO or City during the term of this Agreement and three (3) years after termination unless such records are exempt from disclosure under Idaho Code §§ 74-101 *et seq.*

1.14. Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the ACSO.

1.15. Agreement Administration.

a. Agreement Administrators. The City Mayor or his/her designee and the ACSO Law Enforcement Chief for the City shall serve as agreement administrators to review performance and resolve operational problems.

b. Referral of Unresolved Problems. The City Mayor shall refer any police service operational problem, which cannot be resolved with the Chief of Law Enforcement Services, to the Ada County Sheriff. The Sheriff, Prosecuting Attorney, and Mayor shall meet as necessary to resolve such issues.

1.16. Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

**CITY OF KUNA**

By: \_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Kuna City Clerk

**ADA COUNTY SHERIFF'S OFFICE**

By: \_\_\_\_\_  
Stephen Bartlett, Sheriff

**Board of Ada County Commissioners**

By: \_\_\_\_\_  
Jim Tibbs, Commissioner

By: \_\_\_\_\_  
Rick Yzaguirre, Commissioner

By: \_\_\_\_\_  
David L. Case, Commissioner

ATTEST:

\_\_\_\_\_  
Christopher D. Rich, Ada County Clerk

**EXHIBIT A**

**BUDGET**

(1 page – attached)

FY16 Kuna Police Budget

<b>POLICE</b> CITY OF KUNA		Budget Summary		2016
Personnel				\$ 1,485,660.93
Equipment / Uniforms				\$ 38,208.29
Operational				\$ 35,710.40
Vehicles				\$ 108,204.30
Support	Type-A	522		\$ 18,270.00
<b>Total Expenses</b>				<b>\$ 1,686,053.91</b>
Less Shared Services Credit (10% of costs, reduced by CFS)				\$ 116,150.38
<b>New FY16 Contract Amount</b>				<b>\$ 1,569,903.53</b>
FY15 Contract				\$ 1,525,148.07
<b>Net change to contracts</b>				<b>\$ 44,755.46</b>
<b>Personnel Costs</b>				
Position		Cost/position		Kuna
Chief II	1	\$ 143,745.35		\$ 143,745.35
Chief I	0	\$ 131,612.75		\$ -
Sergeant	2	\$ 128,440.09		\$ 256,880.17
Detective	2	\$ 110,509.51		\$ 221,019.02
Deputy	8	\$ 106,008.04		\$ 848,064.33
Code Enforcement	0	\$ 56,552.70		\$ -
Clerk (FT)	0	\$ 48,307.98		\$ -
Clerk (PT)	0.5	\$ 15,952.05		\$ 15,952.05
<b>Personnel Subtotal</b>				<b>\$ 1,485,660.93</b>

Month	Payment
October	\$ 130,825.29
November	\$ 130,825.29
December	\$ 130,825.29
January	\$ 130,825.29
February	\$ 130,825.29
March	\$ 130,825.29
April	\$ 130,825.29
May	\$ 130,825.29
June	\$ 130,825.29
July	\$ 130,825.29
August	\$ 130,825.29
September	\$ 130,825.29
<b>Total</b>	<b>\$ 1,569,903.53</b>

**RESOLUTION NO. R66-2015  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO MODIFYING RESOLUTION R36-2015 TO REFLECT A DECISION BY THE PARTIES TO TRANSFER THE OWNERSHIP OF THE THIRTY-THREE (33) OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS FROM DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO VIPER INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY (ASSIGNEE).**

**Recitals**

- A. On October 16, 2007, Osprey Ridge Partners LLLP, an Idaho limited liability limited partnership (Assignor's predecessor in interest, referred to herein as "Osprey") and the City of Kuna entered into an agreement that entitled Osprey to pre-pay certain sewer connection fees, at the rate of \$4,200.00 each, to connect 306.12 residential units to the City of Kuna's sewer treatment plants ("Sewer Connections"). The City of Kuna has received payment for the amount due pursuant to the terms of the Osprey Agreement.
- B. Pursuant to the Osprey Agreement, upon payment of the sums due under the Osprey Agreement, the City of Kuna agreed to show in its records that the Sewer Connections were purchased by, and the property of Osprey.
- C. Pursuant to the Osprey Agreement the Sewer Connections were transferable and Osprey was entitled to transfer, pledge or sell the Sewer Connections.
- D. Osprey assigned to 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) all of its right, title and interest in and to the Sewer Connections, and rights related thereto in that certain Assignment of Sewer Connection Credits which was recorded November 12, 2012 in the records of Ada County, Idaho as Instrument Number 112122866.
- E. On September 3, 2013, Assignor received an assignment of certain Sewer Connection Credits and the City of Kuna approved the assignment under Resolution No. R25-2013 ("Resolution").
- F. Pursuant to the Resolution the City of Kuna agreed to show in its records that the Sewer Connections were purchased by the Assignor.
- G. Pursuant to the Resolution the Sewer Connections were transferable and Assignor was entitled to transfer, pledge or sell the Sewer Connections.

- H. On July 2015, the City approved the assignment pursuant to Resolution R36-2015 from Assignor now desires to assign to Corey Barton Homes, Inc. (Original Assignee) all of its right, title and interest in and to thirty-three (33) Sewer Connection, and its rights related thereto (collectively, “Assigned Sewer Connection”). A copy of the resolution and assignment are attached hereto as Exhibit A.
- I. Thereafter Original Assignee and Assignor decided to modify the agreement and transfer said connections to Assignee. A copy of the assignment is attached hereto as Exhibit B.

WHEREAS, Said reimbursement agreement requires that the City of Kuna give written consent to an assignment.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the City of Kuna hereby consents to the assignment of thirty-three (33) EDUs by DBTV Agricultural Holdings, LLC, a Delaware limited liability company (“Assignor”) transferring thirty-three (33) EDUs to Viper Investments, LLC. an Idaho Limited Liability Company (“Assignee”).

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**RESOLUTION NO. R36-2015  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE ASSIGNMENT OF A CERTAIN NUMBER OF OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS NOW OWNED BY DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNOR") TO COREY BARTON HOMES, INC. AND IDAHO CORPORATION DBA CBH HOMES ("ASSIGNEE").**

**Recitals**

- A. On October 16, 2007, Osprey Ridge Partners LLLP, an Idaho limited liability limited partnership (Assignor's predecessor in interest, referred to herein as "Osprey") and the City of Kuna entered into an agreement that entitled Osprey to pre-pay certain sewer connection fees, at the rate of \$4,200.00 each, to connect 306.12 residential units to the City of Kuna's sewer treatment plants ("Sewer Connections"). The City of Kuna has received payment for the amount due pursuant to the terms of the Osprey Agreement.
- B. Pursuant to the Osprey Agreement, upon payment of the sums due under the Osprey Agreement, the City of Kuna agreed to show in its records that the Sewer Connections were purchased by, and the property of Osprey.
- C. Pursuant to the Osprey Agreement the Sewer Connections were transferable and Osprey was entitled to transfer, pledge or sell the Sewer Connections.
- D. Osprey assigned to 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) all of its right, title and interest in and to the Sewer Connections, and rights related thereto in that certain Assignment of Sewer Connection Credits which was recorded November 12, 2012 in the records of Ada County, Idaho as Instrument Number 112122866.
- E. On September 3, 2013, Assignor received an assignment of certain Sewer Connection Credits and the City of Kuna approved the assignment under Resolution No. R25-2013 ("Resolution").
- F. Pursuant to the Resolution the City of Kuna agreed to show in its records that the Sewer Connections were purchased by the Assignor.
- G. Pursuant to the Resolution the Sewer Connections were transferable and Assignor was entitled to transfer, pledge or sell the Sewer Connections.

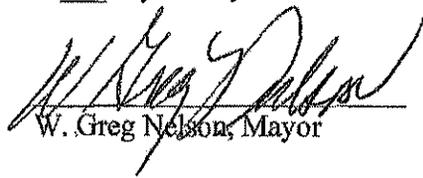
H. Assignor now desires to assign to Assignee all of its right, title and interest in and to thirty-three (33) Sewer Connection, and its rights related thereto (collectively, "Assigned Sewer Connection"). A copy of the assignment is attached hereto as Exhibit A.

WHEREAS, Said reimbursement agreement requires that the City of Kuna give written consent to an assignment.

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the City of Kuna hereby consents to the assignment of thirty-three (33) EDUs by DBTV Agricultural Holdings, LLC, a Delaware limited liability company ("Assignor") transferring one (1) EDUs to Corey Barton Homes, Inc. an Idaho Corporation dba CBH Homes ("Assignee").

**PASSED BY THE COUNCIL** of Kuna, Idaho this \_\_\_ day of July 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_ day of July 2015.

  
W. Greg Nelson, Mayor

ATTEST:

  
Chris Engels, City Clerk



## ASSIGNMENT OF SEWER CONNECTION RIGHTS

THIS ASSIGNMENT OF SEWER CONNECTION CREDITS (hereinafter referred to as "Assignment"), made this 1<sup>st</sup> day of July, 2015 ("Effective Date"), by and between DBTV Agricultural Holdings, LLC, a Delaware limited liability company ("Assignor") and Corey Barton Homes, Inc., an Idaho corporation dba CBH Homes ("Assignee").

### Recitals

- A. On September 3, 2013, Assignor received an assignment of certain Sewer Connection Credits and the City of Kuna approved the assignment under Resolution No. R25-2013 ("Resolution").
- B. Pursuant to the Resolution the City of Kuna agreed to show in its records that the Sewer Connections were purchased by the Assignor.
- C. Pursuant to the Resolution the Sewer Connections were transferable and Assignor was entitled to transfer, pledge or sell the Sewer Connections.
- D. Assignor now desires to assign to Assignee all of its right, title and interest in and to 33 Sewer Connections, and its rights related thereto (collectively, "Assigned Sewer Connections").

In consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties here to covenant and agree as follows:

1. As of the Effective Date, Assignor hereby assigns, transfers and/or conveys to Assignee any and all of Assignor's right, title and interest in and to the Assigned Sewer Connections. Assignor represents and warrants that Assignor holds all right title and interest in and to the Assigned Sewer Connections and has not conveyed the same to any other party, or utilized any of the Assigned Sewer Connections and that the Sewer Connections are free and clear of any mortgages, pledges, security interests, options, claims, charges, or other encumbrances or restrictions.

2. Assignor hereby agrees to indemnify, defend, and hold Assignees, their successors, and assigns harmless from and against any and all claims, liabilities, obligations, costs, and expenses, including reasonable attorney fee arising out of or related to any breach or inaccuracy of any representation or warranty of Assignor made in this Assignment. Each party to this Assignment, on behalf of itself, represents and warrants that the execution, delivery, and performance of this Assignment has been duly authorized and that the persons signing on behalf of each entity are authorized to bind the party to the terms of this Assignment.

3. This Assignment may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same Assignment. Facsimile transmission of any signed original document, and retransmission of any signed

facsimile transmission, will be the same as delivery of an original. At the request of any party, the parties will confirm facsimile transmitted signatures by signing an original document.

4. This Assignment will be governed by and construed in accordance with the laws of the state of Idaho, without regard to conflict of laws principles.

5. If any arbitration, suit, or action is instituted to interpret or enforce the provisions of this Assignment, to rescind this Assignment, or otherwise with respect to the subject matter of this Assignment, the party prevailing on an issue will be entitled to recover with respect to such issue, in addition to costs, attorney fees incurred in the preparation, prosecution, or defense of such arbitration, suit, or action as determined by the arbitrator or trial court, and if any appeal is taken from such decision, reasonable attorney fees as determined on appeal.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first written above.

ASSIGNOR:

DBTV Agricultural Holdings, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Name: Timothy W. Eck  
Managing Member, EAMI LLC  
Its: Manager

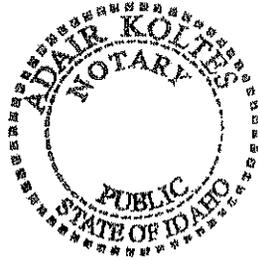
STATE OF Idaho

) ss.

County of Ada

On this 9<sup>th</sup> day of July, in the year 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy W. Eck, known or identified to me to be the person whose name is subscribed as Managing Member of EAMI, LLC, Manager of DBTV Agricultural Holdings, LLC, a Delaware limited liability company and to the within instrument, and acknowledged to me that he executed the same as such.

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A  
L



Adair Koltes  
Notary Public for Nampa, ID  
My commission expires on 6-05-16

ASSIGNEE:

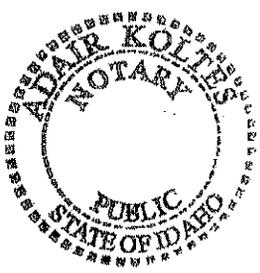
**Corey Barton Homes, Inc., an Idaho corporation dba CBH Homes**

By: \_\_\_\_\_  
Name: Corey D. Barton  
Its: President

STATE OF Idaho ) ss.  
County of Ada

On this 9<sup>th</sup> day of July, in the year 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corey D. Barton**, known or identified to me to be the person whose name is subscribed as President of Corey Barton Homes, Inc., an Idaho corporation dba CBH Homes and to the within instrument, and acknowledged to me that he executed the same as such.

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Adair Koltes  
Notary Public for Nampa, ID  
My commission expires on 6-05-16



## ASSIGNMENT OF SEWER CONNECTION RIGHTS

THIS ASSIGNMENT OF SEWER CONNECTION CREDITS (hereinafter referred to as "Assignment"), made this 1<sup>st</sup> day of July, 2015 ("Effective Date"), by and between DBTV Agricultural Holdings, LLC, a Delaware limited liability company ("Assignor") and Viper Investments, LLC, an Idaho Limited Liability Company ("Assignee").

### Recitals

- A. On September 3, 2013, Assignor received an assignment of certain Sewer Connection Credits and the City of Kuna approved the assignment under Resolution No. R25-2013 ("Resolution").
- B. Pursuant to the Resolution the City of Kuna agreed to show in its records that the Sewer Connections were purchased by the Assignor.
- C. Pursuant to the Resolution the Sewer Connections were transferable and Assignor was entitled to transfer, pledge or sell the Sewer Connections.
- D. Assignor now desires to assign to Assignee all of its right, title and interest in and to 33 Sewer Connections, and its rights related thereto (collectively, "Assigned Sewer Connections").

In consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties here to covenant and agree as follows:

1. As of the Effective Date, Assignor hereby assigns, transfers and/or conveys to Assignee any and all of Assignor's right, title and interest in and to the Assigned Sewer Connections. Assignor represents and warrants that Assignor holds all right title and interest in and to the Assigned Sewer Connections and has not conveyed the same to any other party, or utilized any of the Assigned Sewer Connections and that the Sewer Connections are free and clear of any mortgages, pledges, security interests, options, claims, charges, or other encumbrances or restrictions.

2. Assignor hereby agrees to indemnify, defend, and hold Assignees, their successors, and assigns harmless from and against any and all claims, liabilities, obligations, costs, and expenses, including reasonable attorney fee arising out of or related to any breach or inaccuracy of any representation or warranty of Assignor made in this Assignment. Each party to this Assignment, on behalf of itself, represents and warrants that the execution, delivery, and performance of this Assignment has been duly authorized and that the persons signing on behalf of each entity are authorized to bind the party to the terms of this Assignment.

3. This Assignment may be executed in counterparts, each of which will be considered an original and all of which together will constitute one and the same Assignment. Facsimile transmission of any signed original document, and retransmission of any signed

facsimile transmission, will be the same as delivery of an original. At the request of any party, the parties will confirm facsimile transmitted signatures by signing an original document.

4. This Assignment will be governed by and construed in accordance with the laws of the state of Idaho, without regard to conflict of laws principles.

5. If any arbitration, suit, or action is instituted to interpret or enforce the provisions of this Assignment, to rescind this Assignment, or otherwise with respect to the subject matter of this Assignment, the party prevailing on an issue will be entitled to recover with respect to such issue, in addition to costs, attorney fees incurred in the preparation, prosecution, or defense of such arbitration, suit, or action as determined by the arbitrator or trial court, and if any appeal is taken from such decision, reasonable attorney fees as determined on appeal.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first written above.

ASSIGNOR:

**DBTV Agricultural Holdings, LLC, a Delaware limited liability company**

By:   
Name: Timothy W. Eck  
Managing Member, EAMI LLC  
Its: Manager

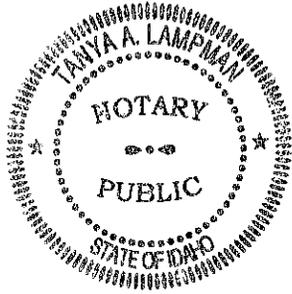
STATE OF **Idaho**

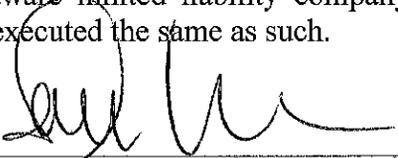
) ss.

County of **Ada**

On this 2nd day of September, in the year 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared **Timothy W. Eck**, known or identified to me to be the person whose name is subscribed as Managing Member of EAMI, LLC, Manager of DBTV Agricultural Holdings, LLC, a Delaware limited liability company and to the within instrument, and acknowledged to me that he executed the same as such.

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\_\_\_\_\_  
(Notary Public for State of Idaho  
My commission expires on 7/16/16





**RESOLUTION NO. R67-2015**

**CITY OF KUNA, IDAHO  
ANIMAL CONTROL SERVICES CONTRACT**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE INCORPORATED CITY OF KUNA, IDAHO LIMITS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute a contract with the Idaho Humane Society to provide animal control services within the incorporated City of Kuna, Idaho limits for the fiscal year beginning October 1, 2015 and ending September 30, 2016.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October, 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October, 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**SERVICE AGREEMENT FOR ANIMAL CONTROL  
SERVICES BETWEEN CITY OF KUNA AND  
THE IDAHO HUMANE SOCIETY**

This agreement is made and entered into this 1st day of October, 2015, by and between the City of Kuna, hereinafter referred to as "City," and the Idaho Humane Society, Inc., hereinafter referred to as "Humane Society."

WHEREAS, the City desires to provide animal control services in the community to protect the community's health and welfare and to assure that the animals are maintained consistent with the provisions of the City Code; and,

WHEREAS, the City recognizes the Humane Society as having the necessary qualifications and capabilities to provide a full range of animal control services to the community for many years.

WITNESSETH:

In consideration of the terms and conditions contained herein, the parties agree as follows:

1. Period of Agreement. This agreement shall cover a one-year period beginning the 1st day of October 2015, and ending the 30th day of September 2016.
2. Animal Control Enforcement. The Humane Society shall be the City's Animal Control Contractor and shall be responsible for the enforcement of all animal regulatory ordinances of the City Code, except as otherwise agreed in writing by the parties to this agreement. In carrying out this responsibility, the Humane Society shall:
  - a. Provide timely animal control services within the City limits including investigating complaints, responding to calls for service, patrol (as time is available), issuing citations to suspected violators and following through in court when subpoenaed, apprehending and impounding stray animals and other animals as required in the City Code, picking up dead or injured animals within the road right-of-way in the City limits and other services as appropriate.
  - b. Holding, preparing records regarding, and providing disposition of impounded animals, consistent with City Code requirements and Humane Society goals.
  - c. Providing other services designed to support the goal of responsible animal ownership in Kuna including, but not limited to public information, acting as the City's expert consultant regarding legislation and other matters regarding animal control in the community.
  - d. The Humane Society shall be the agent of the City in enforcing Title 10, Chapter 3 of the City Code and pertinent provisions of the Idaho Code relating to animal cruelty and animal control. The Humane Society shall be responsible for selecting and training qualified officers and employees to carry out these services. The Humane

Society will coordinate their animal control services with City officials, especially regarding licensing and citations as appropriate.

- e. Provide the City with a monthly update related to calls for service, citations issued and animals impounded.
3. Compensation and Payment. The City agrees to pay the Humane Society for animal control services provided within City limits during the period of this contract. Compensation to the Idaho Humane Society for Animal Control Services for FY 15/16 (October 1, 2015 through September 30, 2016), shall be \$59,675, payable in twelve equal installments, beginning in October, 2015.

The Humane Society agrees to collect licensing fees and other payments as required in the Municipal Code and to effect disposition of all fees so collected as required in the Kuna City Code back to the City. The Humane Society agrees to provide a monthly accounting of all fees received and dispersed to the City.

4. Compliance with Laws. The Humane Society shall undertake a continuing program of monitoring to ensure compliance with all applicable Federal, State, and City laws, regulations, ordinances, as well as directives of the designated City liaison to ensure safe and efficient operations and to safeguard funds made available to the Humane Society by the City.
5. Indemnification. The Humane Society shall indemnify and save and hold harmless City from and for any losses, claims, actions, judgment for damages, or injury to persons or property and losses and expenses caused or incurred by the Humane Society, its servants, agents, employees, guests, and business invitees, in the performance of this Agreement, and not caused by or arising out of the tortuous conduct of City or its employees. In addition, Humane Society shall maintain, and specifically agrees that it will maintain throughout the term of this Agreement, liability insurance in which City shall be a named insured in the minimum amount as specified in the Idaho Tort Claims Act set forth in Title 6, Chapter 9 of the Idaho Code. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless City; and if City becomes liable for an amount in excess of the insurance limits, herein provided, the Humane Society covenants and agrees to indemnify and save and hold harmless City from and for all such losses, claims, actions, or judgments for damages or liability to persons or property. The Humane Society shall provide City with a Certificate of Insurance or other proof of insurance evidencing the Humane Society's compliance with the requirements of this paragraph and file such proof of insurance with the City Clerk. The Humane Society shall provide proof of insurance for workers compensation in the statutory limits as requested by the State of Idaho. In the event the insurance minimums of the Idaho Tort Claims Act are changed, the Humane Society shall immediately submit proof of compliance with the changed limits.
6. Humane Society to be Independent Contractor. The parties hereto agree and understand that neither the Humane Society, nor any person performing the requirements of this contract on behalf of the Humane Society, are employees of City. It is further

understood that the relationship between the City and the Humane Society is that of principal-independent contractor, respectively, and nothing herein shall be construed to be inconsistent with the relationship.

7. Accounting and Documentation. The Humane Society will account for Animal Control Services separately from other functions or political subdivisions and will assure all documents (invoices, vouchers, payrolls, etc.) identify Animal Control costs. Humane Society will make all accounting information and supporting documents available to the City representative upon request.
8. Changes in Conditions. The Humane Society will inform the City in a timely manner of any changes in conditions that may significantly affect City Animal Control Services provided by Humane Society or associated costs.
9. Use and Maintenance of Animal Control Vehicles. The Humane Society will provide the animal control vehicles and collision insurance thereon, for use by the Humane Society in performing official duties under this Agreement.
10. Technical Assistance. The City will provide the Humane Society, upon request, with technical assistance if available to help in assuring the administrative system is adequate and responsive and that services are appropriate and consistent with City funded services in this contract.
11. Public Education. The Humane Society will foster sound, humane practices by owners in support of the purposes of this contract through good public relations techniques consistent with the provisions of this contract.
12. Annual Recommendations. The Humane Society will provide the City with recommendations for needed changes in City Animal Control Policy, including fees, licenses, and regulator ordinances.
13. Assignments. The Humane Society shall not assign, transfer or sublet any of its obligations or any monies due to or provided for under this Agreement without first obtaining written consent of the City.
14. Contract Amendment. This contract may be amended at any time by mutual agreement of the parties. Before any amendment is valid, it must first be reduced to writing and signed by both parties.
15. Severability. Should any term, provision, or paragraph of the contract be held in a court of law to be invalid, it is recognized by the parties herein that said terms, provisions or paragraph so held invalid may be stricken and the remainder continues in effect.
16. Default. If City is compelled to incur any expenses including reasonable attorney's fees in instituting and prosecuting any action or proceeding by reason of any default of Humane Society here under, the sum or sums so paid by City with all interest, costs and damages shall be deemed to be additional sums hereunder and shall be due from Humane Society to City on the first day of the month following the incurring of such respective expenses. This provision shall be deemed to be a separate contract between the City and

the Humane Society and shall survive any default, termination, or forfeiture of this contract.

- 17. Representatives of the Humane Society and the City. The Chief Executive Officer and Chief Financial Officer of the Humane Society are the representatives of the Humane Society for all provisions related to this contract. All contracts related to the provision of this contract shall be made through or coordinated with the Chief Executive Officer or Chief Financial Officer. The Mayor shall designate the City’s staff representative for administering the provisions of this Agreement. Other authorized individuals may represent the City upon submittal of written designation by the Mayor to the Humane Society.

DATED this 6th day of October, 2015

APPROVED:

CITY OF KUNA  
ADA COUNTY, IDAHO

IDAHO HUMANE SOCIETY, INC.  
ADA COUNTY, IDAHO

\_\_\_\_\_  
W. GREG NELSON  
MAYOR

\_\_\_\_\_  
JEFF ROSENTHAL, DVM  
CHIEF EXECUTIVE OFFICER

ATTEST:

\_\_\_\_\_  
CHRIS ENGELS, CITY CLERK

(seal)





**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

GORDON N. LAW  
CITY ENGINEER

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

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## MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law  
Kuna City Engineer

RE: Sewer Easements  
Water's Edge Farm, LLC  
Birds of Prey Sewer Project

DATE: September 26, 2015

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**REQUEST: Approve Resolution Accepting Sewer Line Easements**

Attached hereto are three proposed sewer easements located in the future Water's Edge/Ardell Estates project and needed for the Birds of Prey Sewer Main project. They consist of a temporary easement for construction, a temporary easement for road access and a sun-setting easement for utility purposes. Also attached is a resolution, which if approved by Council, would accept the easements and direct their recording.

Please note there are conditions for the City's use of the utility easement which the Council should review. The City Engineer recommends approval of the attached resolution which acts to accept the easements with the included conditions.

Attachments

**RESOLUTION NO. R68-2015**

**RESOLUTION APPROVING ACCEPTANCE OF THREE EASEMENTS ON WATER'S EDGE FARM, LLC PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SEWER MAIN FOR THE BIRDS OF PREY SEWER PROJECT.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, to accept those certain Sewer Easements titled:

1. Utility Easement,
2. Temporary Access Road Easement, and
3. Temporary Construction Easement,

dated September 25, 2015, provided by Water's Edge Farm, LLC, and directing that said Easements are recorded in the records of Ada County, State of Idaho, which easements are for the purpose of constructing a sewer main on the Grantee's property, and which Easements are attached hereto, and made a part hereof, as if set forth in full.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6th day of October, 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6th day of October, 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**UTILITY EASEMENT**

THIS INDENTURE, Made this 25<sup>th</sup> day of Sept., 2015, between **WATERS EDGE FARM, LLC** pka **DBTV WATERS EDGE FARM, LLC**, party of the first part; and **CITY OF KUNA**, a municipal corporation, situated in the County of Ada, State of Idaho, party of the second part; WITNESSETH:

That the party of the first part, for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining sewer mains and pressure irrigation mains, with the necessary appurtenances thereto, full and free right to enter upon the real property of the party of the first part, said real property being described as follows:

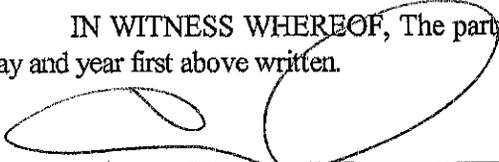
**See Exhibits A and B**

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF KUNA, or their assigns, shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utility.
3. In exercising the rights granted herein, the CITY OF KUNA, or their assigns, will not unreasonably interfere with the normal use of the adjacent premises for agricultural purposes and will, at its sole cost and expense and with due diligence, maintain the premises in a clean and orderly condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.
4. This Utility Easement shall be vacated upon the recordation of a final plat over the subject premises providing public right-of-way to, over and in place of the premises of this easement.

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

IN WITNESS WHEREOF, The party of the first part has hereunto set his hand and seal the day and year first above written.




---

**WATERS EDGE FARM, LLC**

Print Name/Title COREY BARTON  
Corey D. Barton, Manager

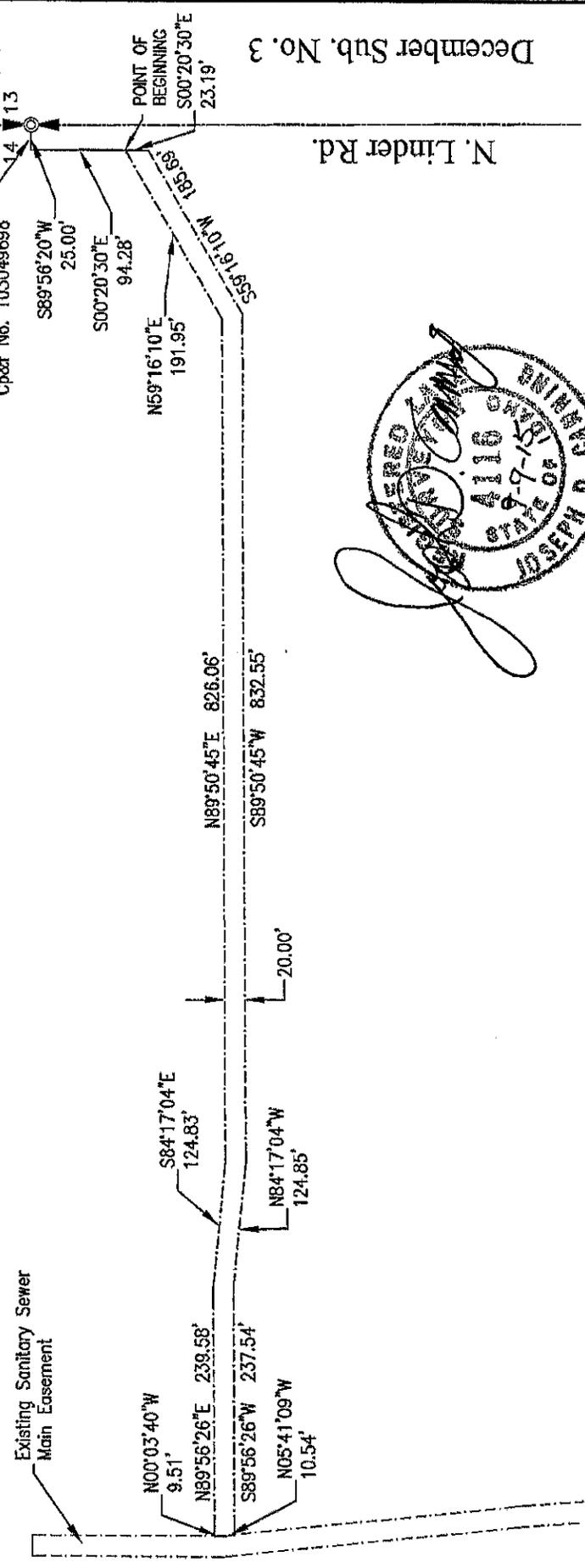


# Deerhorn Sanitary Sewer Main Easement Map



NORTH  
SCALE: 1"=150'

Arbor Ridge Sub.



Found Aluminum Cap  
Northeast Corner  
CP&F No. 102129849 14 13

Found 5/8 rebar  
East Quarter Corner  
CP&F No. 103049698

S89°56'20"W  
25.00'

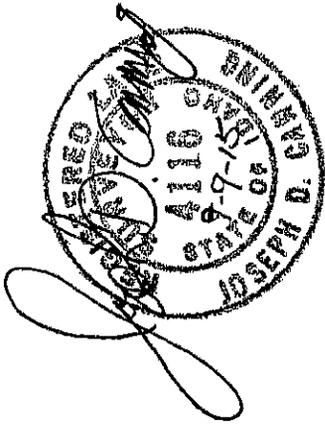
S00°20'30"E  
94.28'

N59°16'10"E  
191.95'

S89°18'10"W  
185.89'

December Sub. No. 3

N. Linder Rd.



Owner:  
DBIV Waters Edge Farm LLC  
6152 W. Half Moon Lane  
Engle, Idaho 83616

**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5905 W. Franklin Rd. Boise, Id. 83705  
(208) 949-3381



## Exhibit "A"

A parcel of land situate in the northeast quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Date: August 14, 2015  
By: J.L. Hall



**B & A Engineers, Inc.**  
Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone. 208-343-3381 Facsimile 208-342-5792

**Birds of Prey Sewer Main  
Easement  
Through DBTV Waters Edge Farm LLC Lands  
Exhibit "B"**

9 September 2015

A portion of the northeast quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 25.00 feet along the north boundary of the southeast quarter of said Section 14 to the westerly right of way of N. Linder Rd.; thence S00°20'30"E, 94.28 feet along the westerly right-of-way of N. Linder Rd. to the **Point of Beginning**;

Thence continuing S00°20'30"E, 23.19 feet along the westerly right-of-way of N. Linder Rd.;

Thence S59°16'10"W, 185.69 feet;

Thence S89°50'45"W, 832.55 feet;

Thence N84°17'04"W, 124.85 feet;

Thence S89°56'26"W, 237.54 feet;

Thence N05°41'09"W, 1054 feet;

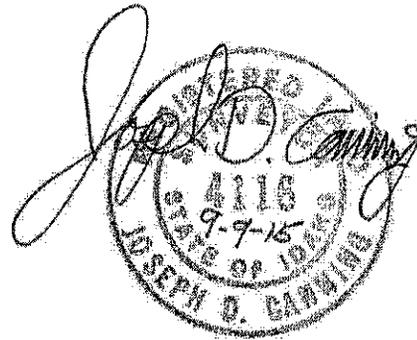
Thence N00°03'40"W, 9.51 feet;

Thence N89°56'26"E, 239.58 feet;

Thence S84°17'04"E, 124.83 feet;

Thence N89°50'45"E, 826.06 feet;

Thence N59°16'10"E, 191.95 feet to the **Point of Beginning**.



**THIS TEMPORARY ACCESS ROAD EASEMENT** granted this 25<sup>th</sup> day of Sept., 2015, by and between **WATERS EDGE FARM, LLC** pka DBTV **WATERS EDGE FARM, LLC** (the "Grantor"), whose mailing address is 6152 West Half Moon Lane, Eagle, Idaho 83616 and the **CITY OF KUNA**, an Idaho municipal corporation (the "Grantee"), whose mailing address is 763 West Avalon, Kuna, Idaho 83634:

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

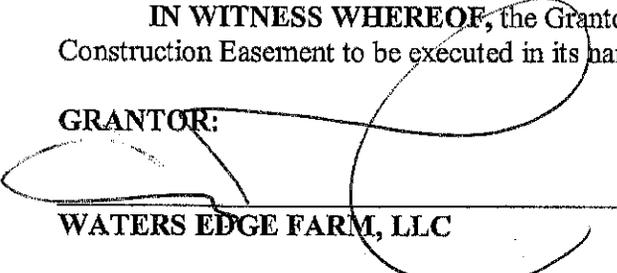
That Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns, a Temporary Construction Easement, more particularly described in Exhibit "A" and Exhibit "B" ( the "Temporary Easement Premises"), attached hereto and incorporated herein by reference.

The Temporary Easement Premises shall be used by the Grantee for the purpose of an access road to maintain public utility improvements. This Temporary Access Road Easement shall expire upon construction of a public road within public right-of-way capable of providing similar or better access to the public utility improvements.

The undersigned hereby covenants and warrants that Grantor owns the said land described herein and the undersigned, as or on behalf of Grantor, has the right to grant this temporary easement.

**IN WITNESS WHEREOF**, the Grantor has duly authorized and caused this Temporary Construction Easement to be executed in its name as of the day and year first herein written.

**GRANTOR:**

  
\_\_\_\_\_  
**WATERS EDGE FARM, LLC**

Print Name/Title COREY BARTON  
Corey D. Barton, Manager

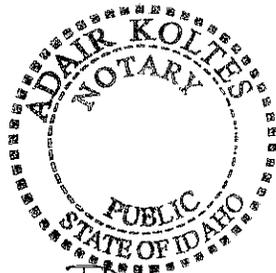
STATE OF IDAHO )

) ss.

County of Ada )

On this 25<sup>th</sup> day of Sept., 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Adair L

Notary Public

Residing at Nampa, ID My Commission Expires 6-05-16

# Deerhorn Temporary Access Road Easement Map



Arbor Ridge Sub.

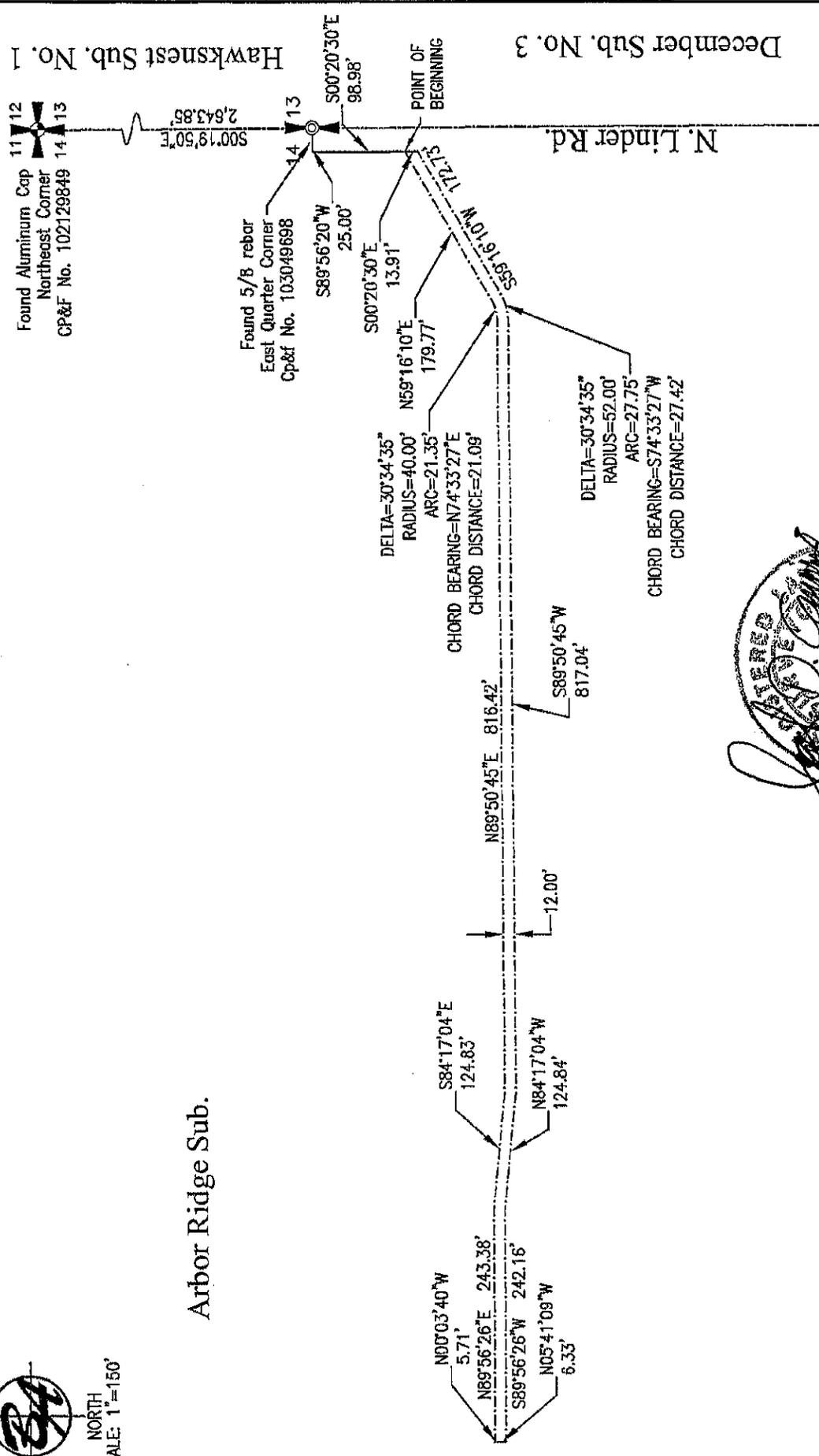
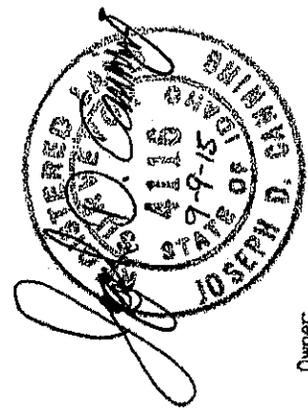


Exhibit "A"

A parcel of land situate in the northeast quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Date: August 14, 2015  
By: J.L. Hall



Owner:  
DBTV Waters Edge Farm LLC  
6152 W. Half Moon Lane  
Eagle, Idaho 83616

**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 943-3981





**B & A Engineers, Inc.**  
Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone: 208-343-3381 Facsimile 208-342-5792

**Birds of Prey Sewer Main  
Temporary Access Road Easement  
Through DBTV Waters Edge Farm LLC Lands  
Exhibit "B"**

9 September 2015

A portion of the northeast quarter of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 25.00 feet along the north boundary of the southeast quarter of said Section 14 to the westerly right-of-way of N. Linder Rd.; thence S00°20'30"E, 98.98 feet along the right-of-way of N. Linder Rd. to the **Point of Beginning**;

Thence continuing S00°20'30"E, 13.91 feet along the westerly right-of-way of N. Linder Rd.;

Thence S59°16'10"W, 172.73 feet;

Thence 27.75 feet along a tangent curve deflecting to the right, having a radius of 52.00 feet, a central angle of 30°34'35", a long chord bearing of S74°33'27"W, and a long chord distance of 27.42 feet;

Thence S89°50'45"W, 817.04 feet;

Thence N84°17'04"W, 124.84 feet;

Thence S89°56'26"W, 242.16 feet;

Thence N05°41'09"W, 6.33 feet;

Thence N00°03'40"W, 5.71 feet;

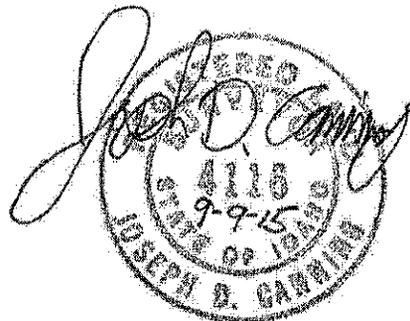
Thence N89°56'26"E, 243.38 feet;

Thence S84°17'04"E, 124.83 feet;

Thence N89°50'45"E, 816.42 feet;

Thence 21.35 feet along a tangent curve deflecting to the left, having a radius of 40.00 feet, a central angle of 30°34'35", a long chord bearing of N74°33'27"E, and a long chord distance of 21.09 feet;

Thence N59°16'10"E, 179.77 feet to the **Point of Beginning**.



# Deerhorn Sanitary Sewer Easement Overlay Sketch



NORTH  
SCALE: 1" = 150'

Arbor Ridge Sub.

Found Aluminum Cap  
Northeast Corner  
CP&F No. 102129849

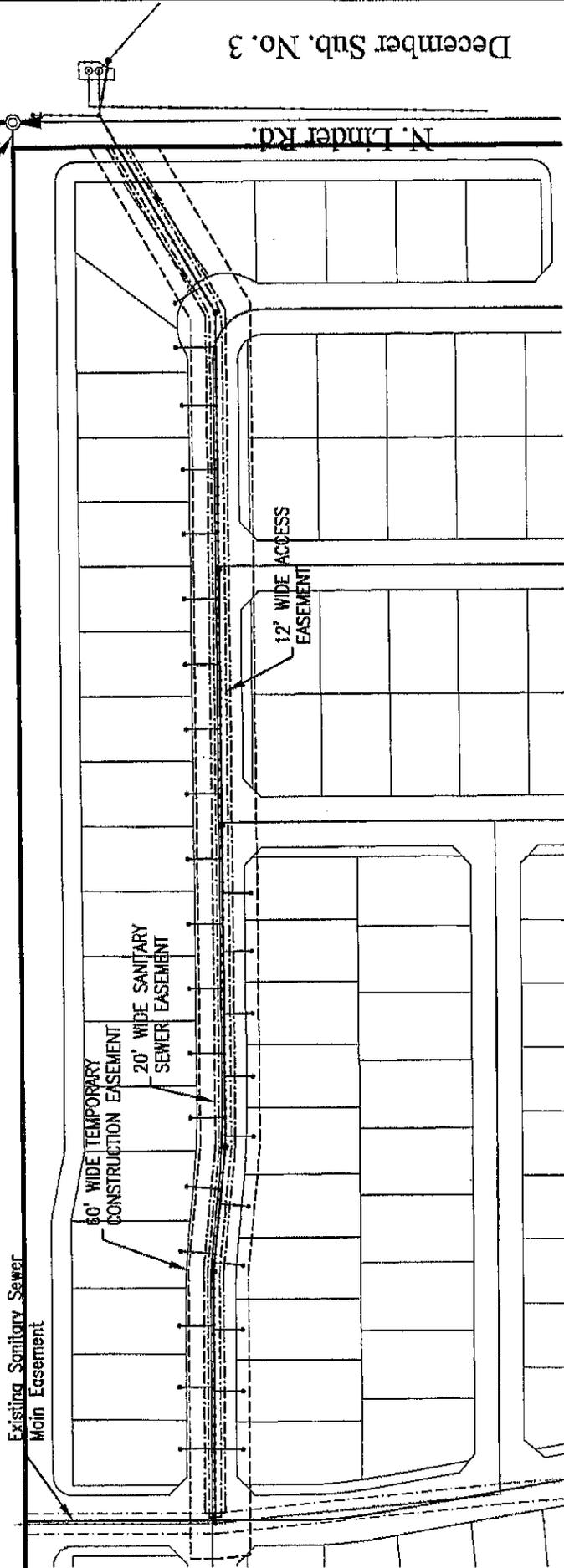
11 42  
14 13

S00°19'50"E  
2,643.85'

Hawksnest Sub. No. 1

Found 5/8 rebar  
East Quarter Corner  
Cp&f No. 103049698

4.4 13



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, ID 83705  
(208) 343-3381



THIS TEMPORARY CONSTRUCTION EASEMENT granted this 25<sup>th</sup> day of Sept., 2015, by and between **WATERS EDGE FARM, LLC pka DBTV WATERS EDGE FARM, LLC** (the "Grantor"), whose mailing address is 6152 West Half Moon Lane, Eagle, Idaho 83616 and the **CITY OF KUNA** (the "Grantee"), an Idaho municipal corporation (the "Grantee"), whose mailing address is 763 West Avalon, Kuna, Idaho 83634:

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

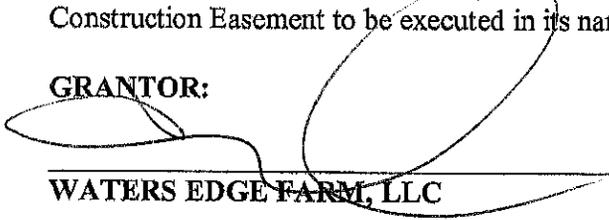
That Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns, a Temporary Construction Easement, more particularly described in Exhibit "A" and Exhibit "B" ( the "Temporary Easement Premises"), attached hereto and incorporated herein by reference.

The Temporary Easement Premises shall be used by the Grantee for the purpose of construction of public utility improvements. This Temporary Construction Easement shall expire one year from the date of execution or upon completion of the public utility construction, whichever occurs first.

The undersigned hereby covenants and warrants that Grantor owns the said land described herein and the undersigned, as or on behalf of Grantor, has the right to grant this temporary easement.

**IN WITNESS WHEREOF**, the Grantor has duly authorized and caused this Temporary Construction Easement to be executed in its name as of the day and year first herein written.

**GRANTOR:**

  
A large, handwritten signature in black ink, appearing to read 'Corey D. Barton', is written over a horizontal line. The signature is somewhat stylized and loops around the line.

**WATERS EDGE FARM, LLC**

Print Name/Title Corey Barton  
Corey D. Barton, Manager

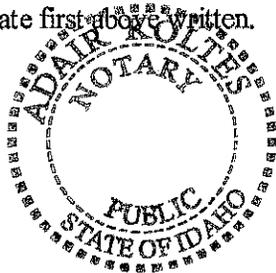
STATE OF IDAHO )

) ss.

County of Ada )

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Adair K  
Notary Public

Residing at Nampa, ID My Commission Expires 6-05-16

# Deerhorn Sanitary Sewer Temporary Construction Easement Map



NORTH  
SCALE: 1" = 150'

Found Aluminum Cap  
Northeast Corner  
CP&F No. 102129849 14.13

Hawksnest Sub. No. 1

Arbor Ridge Sub.

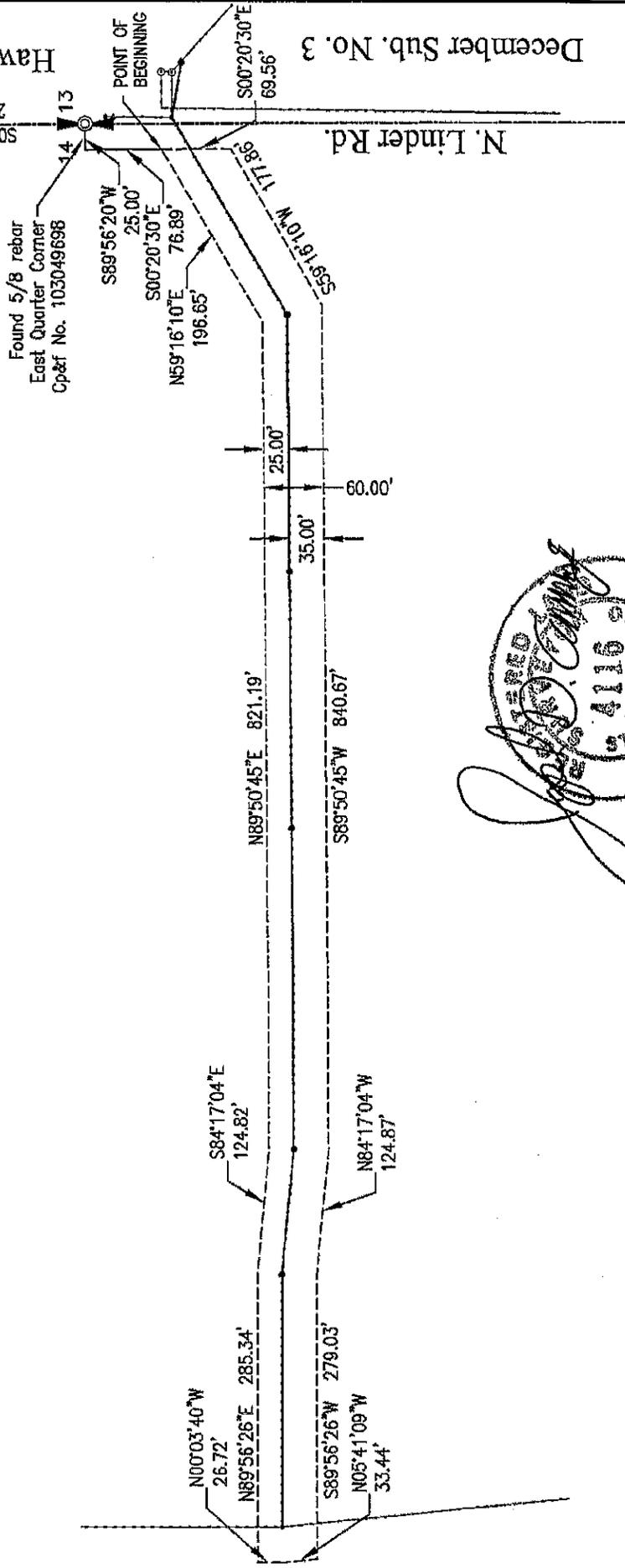
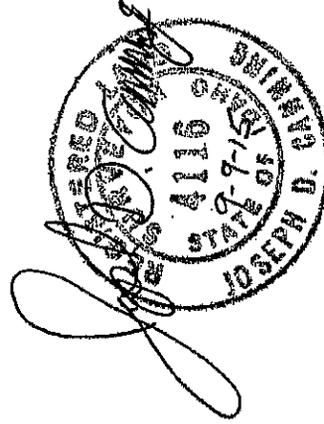


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Date: August 14, 2015  
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6152 W. Half Moon Lane  
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5385 W. Franklin Rd. Boise, Id. 83705  
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**B & A Engineers, Inc.**  
Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone. 208-343-3381 Facsimile 208-342-5792

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Temporary Construction Easement  
Through DBTV Waters Edge Farm LLC Lands  
Exhibit "B"**

9 September 2015

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Thence continuing S00°20'30"E, 69.56 feet along the westerly right-of-way of N. Linder Rd.;

Thence S59°16'10"W, 177.86 feet;

Thence S89°50'45"W, 840.67 feet;

Thence N84°17'04"W, 124.87 feet;

Thence S89°56'26"W, 279.03 feet;

Thence N05°41'09"W, 33.44 feet;

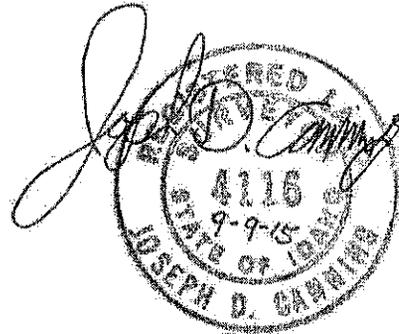
Thence N00°03'40"W, 26.72 feet;

Thence N89°56'26"E, 285.34 feet;

Thence S84°17'04"E, 124.82 feet;

Thence N89°50'45"E, 821.19 feet;

Thence N59°16'10"E, 196.65 feet to the **Point of Beginning**.





**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

GORDON N. LAW  
CITY ENGINEER

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

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## MEMORANDUM

**TO:** Mayor Nelson and Members of City Council

**FROM:** Gordon N. Law  
Kuna City Engineer

**RE:** Kuna Public Works Projects  
Ten Mile/Hubbard/Goiri PI Project - 2016  
Project Design - Consultant

**DATE:** October 1, 2015

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**REQUEST: Approve Resolution for Keller Agreement**

The City of Kuna is continuing the process of adding pressure irrigation trunk lines to link pump stations and reservoirs together to balance supply and demand throughout the system and to reduce the demand on the potable water system. Last year's project performed remarkably well in reducing wastage, stabilizing pressures and reducing demand on the potable system. This year's project focuses on relieving demand on the Chapparosa pump station and connecting Well 3 to the PI system.

The City of Kuna has created a registry of qualified consultants to perform design on modest sized water, sewer and pressurized irrigation projects. Of the three qualified firms from the registry, Keller Engineers was determined to be the best qualified for the above referenced project because they have greater familiarity with the soils and utility situation in vicinity of this particular project. The work includes preparing and submitting plans, specifications and contract documents in preparation for bidding and construction.

Keller has provided a Professional Services Agreement and an estimate of costs in the amount of \$31,400 for the Scope of Work. In selecting a consultant, the Idaho State Code does not allow selection on the basis of the cost of consultant services. Following selection I can disclose, however, the unit costs for design are as follows for the last four PI projects:

1. Boise/Linder Project-2014 (J-U-B) - \$12.58 per lineal foot.
2. School/Titan Project-2014 (Civil Survey) - \$10.81 per lineal foot.
3. Ten Mile/Ardell Project-2015 (Keller) - \$8.73 per lineal foot.
4. Ten Mile/Hubbard/Goiri-2016 (Keller) - \$7.48 per lineal foot

The City will continue to make consultant selection as required in state code, but will evaluate costs to make sure expenditures are appropriately controlled.

The City Engineer requests the attached Professional Services Agreement, Scope of Work and Estimate of Costs is approved and the services of Keller Associates are secured for the work. A resolution is attached, which if approved, the Mayor, Clerk and City Engineer are authorized to execute the requisite documents.

The FY2015-16 budget reserves \$338,175 for this project.

Attachments:

**RESOLUTION NO. R69-2015**

**RESOLUTION AWARDDING CONTRACT FOR THE 2016 PRESSURE IRRIGATION PIPELINE PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$31,400.00 FOR DESIGN OF THE PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE IRRIGATION AND WATER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDERS.**

**WHEREAS**, City of Kuna, Idaho has budgeted funds in the amount of \$338,175 in Fiscal Year 2015/2016 for the 2016 Pressure Irrigation Pipeline Project; and

**WHEREAS**, City of Kuna, Idaho has assembled a registry of qualified consultants for design of irrigation projects; and

**WHEREAS**, Keller Associates, Inc was determined to be the best qualified consultant to design the 2016 Pressure Irrigation Pipeline Project:

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Mayor, City Engineer and City Clerk of said city are hereby authorized to execute that certain agreement titled "Agreement for Professional Services", by and between said city and Keller Associates, Inc., which Agreement is for consulting services related to designing a pressure irrigation main and preparing contract documents for constructing the same, which agreement and associated scope of work is estimated to cost thirty-one thousand four hundred dollars (\$31,400) 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 6th day of October, 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6th day of October, 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

### AGREEMENT FOR PROFESSIONAL SERVICES

This is an Agreement effective as of \_\_\_\_\_ ("Effective Date") between the City of Kuna, Idaho ("Owner") and Keller Associates, Inc. ("Consultant").

Owner's Project, of which Consultant's services under this Agreement are a part, is generally identified as follows: 2016 Pressure Irrigation Pipelines ("Project").

The Owner and the Consultant agree to the following Project scope, schedule, and compensation:

**SCOPE:** Consultant's services under this Agreement are generally identified as follows: See Attachment A.

**SCHEDULE:** The Agreement shall commence on the above written date. Consultant shall complete Tasks 1-3 within 90 days of the notice to proceed/signed contract from the Owner.

**COMPENSATION:**

*Basic Services.* As compensation for services to be performed by Consultant, the Owner will pay Consultant on a time and materials basis with an estimated fee of \$ 31,400 ( Thirty One Thousand Four Hundred dollars) as described in Attachment A. Compensation will be according to the billing rates included as Attachment B. The total authorized budget amount shall not be exceeded without authorization from the Owner.

*Additional Services.* Compensation for performing Additional Services will be pursuant to a mutually agreed upon Addendum to this Agreement.

In Witness Whereof, the parties hereto have executed this Agreement as of the date first above written. Owner further acknowledges that it has reviewed and accepted the attached Standard Terms and Conditions.

**OWNER:** City of Kuna, Idaho  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 763 W. Avalon  
Kuna, Idaho 83634  
Date: \_\_\_\_\_

**CONSULTANT:** Keller Associates, Inc.  
Signature: Rod J. Linja  
Name: Rod J. Linja  
Title: President  
Address: 131 S.W. 5<sup>th</sup> Avenue, Suite A  
Meridian, ID 83642  
Date: 9/30/2015

**STANDARD TERMS AND CONDITIONS:**

1. **CONTRACT** – This document constitutes the full and complete Agreement between the parties and supersedes all prior negotiations, representations or agreements, whether written or oral. The Agreement may be amended only if both parties specifically agree in writing to such amendment of the Agreement.
2. **INVOICES AND PAYMENT** – Owner will make payment within 30 calendar days of the invoice date. Consultant shall keep accurate records of expenses. If Owner contests an invoice, Owner shall advise the Consultant within 15 days of receipt of invoice of the specific basis for doing so, may withhold only that portion so contested, and shall pay the undisputed portion.

**Interest.** If payment is not received by the Consultant within 30 calendar days of the invoice date, Owner shall pay interest at a rate of 1½% per month (or the maximum allowable by law, whichever is lower) of the past due amount. Payments will be credited first to interest and then to principal.

**Suspension.** If the Owner fails to make payments when due, the Consultant may suspend performance of services upon five (5) calendar days' notice to the Owner. Owner agrees to indemnify and hold Consultant harmless from any claim or liability resulting from such suspension.

3. **DOCUMENTS** – All documents prepared or furnished by Consultant are instruments of service, and Consultant retains ownership and property interest (including the copyright and the right of reuse) in such documents. Owner shall have a limited license to use the documents in and for the Project subject to full payment for all services relating to preparation of the documents. The Owner agrees to obtain prior written agreement for any reuse or modifications of the instruments of service, and understands that any unauthorized use of the instruments of service shall be at the Owner's sole risk and without liability to the Consultant.
4. **STANDARD OF CARE** – The standard of care for all professional engineering and related services performed or furnished by the Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement.
5. **CHANGES OR DELAYS** – The proposed scope of services, compensation, schedule, and allocation of risks reflect Consultant's understanding of the Project at the date of this Agreement. Costs and schedule commitments shall be subject to renegotiation for changed conditions, unreasonable delays caused by the Owner's failure, independent government agencies, acts of God, or causes beyond the reasonable control of Consultant. Where this occurs, changes in the Agreement shall be negotiated and an equitable adjustment shall be made.
6. **TERMINATION** – The Owner and Consultant may terminate this Agreement in whole or in part at any time by giving 30 days written notice thereof. The Owner shall promptly pay Consultant for all services rendered to the effective date of suspension of services, plus suspension charges, which shall include the cost of assembling documents, personnel and equipment, rescheduling or reassignment, and commitments made to others on the Owner's behalf.
7. **SUSPENSION OF SERVICES** – If the Owner suspends services of the Consultant for any reason for more than thirty days, the Consultant shall be reimbursed for expenses incurred due to suspension of services, including costs associated with rescheduling or reassigning personnel, and commitments made to others on Owner's behalf.
8. **INDEMNITY** – Owner and Consultant each agree to indemnify and hold the other (including their respective officers, directors, employees, agents, owners, shareholders, members, partners, sub-consultants, subcontractors, and representatives) harmless from and against liability for all claims, losses, damages and expenses, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Owner and Consultant, they shall be borne by each party in proportion to its negligence. Neither the Owner nor Consultant shall be liable for incidental, indirect or consequential damages.
9. **OPINIONS OF COST** – Consultant's opinions of probable cost represent Consultant's judgment as an experienced and qualified design professional. Since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Owner's and other contractor's methods of determining prices, or over competitive

bidding or market conditions, the Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable cost prepared by the Consultant.

10. **CONSTRUCTION PHASE SERVICES** – If Consultant performs any services during the construction phase of the Project, Consultant shall not supervise, direct, or have control over Contractor’s work. Consultant shall not have authority over or responsibility for the construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work of the Contractor. Consultant does not guarantee the performance of the construction contract by the Contractor and does not assume responsibility for the Contractor’s failure to furnish and perform its work in accordance with the Contract Documents.

11. **MISCELLANEOUS**

**Right of Entry:** Unless otherwise noted in the scope of work, the Owner shall provide for Consultant’s right to enter the property owned by the Owner and others in order to fulfill the services to be performed hereunder.

**Dispute Resolution:** Owner or its Contractor agree to notify Consultant of any claims against the Consultant within 10 days of discovery of any allegations, errors or omissions. Should a dispute arise, Owner and Consultant agree to negotiate disputes between them in good faith for a period of 30 calendar days from the date the dispute is raised in writing by either the Owner or Consultant. If the parties fail to resolve the dispute through negotiation, then the dispute shall be decided through non-binding mediation or other mutually agreed alternative dispute resolution technique. Fees and expenses for mediation shall be split equally between the parties. The Owner and Consultant agree non-binding mediation or other mutually acceptable dispute resolution technique shall precede litigation. This Agreement shall be governed by the laws of the State where the Project is located.

**Hazardous Environmental Conditions:** The scope of Consultant’s services does not include any responsibility for detection, remediation, accidental release, or services relating to waste, oil, asbestos, lead or other hazardous materials, as defined by Federal, State, and local laws or regulations. Consultant is not required to become an arranger, operator, generator, or transporter of hazardous substances, and shall have no responsibility for the discovery, handling, removal, disposal or exposure of persons to hazardous substances of any form.

**Consultant Reliance:** Consultant shall be entitled to rely, without liability, on the accuracy and completeness of any and all information provided by Owner, Owner’s consultants and contractors, and information from public records, without the need for independent verification.

**Certifications:** Consultant shall not be required to sign any documents that result in Consultant having to certify, warrant, or guarantee the existence of conditions whose existence Consultant cannot ascertain within its services for the Project.

**Third Parties:** Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Consultant. Consultant’s services hereunder are being performed solely for the benefit of the Owner, and no other entity shall have any claim against Consultant because of this Agreement or Consultant’s performance of services hereunder.

**Severability & Waiver:** In the event any of these Contract Provisions are found to be illegal or otherwise unenforceable, the unenforceable Contract Provisions will be stricken, and those remaining Contract Provisions shall continue in full force and effect. The failure of either party of this Agreement to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, shall not be construed as a waiver of such term, covenant or right.

**Joint Drafting:** The Parties expressly agree that this Agreement was jointly drafted, and that they both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Therefore, this Agreement shall be construed neither against nor in favor of either Party, but shall be construed in a neutral manner.

**ATTACHMENT A**  
for  
**Predesign, Design and Construction Administration**  
**for 2016 Pressure Irrigation Pipelines**  
between  
**KELLER ASSOCIATES, INC.**  
and  
**CITY OF KUNA**  
  
**KA #214112-001**  
**Scope and Budget**

**ARTICLE I, SCOPE OF WORK**

**Project Description**

The City of Kuna (Owner) desires to construct sections of pressure irrigation (PI) pipelines within the City's system to provide pipeline looping, improve circulation, and provide redundancy in pipeline transmission. The scope of this project includes two pipeline segments, described below:

- **Segment 1 – Gori St:** This segment includes approximately 1,100 feet of C-900 12-inch pipeline from the Boise Street/Gori Street intersection north along Gori Street to approximately the Butler Well House. This segment will include a backflow assembly (design is part of Well 3 Project), stubs for future extensions, and services stubs to the edge of the right-of-way on both sides of the street along Gori Street. This section of pipeline is anticipated to require ACHD approval. No easements or private land owner agreements are anticipated.
- **Segment 2 – Ten Mile -- Hubbard:** This segment consists of approximately 3,100 feet of C-900 10/12-inch pipeline that begins just south of West Heartland Drive, north along Ten Mile Road to Hubbard Road and east along Hubbard Road to South Cherry Apple Avenue. This segment will include a cross at Hubbard/Ten Mile intersection and crossing of the State Lateral. This section of pipeline is anticipated to require ACHD and Boise Board of Control approvals. No easements or private land owner agreements are anticipated.

The following engineering services will be provided by Keller Associates, Inc. (Consultant):

## **Task 1: Field Exploration and Surveying Services**

- 1.1. Field Exploration Services: The Consultant will review Owner's records to assess record data as to the location and size of existing PI lines. If potholing or other geotechnical related services are required, these service will be provided by the Owner.
- 1.2. Surveying Services: Consultant will complete topographic surveys along the proposed pipeline alignments for the identified project segments.

Consultant will research record documents in Ada County to establish existing right-of-way widths and utility easements and for use in the Monument Preservation of existing monuments (pursuant to Idaho Code 55-1613 and 54-1234) to be referenced on the Construction Plans. Consultant will utilize the Ada County G.I.S. mapping to approximately place property lines and adjoining public rights-of-ways. Vertical control will be based on 1988 NADV datum elevation.

Consultant will request a design locate from Dig-Line for the purpose of requesting field locates and maps of subject utilities such as gas, power, telephone, storm drainage, cable T.V., street lighting, traffic signals, irrigation, and other utilities that respond to the request for utility locate. Utilities depicted on the plans as a result of this task will not be verified and must be field verified, located, and protected by the Contractor during construction.

## **Task 2: Design Services**

- 2.1. Prepare construction drawings and specifications in accordance with State and local standards for the proposed pressure irrigation line project. Construction standards will conform to the 2015 Edition of the Idaho Standards for Public Works Construction (ISPWC) and the City of Kuna supplemental standards. Final design drawings to include plan and profile views. It is assumed that erosion and sediment control plans and traffic control plans will be prepared by the contractor and that general requirements for these will be outlined in the specifications.
- 2.2. Specifications will be provided as part of the contract documents including: standard construction forms, bid proposal, construction contract, general conditions to the contract, supplemental conditions, and technical specifications. The 2013 version of EJCDC will form the basis for contract documents.

- 2.3. Provide 50% and 90% plan review sets to the Owner. Review these plans in a 1-2 hour work session with Owner staff.
- 2.4. Deliver to the Owner three (3) sets of final construction drawings (11"x17" format) and PDF on CD.

### **Task 3: Permitting**

- 3.1. Coordinate with the Ada County Highway District (ACHD) to identify requirements for work inside their right-of-way. Submit final design drawings to ACHD. City will secure a license agreement with ACHD.
- 3.2. Coordinate with the Boise Board of Control and submit application for a license agreement for one canal crossing and installation of PI line across the State Lateral.
- 3.3. For budgeting purposes, no additional easements or permits are anticipated, including environmental permits.

### **Task 4: Bidding and Construction Phase Services**

- 4.1. Given the uncertainty of the services requested by the Owner for this task, a budget has not been assigned to this task. It will be provided on a time and materials basis as directed by the Owner.
- 4.2. Review contractors' submittals to check that proposed materials generally conform to the specifications.
- 4.3. Perform construction staking once at approximately 200 feet to 300 feet along centerline and at horizontal deflection points for each segment to establish horizontal control for construction. The entire pipeline will be staked at the same time. Contractor will be responsible for maintaining staking during construction. Re-staking and/or multiple mobilizations by surveyor is not included in the budget estimate.
- 4.4. Respond to questions during bidding and construction.
- 4.5. Upon completion of the work, the Consultant shall compile for and deliver to the Owner a reproducible set of record documents based upon the marked-up record drawings, addenda, change orders and other data furnished by the Owner and Contractor. These record documents will show significant changes (if any) made during construction. Because these record documents are based on unverified information provided by other parties, which the

Consultant shall assume will be reliable, the Consultant cannot and does not warrant their accuracy. Record drawing package shall include a PDF on CD and two sets of full-size drawings on paper.

**Summary of Owner Provided Services**

The following services/items will be provided by the Owner and is not included in the Consultant's scope and compensation outlined above.

- Input on pipeline alignment, 50% and 90% plans and specifications.
- Provide utility locates.
- Asphalt core samples if required by ACHD.
- Potholing and geotechnical exploration (if needed).
- Provide access to records and mapping.
- Pay for any permit, legal, and advertising fees.
- Provide other relevant information to assist in design.
- Complete bidding services.
- Complete construction administration and inspection.

**ARTICLE II, SCHEDULE**

Consultant will complete Tasks 1-3 within 90 days of the Notice to Proceed.

**ARTICLE III, ENGINEERING COMPENSATION**

The Consultant will be paid on a time and materials basis pursuant to the Consultant's current Title Code Billing Rates (a copy of the 2015 billing rates is included as Attachment B). While individual task amounts may be exceeded, the total contract amount will not be exceeded without Owner approval. The following table summarizes the anticipated project expenses by task.

<b>Task</b>	<b>Description</b>	<b>Budget</b>
1	Field Exploration and Surveying Services	\$8,500
2	Design Services	\$20,000
3	Permitting	\$2,900
4	Bidding and Construction Phase Services	TBD
<b>TOTAL</b>		<b>\$31,400</b>

**ATTACHMENT B**

Title Code Billing Rates

**KELLER ASSOCIATES, Inc.  
2015 TITLE CODE BILLING RATES**

Personnel Classification	2015 Hourly Rate
Project Manager - I (PE)	\$100.00 - \$135.00
Project Engineer - I (PE/EI)	\$75.00 - \$100.00
Project Manager - II (PE)	\$150.00 - \$170.00
Project Engineer - II (PE)	\$125.00 - \$160.00
CAD - I	\$65.00 - \$90.00
CAD - II	\$95.00 - \$110.00
Engineering Student (Summer)	\$55.00
Principal (PE)	\$200.00
Chief Engineer/Structural Engineer (PE, SE, PLS)	\$200.00
Structural Engineer - I (PE, SE)	\$135.00
Professional Surveyor (PLS)	\$110.00 - \$130.00
Surveyor	\$80.00
Field Representative	\$60.00 - \$90.00
Clerical & Administration	\$50.00 - \$75.00

**Other Billing Terms**

Mileage: Billed at current Federal Rate (\$0.575 per mile)  
 Per Diem: \$50.00 per day  
 Reimbursable Expenses at Cost x 1.05  
 The Title Code Billing Rates are effective January 1, 2015 and will be  
 adjusted each January of subsequent years.  
 New employees may be added throughout the year.

CONFIDENTIAL

**RESOLUTION NO. R71-2015  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE TRANSFER OF THE TREATMENT CONNECTION CERTIFICATES FOR THE THIRTY-THREE (33) OSPREY RIDGE WASTEWATER TREATMENT CERTIFICATES FROM VIPER INVESTMENTS, LLC TO THE INDIVIDUAL LOTS IN DANSKIN RIDGE SUBDIVISION; AND AUTHORIZING THE MAYOR, THE CITY ATTORNEY AND THE CITY ENGINEER TO EXECUTE THE AGREEMENT.**

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

Section 1. The transfer of the treatment connections for the thirty-three (33) Osprey Ridge wastewater treatment certificates from Viper Investments, LLC to the individual lots in the Danskin Ridge Subdivision, as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor, the City Attorney and the City Engineer of the City of Kuna, Idaho are hereby authorized to execute the Agreement and the City Clerk is hereby authorized to attest to said executions as so authorize and approved for on behalf of the City of Kuna, Idaho.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October, 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.cityofkuna.com](http://www.cityofkuna.com)

**GORDON N. LAW**  
**CITY ENGINEER**

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

February 6, 2015

Bill Hauer, President  
 Danskin Ridge HOA  
 c/o Riverside Mgmt  
 8919 W. Arden St.  
 Boise, Idaho 83709

Re: Transfer of Wastewater Treatment Connections  
 Danskin Ridge HOA

Dear Mr. Hauer;

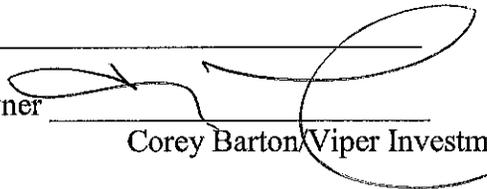
Upon valid signatures below, the following TREATMENT CONNECTION CERTIFICATES are transferred from the ownership of VIPER INVESTMENTS, LLC to the following properties in Danskin Ridge Subdivision No. 2, Danskin Ridge Subdivision No. 3 and Danskin Ridge Subdivision No. 5 to wit:

Index	ID No.	Receiving Property
1	Osprey EDU 97	Lot 23, Block 1, Danskin Ridge SubdivisionNo. 2
2	Osprey EDU 98	Lot 24, Block 1, Danskin Ridge SubdivisionNo. 2
3	Osprey EDU 99	Lot 25, Block 1, Danskin Ridge SubdivisionNo. 2
4	Osprey EDU 100	Lot 27, Block 1, Danskin Ridge SubdivisionNo. 2
5	Osprey EDU 101	Lot 28, Block 1, Danskin Ridge SubdivisionNo. 2
6	Osprey EDU 102	Lot 29, Block 1, Danskin Ridge SubdivisionNo. 2
7	Osprey EDU 103	Lot 30, Block 1, Danskin Ridge SubdivisionNo. 2
8	Osprey EDU 104	Lot 31, Block 1, Danskin Ridge SubdivisionNo. 2
9	Osprey EDU 105	Lot 33, Block 1, Danskin Ridge SubdivisionNo. 3
10	Osprey EDU 106	Lot 34, Block 1, Danskin Ridge SubdivisionNo. 3
11	Osprey EDU 107	Lot 35, Block 1, Danskin Ridge SubdivisionNo. 3
12	Osprey EDU 108	Lot 36, Block 1, Danskin Ridge SubdivisionNo. 3
13	Osprey EDU 109	Lot 38, Block 1, Danskin Ridge SubdivisionNo. 3
14	Osprey EDU 110	Lot 39, Block 1, Danskin Ridge SubdivisionNo. 3
15	Osprey EDU 111	Lot 40, Block 1, Danskin Ridge SubdivisionNo. 3
16	Osprey EDU 112	Lot 41, Block 1, Danskin Ridge SubdivisionNo. 3
17	Osprey EDU 113	Lot 43, Block 1, Danskin Ridge SubdivisionNo. 3
18	Osprey EDU 114	Lot 44, Block 1, Danskin Ridge SubdivisionNo. 3
19	Osprey EDU 115	Lot 45, Block 1, Danskin Ridge SubdivisionNo. 3

- 20 Osprey EDU 116 Lot 46, Block 1, Danskin Ridge Subdivision No. 3
- 21 Osprey EDU 117 Lot 47, Block 1, Danskin Ridge Subdivision No. 3
- 22 Osprey EDU 118 Lot 48, Block 1, Danskin Ridge Subdivision No. 3
- 23 Osprey EDU 119 Lot 49, Block 1, Danskin Ridge Subdivision No. 3
  
- 24 Osprey EDU 120 Lot 55, Block 1, Danskin Ridge Subdivision No. 5
- 25 Osprey EDU 121 Lot 56, Block 1, Danskin Ridge Subdivision No. 5
- 26 Osprey EDU 122 Lot 57, Block 1, Danskin Ridge Subdivision No. 5
- 27 Osprey EDU 123 Lot 58, Block 1, Danskin Ridge Subdivision No. 5
- 28 Osprey EDU 124 Lot 59, Block 1, Danskin Ridge Subdivision No. 5
- 29 Osprey EDU 125 Lot 63, Block 1, Danskin Ridge Subdivision No. 5
- 30 Osprey EDU 126 Lot 64, Block 1, Danskin Ridge Subdivision No. 5
- 31 Osprey EDU 127 Lot 65, Block 1, Danskin Ridge Subdivision No. 5
- 32 Osprey EDU 128 Lot 66, Block 1, Danskin Ridge Subdivision No. 5
- 33 Osprey EDU 129 Lot 67, Block 1, Danskin Ridge Subdivision No. 5

This transfer is further facilitated by the City of Kuna, Idaho consenting to re-assign the above referenced Osprey Certificates from the Kuna South Wastewater Treatment Plant to the Kuna North Wastewater Treatment Plant, and in turn, re-assigning 33 Crimson West Certificates from the Kuna North Wastewater Treatment Plant to the Kuna South Wastewater Treatment Plant. The holder of each Osprey Certificate is entitled to one fully paid Sewer Treatment Connection Fee but excludes the Sewer Interceptor Connection Fee.

Effective Date of Transfer \_\_\_\_\_

Approval of Certificate Owner  \_\_\_\_\_  
Corey Barton/Viper Investments, LLC

Approval of Kuna Mayor \_\_\_\_\_  
W. Greg Nelson

Approval of Kuna Attorney \_\_\_\_\_  
Richard T. Roats

Approval of Kuna City Engineer \_\_\_\_\_  
Gordon N. Law, P.E.



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

BOB BACHMAN, IBC  
BUILDING/MAINT.

Telephone (208) 577-8794; Fax (208) 922-5816  
Email: [bbachman@cityofkuna.com](mailto:bbachman@cityofkuna.com)

**To:** Mayor and City Council  
**From:** Bob Bachman, Building/Fleet  
**Date:** September 29 2015  
**Subject:** Trees at Senior Building

Mayor and City Council,

We have received several requests from the senior citizen group to remove the two pine trees that are located on the east side of the Senior Center building. The trees create a big mess from the pine needles constantly falling on the sidewalk, on the roof and in the rain gutters of the building. This has also resulted in a lot of maintenance issues for City staff and the seniors to deal with. If approved, we would have the two trees removed and City staff would then redo the landscaping in that area.

**Request:**

Tree removal bid	\$1,350	Low Bid was "A-Tree Company"
<u>Landscape bid</u>	<u>\$800</u>	
<b>Total</b>	<b>\$2,150</b>	

Thanks for your consideration,

Bob Bachman  
Building Facilities Manager



**Bid**

Customer Name: Bob Bachman/ City of Kuna  
229 N Avenue B  
Kuna ID 83634

Date: 9/23/2015  
Phone Number: 208-287-1731

E-Mail: [bbachman@cityofkuna.com](mailto:bbachman@cityofkuna.com)

Description	Amount
Remove 2 Pine trees east side of building. Cut stumps as low as possible. (about 1-2" above ground)	\$ 950.00
Grind Pine stumps 4"- 6" below grade.	\$ 340.00
Remove excess stump grindings (dirt and mulch) to ground level.	\$ 60.00
<b>Total:</b>	

Invoices are payable upon receipt. Make checks payable to Burkholder Group Inc.  
A service fee of \$25 plus interest of 1.5% per month will be added to invoices remaining unpaid after 15 days.

A Tree Company  
3527 S. Federal Way  
Suite 103 #12  
Boise, ID 83705  
Ph: 208-880-3413  
E-mail: [erik@atreecompanyboise.com](mailto:erik@atreecompanyboise.com)

Thank You For Your Business

**RESOLUTION NO. R72-2015  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE BID FROM A-TREE COMPANY IN THE AMOUNT OF \$1,350.00 TO REMOVE THE TWO PINE TREES AT THE KUNA SENIOR CENTER, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.**

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

Section 1. The bid from A-Tree Company in the amount of \$1,350.00 to remove the two (2) pine trees at the Kuna Senior Center, as attached hereto and hereby incorporated herein by reference, be and the same is hereby authorized and approved.

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

**PASSED BY THE COUNCIL** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 6<sup>th</sup> day of October 2015.

\_\_\_\_\_  
W. Greg Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Telephone (208) 922-5546

Email: [CEngels@cityofkuna.com](mailto:CEngels@cityofkuna.com)

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## MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Chris Engels, City Clerk

RE: Consideration to approve issuance of RFP for CDBG Grant Writing and Administration

DATE: September 30, 2015

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Mayor and Council,

In moving forward to fund the forthcoming proposal for downtown improvements for revitalization, the grant application submittal date for the CDBG is November 20, 2015.

This is a request for consideration to issue an RFP to procure services in preparing the CDBG application and administration of the grant award if successful. Staff will assist with the process. The maximum award is \$500,000.00.

An estimated cost for the grant writing services could range from \$6,000 - \$7,500. The funds to cover those costs would come from the High Five Grant-Downtown Revitalization portion and the Downtown/Economic Development funds allocated in the FY16 budget. There is no request for contingency funds.

The RFP for services would be issued on October 7, 2015 and close October 14, 2015 in compliance with requirements of the Idaho Department of Commerce that oversees CDBG funding and all applicable local, state and federal procurement statutes.

## REQUEST FOR PROPOSALS FOR GRANT WRITING AND GRANT ADMINISTRATIVE SERVICES

The City of Kuna is requesting proposals for services to assist the city in project planning and development, grant writing, and obtaining and managing Community Development Block Grant (CDBG) funds for the completion of the Kuna Downtown Revitalization project.

Services to be provided include:

1. Grant Writing to include: (services not eligible for CDBG funding)
  - a. Project planning and development.
  - b. Preparing CDBG application.

Grant writing activities will be paid for by the City of Kuna.

2. Grant Administration to include: (services eligible for CDBG funding).
  - a. Project Set-Up – File set-up, facilitating financial management procedures including cost allocation plan, meetings with grantee and stakeholders, submission of pre-contract documents, responding to inquiries, and explaining CDBG requirements to the City of Kuna and/or sub-recipient.
  - b. Environmental Review – Conducting an environmental review that complies with 24 CFR Part 58. Duties include, but are not limited to, assessing project site, touring the site, gathering and verifying documentation, determining clearance level, preparing an environmental review record, and collecting any technical environmental studies from the design professional. Publishing and posting public notices. Gathering and tracking comments. Debriefing the City of Kuna on the review. Establishing mitigation measures. Securing Idaho Department of Commerce's (IDC's) environmental concurrence.
  - c. Acquisition and Relocation – Guide the City of Kuna in complying with the Uniform Relocation Assistance and Real Property Acquisition Policies Act for any property, permanent easements or long-term leases acquired for the CDBG project. Completing the grantee's anti-displacement and relocation plan, touring of the project site, determining acquisition activity, ensuring grantee meets either the voluntary, basic, or donation requirements as per the Uniform Act. Meeting with property owners. Submission of documentation to IDC.
  - d. Labor Monitoring – Ensuring construction contractors are meeting the requirements of the Davis Bacon Act, Copeland Act, CWHSSA and Fair Labor Standards Act. Duties include, but are not limited to educating contractors about the labor requirements, providing labor documents and forms to contractors and their sub-contractors, identify appropriate wage determination, requesting additional wage

- classifications, reviewing and tracking payrolls, conducting employee interviews on-site or mail, traveling to project site, observing workers, comparing payroll information to interview, documenting payroll reviews, identifying and investigating errors with contractor, reporting and facilitating the correction of errors or problems to Commerce, and completion of required labor reports.
- e. Project Monitoring (during procurement and construction) – Assist the City of Kuna in setting up the procurement and then the selection of a design professional and/or contractors in accordance with CDBG requirements. Participating in pre-bid, pre-construction and construction progress meetings. Review of bidding documents, construction progress monitoring, reporting, and construction close-out. Observing construction progress. Monitoring of design professional procurement process. Financial management duties which includes coordinating contractor and design professional pay applications, preparation of CDBG request for funds, submission of request to IDC and ensuring proper disbursement of CDBG expenditures.
  - f. Civil Rights – Equal Access – Completing CDBG civil rights activities and documents. Duties include explain and educating contractors on the complying with Section 3 requirements and hiring of disadvantage business enterprises. Submission of RFP to Idaho PTAC. Ensuring accurate completion of Section 3 Reports and the Contractor / Sub-contractor Activity Report. Assisting the City of Kuna in conducting a Limited English Proficiency (LEP) four-factor analysis. Submission of City of Kuna profiles. Promoting disadvantage business enterprises and fair bidding practices. Ensure public display of EEO posters.
  - g. Fair Housing Plan – Helping to ensure the City of Kuna is taking steps to affirmatively further fair housing. Duties include ensuring the City of Kuna understands and adopts the fair housing resolution, proclaiming fair housing month, and displaying fair housing information. Assisting and guiding the City of Kuna in completing a fair housing assessment including identifying impediments and actions to mitigate any impediments.
  - h. 504 / ADA Self Evaluation and Transition Plan – Assisting the City of Kuna in conducting a self-evaluation of its facilities, services, and programs. Helping to develop and implement a transition plan and the effective communication checklist. Ensuring the City of Kuna has in-place a 504 coordinator, non-discrimination policy and grievance procedure.
  - i. Project Close-Out – Documentation that the City of Kuna has met their CDBG national objective and contractual performance requirements. Completing for review and signature ICDBG closeout documents. Ensure all project and close out documents are submitted and approved by IDC. Ensure requested documents, concerns, and findings are addressed and resolved.

Reimbursement for grant administration activities will be contingent on the City of Kuna receiving CDBG funds. The agreement will be on a fixed price basis with payment terms to be negotiated with the selected offeror.

Responses should include and will be evaluated according to the following criteria:

Capability to Perform Project (i.e., firm's history, areas of expertise, address of office that will manage project, length of time in business, firm's legal structure, firm's commitment to provide necessary resources to perform and complete project). (10-30 pts.)

Relevant Project Experience (i.e., description of other projects executed by the firm that demonstrate relevant experience; list of all public sector clients for whom you have performed similar work in the past five years, which should include name, address, and phone number of a person who can be contacted regarding the firm's performance on the project). (10-30 pts.)

Qualifications of Project Team (i.e., résumé for the key people assigned to the project including sub-consultants; key personnel roles and responsibilities on this project; identify project manager who will be responsible for the day-to-day management of project tasks and will be primary point of contact). (10-30 pts.)

Project Approach and Schedule (i.e., the tasks that must be accomplished to complete the project; how the firm proposes to execute the tasks; unique aspects of the project and alternative approaches the owner might wish to consider). (10-30 pts.)

Selection Committee Interview. (Optional) Firms may be asked to make brief presentations covering their relevant experience, their understanding of the project's requirements and their own approach to designing and supervising the job. (10-30 pts.)

Total Points Possible = 130

Selection of finalists to be interviewed will be based on an evaluation of the written (and interview, if applicable) responses. Award will be made to the most qualified administrator whom is deemed most advantageous to the City of Kuna, all evaluation criteria considered.

Questions and responses should be directed to:

Project Contact Person: Chris Engels, City Clerk-Grant Administrator  
Address: 763 W. Avalon  
City, State Zip: Kuna, ID 83634  
Phone: 208-387-7727  
Email: CEngels@cityofkuna.com

All responses must be postmarked no later than October 14, 2015.

Please state "Kuna Downtown Revitalization Grant Writing and Grant Administration Services Proposal" on the outside of the response package.

The agreement will be on a fixed price basis, with payment terms to be negotiated with the selected offeror.

This solicitation is being offered in accordance with OMB Circular A-102 and the Idaho statutes governing procurement of professional services. The City of Kuna reserves the right to negotiate an agreement based on fair and reasonable compensation for the scope of work and services proposed, as well as the right to reject any and all responses deemed unqualified, unsatisfactory or inappropriate.



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

GORDON N. LAW  
CITY ENGINEER

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

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## MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law  
Kuna City Engineer

RE: City Construction and Planning Projects  
August 2015

DATE: October 1, 2015

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REQUEST: **FYI**

The city has a number of capital and planning projects budgeted for FY2015-16. Some projects may ultimately affect traffic mobility or temporarily inconvenience neighborhoods and Mayor and Council may receive comments and questions concerning them. Other projects are simply included for informational purposes. This memo is intended to give a short review of each project.

1. **Well No. 11** – This project is for the purpose of drilling Well 11 to replace Well 3 (Butler) and the conversion of Well 3 to irrigation purposes. The production well is complete. The next step is test pumping. Design of a remodeled well house and adjusted piping layout is in progress.
2. **Well No. 3 Conversion** – This project is to repair Well 3 casing and convert it to pressurized irrigation use. The repair will commence this fall with the installation of a new pumping plant to follow.
3. **Butler GenSet** – Project is to replace existing Butler GenSet to accommodate new Well 11. Pricing is in progress.
4. **Cedar Water Tank Mixer** – Project is to install a tank mixer to break up water stratification, prevent ice build-up, maintain even chlorine concentrations and to reduce dissolved air in the water (cloudy water). The mixer is on-site and installation is in progress.
5. **Replacement Membranes** – Project is to replace three racks of membranes as part of a planned membrane rotation schedule. Membranes will be ordered from Australia this fall and installed in early spring.

6. **Fiber Optic to NWWTP** – This project is to upgrade communications at the north treatment plant by installing fiber in or adjacent to Ten Mile Road and connecting to the School District fiber.
7. **Reuse Permit Application** – The City has applied to DEQ to reuse highly treated wastewater in the City's pressure irrigation system. DEQ is noticing the permit for public comment.
8. **Pond 7 Blower Replacement** – The purpose of this project is to replace an inefficient unreliable roots-type positive displacement blower with an energy efficient turbo-type blower. The funding for this project will partially come from an Idaho Power Grant. Bid has been awarded and equipment is on-order.
9. **Birds of Prey Sewer Main Extension** – This project extends a sewer main from Arbor Ridge Sewer Trunk to Birds of Prey Lift Station, and in the process, removes Birds of Prey Lift Station from service. The project is awarded with construction to start middle of October 2015.
10. **Ten Mile-Hubbard PI** – Trunk to connect Chapparosa service area to Sego Prairie service area. RFP is in progress.
11. **Goiri PI** - Trunk to connect Well 3 to Boise Street Trunk. RFP is in progress.
12. **Ardell Pump Station** – Project is to develop new irrigation pump station and pond north of Indian Creek. Preparing RFP
13. **Lake Hazel Sewer Project** – Project is to commence sewer collection system to serve Mason Creek drainage. Evaluating sites for Lift Station.
14. **Lift Station Pump Around** -
15. **Subdivisions in Final Plat** – Timbermist #2
16. **Subdivisions in Construction** - Kroman, Crimson #7, Desert Hawk #2, Greyhawk #4
17. **Subdivision Plans in Review** – Merlin Pointe #1
18. **Plans Approved** - Arbor Ridge #3, Silver Trail #2, Patagonia #1, Sorrell, Crimson #8
19. **Orchard Sidewalk** – This project provides sidewalk on the west side of Orchard Street south of Avalon to connect to the east Green Belt. Project is delayed for re-bidding.
20. **Main / 3<sup>rd</sup> Roundabout** – This project is intended to replace the delta-configuration of the intersection with a roundabout. ACHD is at 99% stage of project design and construction is programmed for 2016-2017.
21. **Linder / Deer Flat Intersection** – This project is intended to construct intersection improvements. The recommendation of ACHD and City staff is to construct an upgraded signal rather than a round-about. ACHD is programming funding for Design for FY2016 and funding for Construction is intended for FY2020. The project will include safety and pedestrian improvements on the east Deer Flat leg of the intersection.



**CITY OF KUNA**  
**P.O. BOX 13**  
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[www.KunaCity.id.gov](http://www.KunaCity.id.gov)

**BOB BACHMAN, IBC**  
**BUILDING/MAINT.**

**Telephone (208) 577-8794; Fax (208) 922-5816**

**Email: [bbachman@cityofkuna.com](mailto:bbachman@cityofkuna.com)**

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**To:** Mayor and City Council  
**From:** Bob Bachman, Building/Conservation Manager  
**Date:** 09-29-15  
**Subject:** Bucket Truck

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Mayor and Council,

In the 2015-2016 Budget, \$25,000 was approved to purchase a bucket truck. At that time, we talked about possibly finding one through an auction or private seller. If we find one in the upcoming weeks, I am requesting permission to issue a Purchase Order so that we can go ahead and make the purchase at the best price possible.

Thanks for your consideration,

Bob Bachman  
Building/Fleet