

OFFICIALS

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



Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

City Council Workshop City Council Meeting AGENDAS Tuesday, May 2, 2017

5:30 P.M. WORKSHOP

1. *Call to Order and Roll Call*
2. *Discussion on setting of fees, and ex parte and quasi judicial. – Richard Roats, City Attorney*
3. *Adjournment*

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*
2. *Invocation:* Chris Bent, Calvary Chapel
3. *Pledge of Allegiance:* Mayor Stear
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 Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes, April 18, 2017

B. Accounts Payable Dated April 27, 2017 in the Amount of \$188,100.69

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

C. Alcohol Licenses:

1. Big Smoke LLC #134 1031 E Kuna Road Suite 150 – Off Premise Beer & Off Premise Wine
2. K&L Ventures LLC dba Cowgirls 353 Avenue East – On Premise Beer & Liquor-by-the-Drink

D. Resolutions:

1. Consideration to approve Resolution No. R33-2017 – Farmers Market Park Use Agreement
A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE 2017 LEASE AGREEMENT WITH THE KUNA FARMERS MARKET, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.
2. Consideration to approve Resolution No. R34-2017 - Authorizing Real Estate Lease Agreement with S&T Farms
A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH S&T FARMS, LLC, FOR THE LEASE OF THE CITY OF KUNA, IDAHO'S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO.

E. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for 17-01-CPMA (Comprehensive Plan Map Amendment): Tuck Ewing/Teco One, LLC

5. Community Reports or Requests:

A. Young Marine Program Presentation – Brandon Ball

Requesting a meeting space with a fee waiver, possible funding contribution from the City, and general support of the program.

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

A. Public Hearing and consideration to approve 16-03-S (Subdivision) and 16-06-AN (Annexation): J-U-B Engineers representing Coleman Real Estate Holdings, LLC – Trevor Kesner, Planner II

Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this

request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

7. Business Items:

- A.** Consideration to approve Resolution No. R35-2017 – Amending the 2015 City of Kuna, Idaho Future Land Use Map – Trevor Kesner, Planner II

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING THE 2015 CITY OF KUNA, IDAHO FUTURE LAND USE MAP; AFFIRMING THAT THE PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE; AND PROVIDING AN EFFECTIVE DATE.

- B.** Consideration to approve Resolution No. R36-2017 – Authorizing a GoFundMe Account – Chris Engels, City Clerk

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE CITY CLERK TO ESTABLISH AN ACCOUNT AT GOFUNDME TO RAISE FUNDS IN THE AMOUNT OF AT LEAST \$60,000.00 TO FUND DOWNTOWN KUNA REVITALIZATION PROJECTS AND TO ESTABLISH MONUMENT RECOGNITION FOR SPONSORS WHO DONATE AT LEAST \$1,500.00.

- C.** Consideration to approve John B. Laraway as the new Planning and Zoning Commissioner whose term will expire on November 1, 2018. – Wendy Howell, Planning & Zoning Director

- D.** Discussion on Title Search on the UPRR Property – Bobby Withrow, Parks Director

8. Ordinances:

9. Mayor/Council Announcements:

10. Executive Session:

11. Adjournment:

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Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

**City Council Meeting
MINUTES
Tuesday, April 18, 2017**

6:00 P.M. REGULAR CITY COUNCIL**1. Call to Order and Roll Call****COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear
Council President Richard Cardoza
Council Member Pat Jones
Council Member Briana Buban-Vonder Haar
Council Member Greg McPherson

CITY STAFF PRESENT:

Richard Roats, City Attorney
Chris Engels, City Clerk
Wendy Howell, P & Z Director
Gordon Law, City Engineer
Antonio Conti, City Engineer
John Marsh, City Treasurer
Bobby Withrow, Parks Director
Bob Bachman, Facilities Director
Troy Behunin, Planner III
Trevor Kesner, Planner II

2. Invocation: Stan Johnson, Kuna Life Church**3. Pledge of Allegiance:** Mayor Stear**4. Consent Agenda:**
(Timestamp 00:00:55)

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

from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes, April 4, 2017

B. Accounts Payable Dated April 13, 2017 in the Amount of \$499,144.01

C. Alcohol Licenses:

1. Albertsons LLC 700 E Avalon Street – Off Premise Beer & Off Premise Wine
2. Lima Limon Peruvian Restaurant 379 W Main Street – On Premise Beer & Liquor-by-the-Drink
3. Longhorn 458 W Main Street – On Premise Beer & Liquor-by-the-Drink
4. PacWest Bars LLC 414 W Main Street – On Premise Beer & Liquor-by-the-Drink
5. S&D Kuna Inc. 331 Avenue E – On Premise Beer & On Premise Wine
6. Walgreens #13614 869 E Avalon Street – Off Premise Beer & Off Premise Wine

Council Member Jones asked about the purchase of a computer listed on page 22 of Accounts Payable. He thought quite a few had been purchased during the year and was wondering if the City was rotating them out.

Planning & Zoning Director Wendy Howell clarified that was for her new employee and it was budgeted for.

Council Member Jones asked about the purchase of six shovels on page 36 for \$310.00 and a purchase below it for one shovel for \$9.00. He asked about the difference.

Parks Director Bobby Withrow replied the six shovels purchased were from Silver Creek Supply and they were pointed shovels with fiber glass handles which was a safety thing for digging. The other shovel was a square nosed shovel from Specialty Construction and was a lighter duty shovel. It was for a completely different use.

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:
(Timestamp 00:04:46)

A. Recycling Program Update – Chad Gordon, J & M Sanitation

Chad Gordon, J & M Sanitation, provided an update on the recycling survey. There was a survey developed with a letter to go out with utility bills. He reviewed the survey monkey questions and asked for input from Council.

Council Member Buban-Vonder Haar asked about question seven on the survey. It asked if they changed to the tip carts, how many would the customer need delivered to their home. She wanted to know if that was the only time a customer would be able request carts.

Mr. Gordon said they were thinking they would base their deliveries off the survey answers. They could clarify the number of carts a customer lists on the survey would be the number of carts delivered but that number could be changed at any time.

Council Member Buban-Vonder Haar suggested removing the quotes from the word voluntary and also asked for it to be clear that it would be one method, not the option for either, going forward.

Mr. Gordon said the questions would be modified to be clearer for the customers based on Council Member Buban-Vonder Haar's suggestions.

Mr. Gordon discussed with Council about having one source, the survey, to take input and data.

Mayor Stear commented that one survey would have all the information together, making it easier.

Council Member Buban-Vonder Haar asked if it would be too cumbersome to include an option to call into J&M or the Clerk's Office to do the survey over the phone.

City Clerk Chris Engels said the Clerk's Office was fine with that as long as J&M was.

Mr. Gordon responded they could take phone calls as well. They would add that and would publish how long the survey would be available.

Council Member Jones asked when the survey would take place.

Mr. Gordon said it should be within the next few weeks and they would maybe roll the carts out in June or July depending on the customer feedback.

Council Member Jones suggested handing out flyers concerning the survey during Kuna Clean Up Day.

Mr. Gordon said they could try to do something for that day.

Council President Cardoza asked why the questions of email and address.

Mr. Gordon said it was the pre-collection of information for the delivery process.

Council thanked Mr. Gordon for the hard work he was putting into this.

6. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.)
(Timestamp 00:21:04)

A. Public Hearing and consideration to approve 17-01-CPMA (Comp Plan Map Amendment) – Trevor Kesner, Planner II

Applicant, Teco One, LLC, requests to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (approximately 5.9 +/- acres) from Medium Density Residential to a Commercial (C-1) zoning future designation. The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

Planner II Trevor Kesner presented to Council the details of the request and the location. City staff supported the request. It would be prudent to reserve potential future commercial sites along Ten Mile as it developed as a corridor to the freeway going north. He stood for questions.

Mayor Stear opened the public hearing.

In Favor:

Tuck Ewing, representing the applicant, Teco One, LLC, 1500 N Eldorado Street, Boise 83704, concurred with the staff report but would continue to review the agency recommendations. He stood for questions.

Neutral: None

Against: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Mayor Stear commented it seemed like a good location for commercial development.

Council Member Buban-Vonder Haar said the area would be well served with the change and followed what was laid out in the Comp Plan and neighborhood core concepts. She believed it followed city code and met the goals of the Comp Plan.

Council Member Buban-Vonder Haar moved to approve 17-01-CPMA (Comp Plan Map Amendment) with the proposed conditions of approval listed in the packet. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

(Timestamp 00:28:20)

A. Recognition of service for Gordon Law, Kuna City Engineer – Mayor Stear

Mayor Stear shared some of City Engineer Gordon Law's contributions to the City. He presented Mr. Law with a plaque and expressed his appreciation.

Mr. Law jokingly said he attended about 580 City Council Meetings and was not sure he would miss that. He appreciated the opportunity to serve in the capacity of City Engineer. It was not what he had planned when he went to college but he did not regret it at all. It was a great pleasure to participate and work with six mayors, a multitude of council people, and a multitude of issues over the years. When you get to the end of something you can't entirely lay it down without gratitude. He thanked everyone for the support they had given him and would appreciate them giving the new City Engineer, Antonio Conti, the same good consideration given him. He would be able to leave his mark now and Mr. Law wished him the best in that.

B. 2017 Year of the Lions Proclamation – Mayor Stear

(Timestamp 00:33:04)

Mayor Stear read the Proclamation. He thanked the Lion's club for all they did for the community.

Dennis Burks, District Governor of the Lions of Southern Idaho, thanked the Mayor and Council. He would be taking all the proclamations from the 22 cities with Lions Clubs in Idaho to the 100th anniversary celebration in Chicago in June that year. Idaho was the only state to do this making them unique.

C. Consideration to approve a temporary employee for the Clerk's office – Chris Engels, City Clerk

(Timestamp 00:36:54)

The temporary employee would be full time for the remainder of Fiscal Year 2017. The employee would focus on the scanning and indexing of pertinent documents, identifying documents for destruction, and identification of permanent documents

for transfer to the State Archives. Wages would be allocated to all funds. The hiring would either be done directly by the city or through a temporary employment agency, whichever is determined to be most cost effective for the city.

City Clerk Chris Engels went over the request. She had tried quarter time and half time in the past and it was hard to get somebody that would consistently stick with it. She reviewed the amount of documents needing to be processed. They were not properly retained or protected and there was not enough staff in her office to get it cleared out. She stood for questions.

Mayor Stear added that when boxes were retrieved from the Historical Society he had no idea how many there were. At that point, with boxes in the walk way and along both sides, there wasn't a way to put shelving in to put those boxes on. Something had to be done and it was a monumental task. With just a little extra help it could be gone through a little quicker. He asked Ms. Engels how much was still out at the treatment plant.

Ms. Engels thought it was a fair amount. There would be a transition period where some documents would come to City Hall and some would stay at the treatment plant.

Council Member Buban-Vonder Haar asked if temporary full time employees received benefits.

Ms. Engels said it would not fall under seasonal like the parks seasonal employees. They would have to pay PERCI but at the end can cash it out. It would be the same wage the seasonal employees currently made which was about \$11.04 per hour. They had looked at going through a temp agency but that did not seem to be the most cost effective.

Council Member Jones said he thought they had already hired someone to do this a little over a year ago. They had been told it would be a part time person but that somehow turned into a full time person. He was trying to understand why a second person would be needed if there is already a full time person doing this.

Ms. Engels explained the Clerk's Office previously had three people but when they relocated staff back from the plant to the utility office the clerk's office then dropped down to two and half persons. However, they were sharing a half a person with the utilities office and they continued to need assistance so the clerk's office then went down to two people. At that point the Clerk's Office still needed help so they brought in a quarter time person to try to get a handle on the documents. They got through the LID documents and a good deal more. That position evolved back to the third person they had been lacking for several years. That was the position they no had for approximately a year. As things continued to grow and expand and duties continued to come into the Clerk's Office there just wasn't the availability to address all of the documents that were downstairs. They had done their best and continued to

work on the reference copies that were funded by the Council some months previously. They continued to destroy and purge what they could but there were a lot of documents down there.

Council Member Jones clarified there was not a person dedicated to scanning documents at that point.

Ms. Engels said there was not enough staff time for them to be dedicated to just scanning and indexing.

Council Member Jones thought her recent report had stated about half was done.

Ms. Engels explained that was just the reference copies for permanent documents; agendas, minutes, ordinances, and resolutions. When she asked Council for funding to get the binders for reference copies that was just for the permanent documents going back to 1915 for agendas, minutes, resolutions, and ordinances. Just in the building permits, which are permanent documents and the Clerk's Office is responsible for all City documents, there were two pallets of 75,000 sheets that needed to be scanned and indexed. That was a big number and she did not have a full time person she could move duties from to work on that full time.

Council Member Jones was concerned the Clerk's Office was being given additional work that could be done by other departments and could do what the Clerk's Office was mainly responsible for. He was concerned about the number of special events being put on the City and thought those types of responsibilities could be given to the Parks Department. That would free up additional time for staff to do the copying and such.

Ms. Engels explained the parks department did not have an additional employee until October so there was definitely a learning curve for them. The Clerk's Office had shifted all the reservations to the Parks Department. As far as the other events, the one that pertained specifically to the Mayor, the Clerk's Office handled as they took care of the Mayor's schedule and his documents and served as his assistant and the other events the Clerk's Office shares duties on with the Parks and Facilities Departments.

Council Member Jones asked if the organization of those could be turned completely over to the Parks Department. The Clerk's Office had taken on a lot of responsibilities and he was curious if those could be delegated to free up time for the Clerk's Office.

Mayor Stear responded the other departments were packed down as it was. Each department did way more than what their roles would normally be. Throughout City Hall everybody worked together but it was to the point there were no extra people to help. It really didn't matter which department it went to, someone would still be needed to do that work.

Council Member Jones said he was not disputing the City's team work but thought if they were going to hire someone maybe it should be for Parks. He was not privy to the day to day operations of City Hall or the responsibilities of the Parks admin that was recently hired. He knew Kuna was unique but did not understand why other cities were getting by with three employees without the difficulty Kuna seemed to have. He thought maybe a part time coordinator could be hired to handle the events. He was trying to see if there were any options to allow another department that may need help to get another person.

Mayor Stear stated the point was Ms. Engels was requesting an employee to help file documents. They were not interested in completely realigning how the City functions. It was simply a request to hire an employee to help get through documents.

Council Member Jones asked how long they expected this employee to scan documents and if that would be 100% of their responsibilities.

Ms. Engels explained their focus would be the scanning and indexing of documents through the end of the fiscal year.

Council Member Jones clarified that position would not be in budget anymore in the upcoming fiscal year.

Ms. Engels said she would not know until she could see how many documents they were able to get through.

Mayor Stear said that would be a request for the following years' budget. This was for the current budget and anything beyond that would come before Council on the upcoming budget if there was a need for it.

Council President Cardoza asked how much funding she was anticipating for the next five months.

Ms. Engels said she worked with City Treasurer John Marsh on that. She asked if he had a rough number.

Mr. Marsh did not have a number off the top of his head. He said he could take a few minutes to calculate what they were looking at gross wise if they wanted.

Council President Cardoza said he would like the motion to include a price.

Council Member Jones asked if the employee would be fully loaded.

Mr. Marsh said in regards to fully loaded as far as the City's entitlements, they were not required to contribute to things such as social security, Medicare, health

insurance. Perci and workman's comp are required. There would be no other benefits.

Council Member Buban-Vonder Haar was concerned the amount may change. She asked if there was any reason the hiring hourly amount of \$11.04 would change. She suggested putting the hourly rate in the motion.

City Attorney Richard Roats said it could be stated as not more than \$11.04 with the benefits Mr. Marsh outlined.

Mr. Marsh said with all the numbers added in, all the required city contributions, it was about \$12,700.00 assuming a little leeway at six months.

Council Member McPherson clarified it was 75,000 documents per pallet for the building permits.

Ms. Engels said no, it was 75,000 together.

Council McPherson did the math and came up with 50 documents an hour needing to be scanned over the rest of the year. He asked if that was feasible.

Ms. Engels said it was hard to tell. Some boxes did not contain items that needed to be saved. It would take time to go through them; sorting, shredding, and scanning. There was a lot down there. Some months ago a county office lost a lot of documents when their basement flooded. She did not think the City wanted that to happen. Also, the City couldn't access information if they didn't know where it was and how to get to it.

Council Member Buban-Vonder Haar moved to approve the hiring of a temporary full time employee for the remainder of the fiscal year 2017 for the Clerk's Office at a rate not to exceed \$11.04 per hour. Seconded by Council Member Jones. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

- D.** Consideration to approve up to \$1,500 toward an appreciation dinner for city volunteers in June, 2017 – Chris Engels, City Clerk
(Timestamp 00:55:29)

Mayor Stear stated he and City Clerk Chris Engels had discussed this. The City had a lot of volunteers that gave a lot of their time whenever the City asked. A very notable group would be the Planning & Zoning Commission. They received no compensation for the *many* hours they put in. When land issues come before Council they get to look at some debate that occurred before they ever see it. They take those

things on cold and go through the same rigorous stresses and criticism and applauds the Council does only without compensation. There were many other committees as well. This wasn't for everybody in the city it was for the people who really stepped up and showed up. There were a lot of people who said they would love to be on a committee and then never participated. He and Ms. Engels discussed and wanted to do something nice for those who really put an effort into the city.

Ms. Engels added there was no specific plan other than she and Facilities Director Bob Bachman worked collaboratively on possibly having City Staff do salads and a barbeque or something to that effect. Like the Mayor said, the list was being looked at for those that really did show up and give hours of their time every year with no compensation. They would like to allow volunteers to bring a spouse or significant other if they choose. She did not know that they really needed all of the \$1,500.00 but they did not want to have to come back to ask for more so it would be up to and not to exceed that amount. Staff does try to be frugal when it comes to these types of things. She did check with central district health and because it was a private event the City did not need any permitting through them. She stood for questions.

Council member Buban-Vonder Haar asked about how many volunteers they thought would attend, not counting their plus ones.

Ms. Engels said about 45.

Council Member Jones did not think anyone would not want to commend these people but he did think they went into it knowing they would not receive any compensation. He was a member of four different committees or organizations himself. He did that to serve his community. He said two of them actually forbade the use of public money for his personal benefit. He used the Lions Club as an example. He applauded the citizens that stepped up but he had a difficult time asking the tax payers to foot the bill for somebody that volunteered and possibly their spouses.

Council Member Buban-Vonder Haar said normally she was against things like food for employees but she saw this as something different. If it was \$1,000.00 for 45 volunteers and their plus one it would come out to about \$20.00 per person which was what was given to City employees for their holiday bonus. These folks were doing things the City was lucky to find people willing to do for free because some of them, like the Planning & Zoning Commission, were essential and if the City did not have volunteers they would have to start paying people to fill those roles. She felt a \$20.00 per person showing of the City's appreciation for the amount of work they did would still average out to cents per hour. She viewed this differently because it was for non-compensated work and over all there was a savings by having these people do these things for free. She was ok with it.

Council Member McPherson was ok with it as well.

Council President Cardoza asked if it would be in Kuna.

Ms. Engels replied it would be on the back patio of City Hall.

Council President Cardoza asked if it would be catered.

Ms. Engels said no, the staff would get together to grill and buy salads from the local stores. They did not plan on bringing a caterer in.

Council President Cardoza asked if there would be alcohol.

Ms. Engels responded no, they were thinking water, lemonade, ice tea, and those types of beverages.

Council President Cardoza said this was a tough one. He had kind of felt like Council Member Jones but, after listening to Council Member Buban-Vonder Haar, he knew he had been kind of burnt out over 46 years of donating time to the community. These people leave their family to give their time to the community and he knew his children pretty much grew up without him. He didn't have any objections to it as long as it was conservative, no alcohol, and done within Kuna.

Council Member Buban-Vonder Haar moved to approve an amount not to exceed \$1,500.00, with frugality being in mind, towards an appreciation dinner for city volunteers. Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza, Buban-Vonder Haar, and McPherson.

Voting No: Council Member Jones

Absent: None

Motion carried 3-1.

- E.** Consideration to approve the Findings of Fact and Conclusions of Law for Case No. 16-12-AN (Annexation) – Renascence and Mason Creek Farms, Spaulding, Anderson, Colson and Roberts parcels – Troy Behunin, Planner III
(Timestamp 01:05:226)

Applicant requests approval to annex approximately 165 +/- acres into the City of Kuna with an R-4 AND R-6 (Medium Density Residential) zone, as discussed at Council's hearing on April 4, 2017.

City Attorney Richard Roats reviewed the packet and the matter with Council. He stood for questions.

Council Member McPherson discussed the packet notes and the previous meeting. There were a lot of people opposed to this and he understood that but all of the annexation matched what had already been approved around them. The exhibit on the last page of the packet, showing a Meridian future land use map which was adopted October 11, 2016, the area next to the area being annexed was shown being

zoned as a mixed use neighborhood. Per Meridian's code, that was up to three houses an acre. This also tied in with everything the rest of the way around it. He thought with the other City infrastructure that would be near and the future facilities, such as the proposed fire station on Amity and Black Cat, and there were three parks within a mile and another a mile and half away, everything they had done met with the requirements and it should be pushed forward.

Council President Cardoza asked if follow up had occurred regarding Meridian's approval of the action.

Mayor Stear responded the Meridian planning department made an official statement; they had no opposition to the annexation.

Council President Cardoza asked if the City had it in writing.

Council Member Buban-Vonder Haar said it was on KTVB. She added that she wasn't present at the meeting that approved the action and would not be voting.

Mayor Stear noted that was an area that was definitely intended to grow with the interchange there and he thought ACHD had several roundabouts planned for Ten Mile. Combine that with all the infrastructure in place, it made good sense for that area to expand and grow.

Council President Cardoza moved to approve the Findings of Fact and Conclusions of Law for Case No. 16-12-AN (Annexation). Seconded by Council Member McPherson. Approved by the following roll call vote:

Voting Aye: Council Members Cardoza and McPherson.

Voting No: Council Member Jones

Absent: None

Abstained: Council Member Buban-Vonder Haar

Motion carried 2-1.

- F.* Consideration to approve Resolution No. R32-2017 – Approving Agreement with Agnew::Beck – Richard Roats, City Attorney and Wendy Howell, Planning & Zoning Director
(Timestamp 01:11:47)

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE AGREEMENT WITH AGNEW::BECK FOR THE CITY OF KUNA, IDAHO'S COMPREHENSIVE PLAN.

Planning & Zoning Director Wendy Howell noted \$160,000.00 was budgeted and the contract was for \$176,196.00 which was a difference of \$16,196.00. She would bring the difference forth for the budget for the upcoming year.

Mayor Stear clarified the current budget would stay the same and the difference would be added to the budget for the next year.

Council Member Jones clarified that extra money would not be needed that year.

Ms. Howell said \$160,000.00 was what was budgeted and Agnew::Beck was very much aware that \$16,196.00 would be asked for at the next budget year.

Mayor Stear added that this project would carry into the next year.

Ms. Howell noted they would be invoicing as they go and be paid over the course of the project.

Council Member Jones asked if they had a representative present.

Ms. Howell replied she told them that wasn't necessary.

Council Member Jones wanted to make sure community involvement was focused on.

Council Member Buban-Vonder Haar, who was present for the presentation, said that was a big focus of their presentation. They had tons of ideas for ways to engage the community including plans for meeting people where they were.

Mayor Stear was confident the review board put a lot of emphasis on the importance of community involvement in this process.

Ms. Howell added it was also a big part of what was stated in the RFP as well.

Council Member Buban-Vonder Haar moved to approve Resolution No. R32-2017. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

8. Ordinances:

9. Mayor/Council Announcements:

(Timestamp 01:16:17)

Mayor reviewed his COMPASS meeting and the new Kuna population which was put at 19,700 people.

Council Member Buban-Vonder Haar asked about a work shop on May 2, 2017.

Mayor Stear asked if Council would like to have pre-session on May 2, 2017 or would they rather do that at the end of the session, on a separate day, or not at all. There were questions that needed to be answered whichever way they wanted to do that.

Council Member Buban-Vonder Haar suggested a pre-council meeting at 5:30 pm on May 2, 2017 and if they did not finish in 30 minutes they could continue at the end of the meeting.

Council Member Jones had no problem with that. He did not want the public to have sit through it while waiting for another item. He did not expect it to be lengthy.

Council Member McPherson was fine with whatever worked best for everyone's schedule.

Council President Cardoza had no problem with it.

Mayor Stear asked Council to provide their questions for the workshop to City Attorney Richard Roats ahead of time.

Council Member Jones asked about the ACHD Shortline property.

Mayor Stear said there was a positive response but it was still in discussion.

Council President Cardoza asked if Downtown Revitalization was still on schedule.

City Clerk Chris Engels had received an e-mail that day. They finally got the final paperwork on the environmental through the federal highways and ITD so they should have PS&E completed by the following week meaning construction would hopefully start in May. They were running about a month or so behind. The hope was they would be done by Kuna Days but it just depended on how construction went. They would do their best.

Council President Cardoza asked if the engineering firm thought everything would come in under or on budget.

Ms. Engels said they were cautiously optimistic. She thought they did a really good job trying to know what the price would be at that time of year for that type of project. There were different prices at different times of the year depending on the work.

Council President Cardoza was asking because everything was going crazy in the construction trade at that time.

Ms. Engels agreed and knew Facilities Director Bob Bachman and JUB did as well. They discussed it at length with ACHD and COMPASS too. They came back for a little extra contingency from Council and she was confident the engineers really tried to hone in on what the price would be at that time under those conditions.

Council Member Jones asked if the businesses had been notified regarding when this would start and if there was a plan to notify the public on how to access those businesses.

Mayor Stear replied they were working very closely with all the businesses on finding ways to keep their access open. They were trying to work out the least amount of impact for the businesses.

Council President Cardoza said JUB had been to his office saying there would be a disruption and they would not be able to use their front doors when the sidewalks and street were torn out. That concerned him for some of the merchants, like Enrique's for example.

Mayor Stear said they were working with Enrique and had even discussed cutting a hole in the wall in the back for extra access. They were doing a pretty good job as far as he was concerned. Also Randy up the street was pretty confident with the way they communicated with him.

Ms. Engels added the bar owners had been coming in to renew their alcohol licenses and she made a point to speak to each of them about being contacted and any questions they might have to make sure they were up to date. There would also be a mail out to let the community know what was going on, to try and help those businesses, and let people know that they are still there and vibrant.

Facilities Director Bob Bachman added there would be temporary paths put in when the concrete sidewalks were torn out in sections so some of the buildings would still be accessible from the front. They also planned on doing that during off hours so the impact would be as small as possible. The access to Council President Cardoza's front door would probably only be shut down for about a day.

10. Executive Session:

11. Adjournment: 7:27 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 05.02.2017

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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
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4116076-000	5490	REPLACE BACKFLOW PREVENTER FOR DANSKIN WELL, J.CRUMPTON, APR.'17 - WATER	04/17/2017	102.60	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/17		
1461	2M COMPANY, INC.	4116076-000	5490	BLOWOUT FLUSH REPAIR KIT FOR BACKFLOW PREVENTERS, J.CRUMPTON, APR.'17 - PARKS	04/17/2017	18.46	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total 4116076-000:						121.06	.00					
1461	2M COMPANY, INC.	4116135-000	5497	VALVE REPAIRS AT DANSKIN WELL, J.MORFIN, APR.'17 - WATER	04/18/2017	36.84	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/17		
Total 4116135-000:						36.84	.00					
1461	2M COMPANY, INC.	4116149-000	5499	PVC FITTING FOR PRESSURE RELIEF VALVE ON GREENBELT, J.CRUMPTON, APR.'17 - PARKS	04/19/2017	24.65	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total 4116149-000:						24.65	.00					
1461	2M COMPANY, INC.	4116194-000	5504	IRRIGATION CLOCKS AND BATTERIES FOR STOCK, J.CRUMPTON, APR.'17 - PARKS	04/20/2017	533.77	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total 4116194-000:						533.77	.00					
Total 2M COMPANY, INC.:						716.32	.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
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14249		<u>ACHD SHOP RENT FOR MAY 17, PARKS</u>	04/13/2017	148.50	.00	01-6211 RENT- <u>BUILDINGS & LAND</u>	1004	4/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14249		<u>ACHD SHOP RENT FOR MAY 17, WATER</u>	04/13/2017	126.00	.00	20-6211 RENT- <u>BUILDINGS & LAND</u>	0	4/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14249		<u>ACHD SHOP RENT FOR MAY 17, SEWER</u>	04/13/2017	121.50	.00	21-6211 RENT - <u>BUILDINGS & LAND</u>	0	4/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14249		<u>ACHD SHOP RENT FOR MAY 17, PI</u>	04/13/2017	54.00	.00	25-6211 RENT - <u>BUILDINGS & LAND</u>	0	4/17		
Total 14249:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ARTCO (US, INC.)												
1435	ARTCO (US, INC.)	17833898	5463	<u>WRONG INFORMATION WAS GIVEN FOR BUSINESS CARDS, REPLACEMENT FOR A CONTI, CITY ENGINEER, APR 17, P&Z</u>	04/13/2017	10.00	.00	01-6165 OFFICE <u>SUPPLIES</u>	1003	4/17		
1435	ARTCO (US, INC.)	17833898	5463	<u>WRONG INFORMATION WAS GIVEN FOR BUSINESS CARDS, REPLACEMENT FOR A CONTI, CITY ENGINEER, APR 17, WATER</u>	04/13/2017	13.20	.00	20-6165 OFFICE <u>SUPPLIES</u>	0	4/17		
1435	ARTCO (US, INC.)	17833898	5463	<u>WRONG INFORMATION WAS GIVEN FOR BUSINESS CARDS, REPLACEMENT FOR A CONTI, CITY ENGINEER, APR 17, SEWER</u>	04/13/2017	13.20	.00	21-6165 OFFICE <u>SUPPLIES</u>	0	4/17		
1435	ARTCO (US, INC.)	17833898	5463	<u>WRONG INFORMATION WAS GIVEN FOR BUSINESS CARDS, REPLACEMENT FOR A CONTI, CITY ENGINEER, APR 17, PI</u>	04/13/2017	3.60	.00	25-6165 OFFICE <u>SUPPLIES</u>	0	4/17		
Total 17833898:						40.00	.00					
Total ARTCO (US, INC.):						40.00	.00					

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B & A ENGINEERS, INC.												
347	B & A ENGINEERS, INC.	3229		TEN MILE & LAKE HAZEL SEWER TRUCK PROJECT, APR 17	04/19/2017	406.25	.00	21-6020 CAPITAL IMPROVEMENTS	0	4/17		
Total 3229:						406.25	.00					
347	B & A ENGINEERS, INC.	3230		PATAGONIA LOT 4 BLK 1 EASEMENT REALIGNMENT, APR 17	04/19/2017	112.50	.00	01-6045 CONTINGENCY	1112	4/17		
Total 3230:						112.50	.00					
Total B & A ENGINEERS, INC.:						518.75	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	414	5509	ROLLER FOR GREENBELT EXTENSION, MARSHALL, PARKS, APR '17	04/21/2017	275.00	.00	01-6212 RENT- EQUIPMENT	0	4/17		
Total 414:						275.00	.00					
Total BIG SKY RENTALS LLC:						275.00	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	7763 /2		8 EA BLACK AND WHITE SCANS, ZATICA JOB, M BORZICK, APR 17, WATER	04/25/2017	6.72	.00	20-6165 OFFICE SUPPLIES	0	4/17		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	7763 /2		8 EA BLACK AND WHITE SCANS, ZATICA JOB, M BORZICK, APR 17, SEWER	04/25/2017	6.72	.00	21-6165 OFFICE SUPPLIES	0	4/17		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	7763 /2		8 EA BLACK AND WHITE SCANS, ZATICA JOB, M BORZICK, APR 17, PI	04/25/2017	2.56	.00	25-6165 OFFICE SUPPLIES	0	4/17		
Total 7763 /2:						16.00	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						16.00	.00					

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BUYWYZ LLC												
1795	BUYWYZ LLC	101219	5472	<u>2 CS COPIER PAPER, MAGNIFYING READER, BLUE HIGHLIGHTERS, ADMIN, APR 17</u>	04/12/2017	84.65	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101219	5472	<u>2 EA 24X36 WOOD FRAMES, CD/DVD LABELS 250PK, M BORZICK, APR 17</u>	04/12/2017	34.68	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		
1795	BUYWYZ LLC	101219	5472	<u>2 EA 24X36 WOOD FRAMES, CD/DVD LABELS 250PK, M BORZICK, APR 17, WATER</u>	04/12/2017	45.78	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101219	5472	<u>2 EA 24X36 WOOD FRAMES, CD/DVD LABELS 250PK, M BORZICK, APR 17, SEWER</u>	04/12/2017	45.78	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101219	5472	<u>2 EA 24X36 WOOD FRAMES, CD/DVD LABELS 250PK, M BORZICK, APR 17, PI</u>	04/12/2017	12.48	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101219	5472	<u>1 BX PRESSBOARD CLASSIFICATION FOLDERS, APR 17, P&Z</u>	04/12/2017	45.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		
Total 101219:						268.75	.00					
1795	BUYWYZ LLC	101219CM		<u>WRONG ITEM ORDERED ON ORIGINAL INV#101219, RETURNED SMEAD CLASSIFICATION FOLDERS, P&Z, APR 17</u>	04/21/2017	-45.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		
Total 101219CM:						-45.38	.00					
1795	BUYWYZ LLC	101523	5506	<u>UNIBALL PENS, HANGING FILE FOLDERS, 9X12 CLASP ENVELOPES, APR17</u>	04/20/2017	63.58	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>LETTER SIZE FOLDERS, SMEAD PRESSBOARD CLASSIFICATION FOLDERS, P&Z, APR17</u>	04/20/2017	128.45	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		

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1795	BUYWYZ LLC	101523	5506	<u>WIRELESS MOUSE, C OSWALD, APR17</u>	04/20/2017	1.68	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>WIRELESS MOUSE, C OSWALD, APR17, P&Z</u>	04/20/2017	20.09	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		
1795	BUYWYZ LLC	101523	5506	<u>WIRELESS MOUSE, C OSWALD, APR17, WATER</u>	04/20/2017	.26	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>WIRELESS MOUSE, C OSWALD, APR17, SEWER</u>	04/20/2017	.26	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>WIRELESS MOUSE, C OSWALD, APR17, PI</u>	04/20/2017	.13	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>1/3 CUT FOLDERS, MEMO BOOKS, SHARPIE BLK PENS, HIGHLIGHTERS, STEELMASTER CARD FILE DRAWERS, CROSS CUT SHREDDER, 2 EA BINDERS, APR17, WATER</u>	04/20/2017	168.86	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>1/3 CUT FOLDERS, MEMO BOOKS, SHARPIE BLK PENS, HIGHLIGHTERS, STEELMASTER CARD FILE DRAWERS, CROSS CUT SHREDDER, 2 EA BINDERS, APR17, SEWER</u>	04/20/2017	168.86	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101523	5506	<u>1/3 CUT FOLDERS, MEMO BOOKS, SHARPIE BLK PENS, HIGHLIGHTERS, STEELMASTER CARD FILE DRAWERS, CROSS CUT SHREDDER, 2 EA BINDERS, APR17, PI</u>	04/20/2017	64.35	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/17		
Total 101523:						616.52	.00					
Total BUYWYZ LLC:						839.89	.00					
CODY'S APPLIANCE REPAIR												
1870	CODY'S APPLIANCE REPAIR	73934		<u>REPAIR ON FIREPLACE IN CONFERENCE ROOM AT CITY HALL, APR 17</u>	04/13/2017	98.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	4/17		

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Total 73934:						98.00	.00					
Total CODY'S APPLIANCE REPAIR:						98.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7635	5470	REPLACED RADIO AT CRIMSON PI STATION, AND PROGRAMMED MIXER FOR WELLS, C.DEYOUNG, APR.'17 - WATER	04/11/2017	170.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	4/17		
147	CUSTOM ELECTRIC, INC.	7635	5470	REPLACED RADIO AT CRIMSON PI STATION, AND PROGRAMMED MIXER FOR WELLS, C.DEYOUNG, APR.'17 - PI	04/11/2017	170.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total 7635:						340.00	.00					
147	CUSTOM ELECTRIC, INC.	7636	5478	SOFT START AT LAGOONS, 10 MILE LIFT STATION WORK, AND PROBE AT LAGOONS, T.FLEMING, APR.'17 - SEWER	04/11/2017	405.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	4/17		
Total 7636:						405.00	.00					
147	CUSTOM ELECTRIC, INC.	7647	5510	REPLACEMENT RADIO FOR SEGO PRAIRIE IRRIGATION POND, C DEYOUNG, PI, APR 17	04/21/2017	255.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total 7647:						255.00	.00					
Total CUSTOM ELECTRIC, INC.:						1,000.00	.00					
DATA MANAGEMENT, INC												
1748	DATA MANAGEMENT, INC	421142		SOFTWARE SUPPORT, 6-10-17 TO 6-9-18, TIMECLOCK, APR 17	04/07/2017	230.73	.00	01-6052 CONTRACT SERVICES	0	4/17		
1748	DATA MANAGEMENT, INC	421142		SOFTWARE SUPPORT, 6-10-17 TO 6-9-18, TIMECLOCK, APR 17, P&Z	04/07/2017	74.16	.00	01-6052 CONTRACT SERVICES	1003	4/17		

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1748	DATA MANAGEMENT, INC	421142		<u>SOFTWARE SUPPORT, 6-10-17 TO 6-9-18, TIMECLOCK, APR 17, WATER</u>	04/07/2017	189.52	.00	<u>20-6052 CONTRACT SERVICES</u>	0	4/17		
1748	DATA MANAGEMENT, INC	421142		<u>SOFTWARE SUPPORT, 6-10-17 TO 6-9-18, TIMECLOCK, APR 17, SEWER</u>	04/07/2017	247.21	.00	<u>21-6052 CONTRACT SERVICES</u>	0	4/17		
1748	DATA MANAGEMENT, INC	421142		<u>SOFTWARE SUPPORT, 6-10-17 TO 6-9-18, TIMECLOCK, APR 17, PI</u>	04/07/2017	82.40	.00	<u>25-6052 CONTRACT SERVICES</u>	0	4/17		
Total 421142:						824.02	.00					
Total DATA MANAGEMENT, INC:						824.02	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	NP24957-IN		<u>PROPANE FOR FLEET SHOP, PARKS, APR 17</u>	04/12/2017	141.82	.00	<u>01-6290 UTILITIES</u>	1004	4/17		
1731	ED STAUB & SONS PETROLEUM, INC	NP24957-IN		<u>PROPANE FOR FLEET SHOP, WATER, APR 17</u>	04/12/2017	120.35	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/17		
1731	ED STAUB & SONS PETROLEUM, INC	NP24957-IN		<u>PROPANE FOR FLEET SHOP, SEWER, APR 17</u>	04/12/2017	116.05	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/17		
1731	ED STAUB & SONS PETROLEUM, INC	NP24957-IN		<u>PROPANE FOR FLEET SHOP, PI, APR 17</u>	04/12/2017	51.58	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/17		
Total NP24957-IN:						429.80	.00					
Total ED STAUB & SONS PETROLEUM, INC:						429.80	.00					
EDNETICS INC												
1831	EDNETICS INC	78270		<u>MONTHLY CHARGES FOR INTERNET SERVICE, APR 17</u>	04/10/2017	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	4/17		
1831	EDNETICS INC	78270		<u>MONTHLY CHARGES FOR INTERNET SERVICE, WATER, APR 17</u>	04/10/2017	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	4/17		

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1831	EDNETICS INC	78270		<u>MONTHLY CHARGES FOR INTERNET SERVICE, SEWER, APR 17</u>	04/10/2017	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	4/17		
1831	EDNETICS INC	78270		<u>MONTHLY CHARGES FOR INTERNET SERVICE, PI, APR 17</u>	04/10/2017	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	4/17		
Total 78270:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0653290		<u>27EA 2P PIT WATER METERS, APR 17, WATER</u>	04/05/2017	4,667.22	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/17		
Total 0653290:						4,667.22	.00					
219	FERGUSON WATERWORKS #1701	0654069	5439	<u>10X12 SLEEVE, 8 C153 ACCESSORY PAKS, 8 IPS TRANS ACCESSORY PAKS, SPARE PARTS FOR STOCK, M NADEAU, LAGOONS, SEWER, APR 17</u>	04/06/2017	980.87	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/17		
Total 0654069:						980.87	.00					
Total FERGUSON WATERWORKS #1701:						5,648.09	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	6631366	5432	<u>REPLACEMENT HOSE AND SPOUT FOR WEED SPRAYER, B.WITHROW, APR.'17 - PARKS</u>	04/06/2017	47.46	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total 6631366:						47.46	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	6637156	5432	<u>REPLACEMENT HOSE AND SPOUT FOR WEED SPRAYER, B.WITHROW, APR.'17 - PARKS</u>	04/13/2017	57.50	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/17		

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Total 6637156:						57.50	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	6637158	5477	<u>ZIP TIES TO USE IN THE BALL FIELDS, B.WITHROW, APR.'17 - PARKS</u>	04/13/2017	29.38	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total 6637158:						29.38	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						134.34	.00					
FOOTHILL LOCK AND KEY												
1778	FOOTHILL LOCK AND KEY	5481	5476	<u>18 DUPLICATE KEYS, 1 CYLINDER DECODE, 2 SERVICE CALLS, KEYS FOR NWWTP, T SHAFFER, APR 17</u>	04/11/2017	149.00	.00	21-6140 MAINT & REPAIR BUILDING	0	4/17		
Total 5481:						149.00	.00					
Total FOOTHILL LOCK AND KEY:						149.00	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	14469550	5464	<u>SPRINKLERS FOR STOCK AND REPLACEMENT, J.MORFIN, APR.'17 - PARKS</u>	04/11/2017	703.59	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
1552	H.D. FOWLER COMPANY	14469550	5464	<u>CRIMPERS FOR CLAMPS, PIPE CUTTERS, J.MORFIN, APR.'17 - PARKS</u>	04/11/2017	59.01	.00	01-6175 SMALL TOOLS	1004	4/17		
Total 14469550:						762.60	.00					
Total H.D. FOWLER COMPANY:						762.60	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	G844418		<u>10 MECHANICAL SLEEVES FOR STOCK, REPAIR BREAKS, APR 17, WATER</u>	04/05/2017	414.82	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	4/17		

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				3-31-17, B/W, APR 17, PI	04/11/2017	15.60	.00	25-6052 CONTRACT SERVICES	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR532622		MONTHLY COPYCARE, MXM4110N & MXM503N, COLOR, 3-1-17 TO 3-31-17, APR 17	04/11/2017	48.11	.00	01-6052 CONTRACT SERVICES	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR532622		MONTHLY COPYCARE, MXM4110N & MXM503N, COLOR, 3-1-17 TO 3-31-17, APR 17, P&Z	04/11/2017	17.20	.00	01-6052 CONTRACT SERVICES	1003	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR532622		MONTHLY COPYCARE, MXM4110N & MXM503N, COLOR, 3-1-17 TO 3-31-17, APR 17, WATER	04/11/2017	44.70	.00	20-6052 CONTRACT SERVICES	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR532622		MONTHLY COPYCARE, MXM4110N & MXM503N, COLOR, 3-1-17 TO 3-31-17, APR 17, SEWER	04/11/2017	44.70	.00	21-6052 CONTRACT SERVICES	0	4/17		
1619	HOCOCHAN HOLDINGS, INC.	AR532622		MONTHLY COPYCARE, MXM4110N & MXM503N, COLOR, 3-1-17 TO 3-31-17, APR 17, PI	04/11/2017	17.20	.00	25-6052 CONTRACT SERVICES	0	4/17		
Total AR532622:						327.90	.00					
Total HOCOCHAN HOLDINGS, INC.:						681.40	.00					
IDAHO FIRST AID & SAFETY, INC.												
1576	IDAHO FIRST AID & SAFETY, INC.	56329	5474	REPLENISH FIRST AID KIT, D CROSLEY, APR 17, CITY HALL	04/12/2017	69.23	.00	01-6230 SAFETY TRAINING & EQUIPMENT	0	4/17		
1576	IDAHO FIRST AID & SAFETY, INC.	56329	5474	REPLENISH FIRST AID KIT, D CROSLEY, APR 17, PARKS	04/12/2017	40.65	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	4/17		
Total 56329:						109.88	.00					

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1576	IDAHO FIRST AID & SAFETY, INC.	56330	5480	<u>SAFETY GLASSES AND GLOVES TO CLEAN BATHROOMS. GREASE EQUIPMENT. MIX CHEMICALS. B.WITHROW. APR.'17 - PARKS</u>	04/13/2017	252.66	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	4/17		
Total 56330:						252.66	.00					
Total IDAHO FIRST AID & SAFETY, INC.:						362.54	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - ADMIN</u>	04/27/2017	355.34	.00	<u>01-6290 UTILITIES</u>	0	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - SENIOR CENTER</u>	04/27/2017	268.87	.00	<u>01-6290 UTILITIES</u>	1001	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - STREET LIGHTS</u>	04/27/2017	6,135.82	.00	<u>01-6290 UTILITIES</u>	1002	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - P & Z</u>	04/27/2017	33.73	.00	<u>01-6290 UTILITIES</u>	1003	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - PARKS</u>	04/27/2017	753.27	.00	<u>01-6290 UTILITIES</u>	1004	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - WATER</u>	04/27/2017	6,468.30	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - SEWER</u>	04/27/2017	19,820.38	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - FARM</u>	04/27/2017	2,274.04	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/17		
38	IDAHO POWER CO	04272017I		<u>ELECTRIC SERVICE FOR APRIL 2017 - P.I</u>	04/27/2017	1,809.52	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/17		
Total 04272017I:						37,919.27	.00					
Total IDAHO POWER CO:						37,919.27	.00					

IDAHO PRESS TRIBUNE, LLC

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				APR 17	04/15/2017	255.22	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99172		PRO ACTION SERVICE AND MAINTENANCE. SERVER PERFORMANCE AND STATUS MONITORING TWO SERVERS. APR 17. P&Z	04/15/2017	91.15	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99172		PRO ACTION SERVICE AND MAINTENANCE. SERVER PERFORMANCE AND STATUS MONITORING TWO SERVERS. APR 17. WATER	04/15/2017	236.99	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99172		PRO ACTION SERVICE AND MAINTENANCE. SERVER PERFORMANCE AND STATUS MONITORING TWO SERVERS. APR 17. SEWER	04/15/2017	236.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99172		PRO ACTION SERVICE AND MAINTENANCE. SERVER PERFORMANCE AND STATUS MONITORING TWO SERVERS. APR 17. PI	04/15/2017	91.15	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
Total 99172:						911.50	.00					
1595	INTEGRINET SOLUTIONS, INC.	99312		CHANGED PASSWORD FOR SEVERAL EMPLOYEES, APR 17	04/16/2017	5.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		CHANGED PASSWORD FOR SEVERAL EMPLOYEES, APR 17. P&Z	04/16/2017	5.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		CHANGED PASSWORD FOR SEVERAL EMPLOYEES, APR 17. WATER	04/16/2017	5.28	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		CHANGED PASSWORD FOR SEVERAL EMPLOYEES, APR 17. SEWER	04/16/2017	5.28	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		CHANGED PASSWORD FOR SEVERAL EMPLOYEES, APR	04/16/2017	5.28	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		

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				17, PI	04/16/2017	5.28	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		SET UP SCANNING FOR NEW HIRE A CONTI. APR 17.	04/16/2017	22.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		SET UP SCANNING FOR NEW HIRE A CONTI. APR 17, WATER	04/16/2017	29.04	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		SET UP SCANNING FOR NEW HIRE A CONTI. APR 17, SEWER	04/16/2017	29.04	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		SET UP SCANNING FOR NEW HIRE A CONTI. APR 17, PI	04/16/2017	7.92	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		REPLACED HARD DRIVER IN SERVER, UNDER WARRANTY, APR 17	04/16/2017	24.64	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		REPLACED HARD DRIVER IN SERVER, UNDER WARRANTY, APR 17, P&Z	04/16/2017	8.80	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		REPLACED HARD DRIVER IN SERVER, UNDER WARRANTY, APR 17, WATER	04/16/2017	22.88	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		REPLACED HARD DRIVER IN SERVER, UNDER WARRANTY, APR 17, SEWER	04/16/2017	22.88	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99312		REPLACED HARD DRIVER IN SERVER, UNDER WARRANTY, APR 17, PI	04/16/2017	8.80	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
Total 99312:						202.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,228.30	.00					

INTERMOUNTAIN GAS CO

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37	INTERMOUNTAIN GAS CO	482135196314		<u>NATURAL GAS CONSUMPTION 3-14-17 TO 4-10-17, SR CTR</u>	04/11/2017	186.47	.00	<u>01-6290 UTILITIES</u>	1001	4/17		
Total 4821351963141741017:						186.47	.00					
37	INTERMOUNTAIN GAS CO	482634665313		<u>NATURAL GAS CONSUMPTION 3-13-17 TO 4-10-17, CITY HALL,</u>	04/11/2017	52.01	.00	<u>01-6290 UTILITIES</u>	0	4/17		
37	INTERMOUNTAIN GAS CO	482634665313		<u>NATURAL GAS CONSUMPTION 3-13-17 TO 4-10-17, P&Z</u>	04/11/2017	18.58	.00	<u>01-6290 UTILITIES</u>	1003	4/17		
37	INTERMOUNTAIN GAS CO	482634665313		<u>NATURAL GAS CONSUMPTION 3-13-17 TO 4-10-17, WATER</u>	04/11/2017	48.31	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/17		
37	INTERMOUNTAIN GAS CO	482634665313		<u>NATURAL GAS CONSUMPTION 3-13-17 TO 4-10-17, SEWER</u>	04/11/2017	48.31	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/17		
37	INTERMOUNTAIN GAS CO	482634665313		<u>NATURAL GAS CONSUMPTION 3-13-17 TO 4-10-17, PI</u>	04/11/2017	18.58	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/17		
Total 4826346653131741017:						185.79	.00					
Total INTERMOUNTAIN GAS CO:						372.26	.00					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	1		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND, APR 17, WATER</u>	04/26/2017	9,456.77	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1055	4/17		
188	IRMINGER CONSTRUCTION	1		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND, APR 17, PI</u>	04/26/2017	9,456.78	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1055	4/17		
Total 1:						18,913.55	.00					
Total IRMINGER CONSTRUCTION:						18,913.55	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	04072017-041		<u>SANITATION RECEIPT TRANSFER - 04/07/17-04/13/17</u>	04/14/2017	49,813.75	49,813.75	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	4/17	04/14/2017	

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230	J & M SANITATION, INC.	04072017-041		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 04/07/17-04/13/17</u>	04/14/2017	-4,921.60	-4,921.60	<u>01-4170 FRANCHISE FEES</u>	0	4/17	04/14/2017	
Total 04072017-04132017:						44,892.15	44,892.15					
230	J & M SANITATION, INC.	04142017-042		<u>SANITATION RECEIPT TRANSFER - 04-14-17 TO 04-20 -17</u>	04/24/2017	45,503.65	45,503.65	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	4/17	04/24/2017	
230	J & M SANITATION, INC.	04142017-042		<u>SANITATION RECEIPT TRANSFER -LESS FRANCHISE FEE. 04-14-17 TO 04-20-17</u>	04/24/2017	-4,495.76	-4,495.76	<u>01-4170 FRANCHISE FEES</u>	0	4/17	04/24/2017	
Total 04142017-04202017:						41,007.89	41,007.89					
Total J & M SANITATION, INC.:						85,900.04	85,900.04					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2536609		<u>BANK FEES, APR 17</u>	03/31/2017	26.42	.00	<u>01-6505 BANK FEES</u>	0	4/17		
1328	JACK HENRY & ASSOCIATES, INC.	2536609		<u>BANK FEES, APR 17, P&Z</u>	03/31/2017	1.32	.00	<u>01-6505 BANK FEES</u>	1003	4/17		
1328	JACK HENRY & ASSOCIATES, INC.	2536609		<u>BANK FEES, APR 17, WATER</u>	03/31/2017	43.58	.00	<u>20-6505 BANK FEES</u>	0	4/17		
1328	JACK HENRY & ASSOCIATES, INC.	2536609		<u>BANK FEES, APR 17, SEWER</u>	03/31/2017	43.58	.00	<u>21-6505 BANK FEES</u>	0	4/17		
1328	JACK HENRY & ASSOCIATES, INC.	2536609		<u>BANK FEES, APR 17, PI</u>	03/31/2017	17.16	.00	<u>25-6505 BANK FEES</u>	0	4/17		
Total 2536609:						132.06	.00					
Total JACK HENRY & ASSOCIATES, INC.:						132.06	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0107927		<u>PROFESSIONAL SERVICES 3-5- 17 TO 4-1-17, DOWNTOWN REVITALIZATION GRANT, APR 17</u>	04/19/2017	1,500.00	.00	<u>03-6378 EXPENDITURE- CDBG DWNTWN REVIT.</u>	0	4/17		

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Total 0107927:						1,500.00	.00					
1236	J-U-B ENGINEERS, INC.	0107971		<u>ARDELL PUMP STATION AND POND, G LAW, APR 17, WATER</u>	04/20/2017	2,068.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/17		
1236	J-U-B ENGINEERS, INC.	0107971		<u>ARDELL PUMP STATION AND POND, G LAW, APR 17, PI</u>	04/20/2017	2,068.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	4/17		
Total 0107971:						4,136.00	.00					
Total J-U-B ENGINEERS, INC.:						5,636.00	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	599		<u>FIBER OPTIC LINE LEASE FOR APRIL 17,</u>	04/30/2017	84.00	.00	<u>01-6255 TELEPHONE</u>	0	4/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	599		<u>FIBER OPTIC LINE LEASE FOR APRIL 17, P&Z</u>	04/30/2017	30.00	.00	<u>01-6255 TELEPHONE</u>	1003	4/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	599		<u>FIBER OPTIC LINE LEASE FOR APRIL 17, WATER</u>	04/30/2017	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	4/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	599		<u>FIBER OPTIC LINE LEASE FOR APRIL 17, SEWER</u>	04/30/2017	78.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	4/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	599		<u>FIBER OPTIC LINE LEASE FOR APRIL 17, PI</u>	04/30/2017	30.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	4/17		
Total 599:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A89208	5435	<u>PAINT ROLLERS AND ROLLERS, SCRUB BRUSH, REPAINT BRIDGE BY BRIDGE STREET BRIDGE, VANDALIZED, J CRUMPTON, PARKS, APR 17</u>	04/06/2017	13.93	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		

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499	KUNA LUMBER	A89208	5435	<u>TUBE OF SILICONE, BOTTOM SHOP REPAIR, J CRUMPTON, PARKS, APR 17</u>	04/06/2017	2.69	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	4/17		
Total A89208:						16.62	.00					
499	KUNA LUMBER	A89295	5451	<u>ROPE TO TIE TREES UPRIGHT AND ALSO FOR PULLING PICNIC TABLES, B.WITHROW, APR.'17 - PARKS</u>	04/10/2017	40.03	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total A89295:						40.03	.00					
499	KUNA LUMBER	A89313	5456	<u>INSTALL TURN OFF VALVE AT FARM PARK, J.MORFIN, APR.'17 - PARKS</u>	04/10/2017	49.49	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total A89313:						49.49	.00					
499	KUNA LUMBER	A89317	5458	<u>INSTALLING NEW TURN OFF VALVE FOR THE FARM PARK, B.WITHROW, APR.'17 - PARKS</u>	04/10/2017	47.80	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	1004	4/17		
Total A89317:						47.80	.00					
499	KUNA LUMBER	A89382	5475	<u>STAKES, MARKERS, FOR COMMUNITY GARDENS, B.WITHROW, APR.'17 - PARKS</u>	04/12/2017	57.56	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
499	KUNA LUMBER	A89382	5475	<u>REPLACEMENT CLAW HAMMER, B.WITHROW, APR.'17 - PARKS</u>	04/12/2017	7.19	.00	<u>01-6175 SMALL TOOLS</u>	1004	4/17		
Total A89382:						64.75	.00					
499	KUNA LUMBER	B98658	5461	<u>GOATSKIN GLOVES FOR M MEADE, J CRUMPTON, PARKS, APR 17</u>	04/11/2017	10.79	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	4/17		

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Total B98658:						10.79	.00					
499	KUNA LUMBER	B98679	5468	<u>5 PC SCREW EXTRACTOR, SNAP LINK FOR KEYS, B.WITHROW, APR.'17 - PARKS</u>	04/11/2017	14.38	.00	<u>01-6175 SMALL TOOLS</u>	1004	4/17		
Total B98679:						14.38	.00					
499	KUNA LUMBER	B98782	5483	<u>EPOXY FOR THE BATHROOM FLOORS AT THE PARK, J.MORFIN, APR.'17 - PARKS</u>	04/14/2017	8.45	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	4/17		
Total B98782:						8.45	.00					
499	KUNA LUMBER	B99183	5511	<u>BUSHING, NIPPLE FOR PRESSURE RELIEF VALVE FOR GREENBELT, TRASH CAN FOR BERNIE FISHER PARK, M.MEADE, APR.'17 - PARKS</u>	04/24/2017	27.69	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total B99183:						27.69	.00					
Total KUNA LUMBER:						280.00	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1160	5199	<u>METAL FOR MONITOR STAND FOR G SMITH, FEB 17</u>	02/10/2017	.81	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
1775	KUNA MACHINE LLC	1160	5199	<u>METAL FOR MONITOR STAND FOR G SMITH, FEB 17, WATER</u>	02/10/2017	1.07	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/17		
1775	KUNA MACHINE LLC	1160	5199	<u>METAL FOR MONITOR STAND FOR G SMITH, FEB 17, SEWER</u>	02/10/2017	1.07	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/17		
1775	KUNA MACHINE LLC	1160	5199	<u>METAL FOR MONITOR STAND FOR G SMITH, FEB 17, PI</u>	02/10/2017	.28	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/17		
Total 1160:						3.23	.00					

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Total KUNA MACHINE LLC:						3.23	.00					
KUNA WELDING												
46	KUNA WELDING	3367		<u>GRAVITY BOXE LIDS FOR LINDER RD AND MAIN ST. C DEYOUNG, GI. APR 17</u>	04/04/2017	239.26	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	4/17		
Total 3367:						239.26	.00					
Total KUNA WELDING:						239.26	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	04142017DS		<u>REFUND PERMIT APPLICATION FEE, APR.'17</u>	04/14/2017	30.00	30.00	<u>01-4155 ADMINISTRATION SERVICES</u>	1003	4/17	04/14/2017	
Total 04142017DS:						30.00	30.00					
Total MISCELLANEOUS VENDORS 2:						30.00	30.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	1417		<u>HVAC REPAIR IN SOLIDS BUILDING, T.SHAFER, APR.'17 - SEWER</u>	04/12/2017	187.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total 1417:						187.50	.00					
Total PAIGE MECHANICAL GROUP, INC.:						187.50	.00					
PARTS, INC.												
470	PARTS, INC.	136031	5486	<u>TAIL LIGHT FOR TRUCK #8, WIPER BLADES FOR TRUCK #13, J.CRUMPTON, APR.'17 - PARKS</u>	04/14/2017	33.27	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
Total 136031:						33.27	.00					
470	PARTS, INC.	136242	5492	<u>HOSE CLAMPS FOR DANSKIN WELL, J.CRUMPTON, APR.'17 - WATER</u>	04/17/2017	5.56	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	1004	4/17		

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Total 136242:						5.56	.00					
Total PARTS, INC.:						38.83	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	803498		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 5/1/17-5/31/17 - WATER</u>	04/14/2017	204.09	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	5/17		
1021	PEAK ALARM COMPANY, INC	803498		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 5/1/17-5/31/17 - P.I</u>	04/14/2017	51.02	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	4/17		
Total 803498:						255.11	.00					
Total PEAK ALARM COMPANY, INC:						255.11	.00					
PIPECO, INC												
55	PIPECO, INC	S2633562.001	5457	<u>ITEMS TO REPAIR PI SERVICES, C.DEYOUNG, APR.'17 - P.I</u>	04/10/2017	577.78	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/17		
Total S2633562.001:						577.78	.00					
Total PIPECO, INC:						577.78	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	17969		<u>VALVE KIT FOR PI STATION, C.DEYOUNG, APR.'17 - P.I</u>	04/06/2017	417.78	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/17		
Total 17969:						417.78	.00					
Total PRECISION PUMPING SYSTEMS:						417.78	.00					

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RECREATION TODAY OF IDAHO LLC												
1837	RECREATION TODAY OF IDAHO LLC	REC-170061	5481	<u>REPLACEMENT SWING SEATS FOR BERNIE FISHER PARK. B.WITHROW, APR.'17 - PARKS</u>	04/21/2017	225.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total REC-170061:						225.40	.00					
Total RECREATION TODAY OF IDAHO LLC:						225.40	.00					
REXEL, INC.												
1613	REXEL, INC.	L673830		<u>LED STREET LIGHTS. B.BACHMAN, APR.'17</u>	04/07/2017	3,041.40	.00	40-6020 CAPITAL IMPROVEMENTS	1008	4/17		
Total L673830:						3,041.40	.00					
Total REXEL, INC.:						3,041.40	.00					
ROCKY MOUNTAIN PEST CONTROL, LLC												
1813	ROCKY MOUNTAIN PEST CONTROL, LLC	1066		<u>PEST/INSECT CONTROL, CITY HALL BUILDING, APR.'17 - ADMIN</u>	04/24/2017	28.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	4/17		
1813	ROCKY MOUNTAIN PEST CONTROL, LLC	1066		<u>PEST/INSECT CONTROL, CITY HALL BUILDING, APR.'17 - P & Z</u>	04/24/2017	10.00	.00	01-6140 MAINT. & REPAIR BUILDING	1003	4/17		
1813	ROCKY MOUNTAIN PEST CONTROL, LLC	1066		<u>PEST/INSECT CONTROL, CITY HALL BUILDING, APR.'17 - WATER</u>	04/24/2017	26.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/17		
1813	ROCKY MOUNTAIN PEST CONTROL, LLC	1066		<u>PEST/INSECT CONTROL, CITY HALL BUILDING, APR.'17 - SEWER</u>	04/24/2017	26.00	.00	21-6140 MAINT & REPAIR BUILDING	0	4/17		
1813	ROCKY MOUNTAIN PEST CONTROL, LLC	1066		<u>PEST/INSECT CONTROL, CITY HALL BUILDING, APR.'17 - P.I</u>	04/24/2017	10.00	.00	25-6140 MAINT & REPAIR BUILDING	0	4/17		
Total 1066:						100.00	.00					
Total ROCKY MOUNTAIN PEST CONTROL, LLC:						100.00	.00					

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SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216029074		<u>FERTILIZER FOR CITY PARKS, B.WITHROW, APR.'17 - PARKS</u>	04/12/2017	3,000.00	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total 216029074:						3,000.00	.00					
Total SIMPLOT PARTNERS:						3,000.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	418855426		<u>NEW EMPLOYEE DRUG SCREEN, J.LORENTZ, APR.'17 - PARKS</u>	04/06/2017	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	4/17		
Total 418855426:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	418866075		<u>NEW EMPLOYEE DRUG SCREEN, R.WARWICK, APR.'17 - PARKS</u>	04/06/2017	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	4/17		
Total 418866075:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	418919556		<u>NEW EMPLOYEE DRUG SCREEN, K.DUTRA, APR.'17 - PARKS</u>	04/06/2017	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	4/17		
Total 418919556:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419059754		<u>NEW EMPLOYEE DRUG SCREEN, R.HERRON, APR.'17 - PARKS</u>	04/06/2017	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1004	4/17		
Total 419059754:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419059755		<u>NEW EMPLOYEE DRUG SCREEN, A.MCCLELLAND, APR.'17 - P & Z</u>	04/06/2017	40.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	4/17		

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Total 419059755:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419083153		<u>NEW EMPLOYEE DRUG SCREEN, B.BURR, PR.'17 - WATER</u>	04/06/2017	32.00	.00	20-6202 PROFESSIONAL SERVICES	0	4/17		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419083153		<u>NEW EMPLOYEE DRUG SCREEN, B.BURR, APR.'17 - P.I</u>	04/06/2017	8.00	.00	25-6202 PROFESSIONAL SERVICES	0	4/17		
Total 419083153:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419095926		<u>NEW EMPLOYEE DRUG SCREEN, J.HELLMAN, APR.'17 - P & Z</u>	04/06/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	1003	4/17		
Total 419095926:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	419175684		<u>NEW EMPLOYEE DRUG SCREEN, R.DAVILA, APR.'17 - SEWER</u>	04/06/2017	40.00	.00	21-6202 PROFESSIONAL SERVICES	0	4/17		
Total 419175684:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						320.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:04962659	5487	<u>WATER COOLER RENTAL, MAINTENANCE SHOP, APR.'17 - PARKS</u>	04/14/2017	10.00	.00	01-6165 OFFICE SUPPLIES	1004	4/17		
Total 2160:04962659:						10.00	.00					
Total TREASURE VALLEY COFFEE:						10.00	.00					
UNITED OIL												
316	UNITED OIL	0474605		<u>65 GALS HYDRAULIC FLUID FOR THE WHEEL LINES AT THE FARM, B.WITHROW, APR.'17 - FARM</u>	04/07/2017	574.45	.00	21-6090 FARM EXPENDITURES	0	4/17		

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316	UNITED OIL	0474605		<u>1 OIL DRUM, B.WITHROW, APR.'17 - PARKS</u>	04/07/2017	128.20	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/17		
Total 0474605:						702.65	.00					
Total UNITED OIL:						702.65	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA583845	5473	<u>HYPOCHLORITE TABLETS PLUS TRANSPORT SURCHARGES, T.SHAFFER, APR.'17 - SEWER</u>	04/13/2017	10,506.98	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	4/17		
Total NA583845:						10,506.98	.00					
Total UNIVAR USA, INC.:						10,506.98	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	211462		<u>CREDIT MEMO, RETURNED 2 INJECTION QUILLS, ORIGINAL INVOICE 190485, T.SHAFFER, MAR.'17 - SEWER</u>	03/21/2017	-327.54	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total 211462:						-327.54	.00					
265	USA BLUE BOOK	229298	5467	<u>PARTS TO REPAIR THE CHLORINE PUMP, T.SHAFFER, APR.'17 - SEWER</u>	04/11/2017	466.53	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total 229298:						466.53	.00					
Total USA BLUE BOOK:						138.99	.00					
UTILITY REFUNDS #3												
1863	UTILITY REFUNDS #3	111745.01		<u>DANIEL ZIEGLMEIER, 533 E ANDREA ST, WATER OVERPAYMENT</u>	04/19/2017	23.63	.00	<u>99-1075 Utility Cash Clearing</u>	0	4/17		

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Total 111745.01:						23.63	.00					
1863	UTILITY REFUNDS #3	121540.01		<u>KELLY W KESTER, 896 N MEADOWSWEET AVE, WATER OVERPAYMENT</u>	04/24/2017	80.35	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 121540.01:						80.35	.00					
1863	UTILITY REFUNDS #3	132040.02		<u>BENJAMIN FOSTER, 1106 W EMMY CT, WATER OVERPAYMENT</u>	04/17/2017	79.68	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 132040.02:						79.68	.00					
1863	UTILITY REFUNDS #3	140040.01A		<u>BRENT EBORN, 166 N SUNBIRD AVE, WATER OVERPAYMENT</u>	04/24/2017	78.75	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 140040.01A:						78.75	.00					
1863	UTILITY REFUNDS #3	174008.01		<u>CBH, 1009 S KALAHARI AVE, WATER OVERPAYMENT</u>	04/11/2017	18.31	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 174008.01:						18.31	.00					
1863	UTILITY REFUNDS #3	174009.01		<u>CBH, 993 S KALAHARI AVE, WATER OVERPAYMENT</u>	04/11/2017	61.18	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 174009.01:						61.18	.00					
1863	UTILITY REFUNDS #3	175004.01		<u>CBH, 1534 W BAYHORSE ST, WATER OVERPAYMENT</u>	04/11/2017	45.08	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 175004.01:						45.08	.00					
1863	UTILITY REFUNDS #3	175021.01A		<u>CBH, 347 S RETORT AVE, WATER OVERPAYMENT</u>	04/24/2017	58.21	.00	99-1075 Utility Cash Clearing	0	4/17		

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Total 175021.01A:						58.21	.00					
1863	UTILITY REFUNDS #3	180720.02		<u>BRANDON HARTMAN, 1397 W SACRAMENTO ST, WATER OVERPAYMENT</u>	04/24/2017	90.62	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 180720.02:						90.62	.00					
1863	UTILITY REFUNDS #3	182740.01		<u>ROBERT GALLOWAY, 1283 W CRENSHAW ST, WATER OVERPAYMENT</u>	04/17/2017	49.42	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 182740.01:						49.42	.00					
1863	UTILITY REFUNDS #3	190105.03		<u>TOEPCO DEVELOPMENT INC, WATER OVERPAYMENT</u>	04/24/2017	78.84	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 190105.03:						78.84	.00					
1863	UTILITY REFUNDS #3	191040.02		<u>DAVID A OSBORN, 216 W WOOD OWL DR, WATER OVERPAYMENT</u>	04/24/2017	71.40	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 191040.02:						71.40	.00					
1863	UTILITY REFUNDS #3	200855.03		<u>NEIL JOHNATAKIS, 341 E SCOPS OWL DR, WATER OVERPAYMENT</u>	04/19/2017	12.84	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 200855.03:						12.84	.00					
1863	UTILITY REFUNDS #3	220840.02		<u>FRANCINE C DIAZ, 598 E CINNABEAR DR, WATER OVERPAYMENT</u>	04/11/2017	48.44	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 220840.02:						48.44	.00					

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1863	UTILITY REFUNDS #3	221130.02		<u>ANNE GREGER, 1172 S WISTON PL, WATER OVERPAYMENT</u>	04/11/2017	71.76	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 221130.02:						71.76	.00					
1863	UTILITY REFUNDS #3	221315.01		<u>CBH, 1033 S PENMARK AVE, WATER OVERPAYMENT</u>	04/24/2017	60.65	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 221315.01:						60.65	.00					
1863	UTILITY REFUNDS #3	221325.01		<u>CBH, 1077 S PENMARK AVE, WATER OVERPAYMENT</u>	04/24/2017	54.57	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 221325.01:						54.57	.00					
1863	UTILITY REFUNDS #3	221380.01		<u>CBH, 1056 S PENMARK AVE, WATER OVERPAYMENT</u>	04/13/2017	62.56	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 221380.01:						62.56	.00					
1863	UTILITY REFUNDS #3	240400.02		<u>SKYLAR SCHELHORN, 1065 E FOSSILSTONE CT, WATER OVERPAYMENT</u>	04/24/2017	184.55	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 240400.02:						184.55	.00					
1863	UTILITY REFUNDS #3	250565.02		<u>TOLL BROS INC, 336 W TEHUTI ST, WATER OVERPAYMENT</u>	04/24/2017	172.22	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 250565.02:						172.22	.00					
1863	UTILITY REFUNDS #3	264025.01		<u>CBH, 2258 W GAINSBORO DR, WATER OVERPAYMENT</u>	04/24/2017	60.65	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 264025.01:						60.65	.00					

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1863	UTILITY REFUNDS #3	264150.01		<u>CBH, 1828 N BLUSH AVE, WATER OVERPAYMENT</u>	04/19/2017	53.08	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 264150.01:						53.08	.00					
1863	UTILITY REFUNDS #3	264160.01		<u>CBH, 1794 N BLUSH AVE, WATER OVERPAYMENT</u>	04/17/2017	62.70	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 264160.01:						62.70	.00					
1863	UTILITY REFUNDS #3	264530.01A		<u>CBH, 1963 W CRENSHAW ST, WATER OVERPAYMENT</u>	04/24/2017	58.12	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 264530.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	268016.01		<u>CBH, 1822 N RHODAMINE, WATER OVERPAYMENT</u>	04/13/2017	56.48	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 268016.01:						56.48	.00					
1863	UTILITY REFUNDS #3	274275.03		<u>EMMA H LANDA, 293 W HORSECHESTNUT WAY, WATER OVERPAYMENT</u>	04/19/2017	19.03	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 274275.03:						19.03	.00					
1863	UTILITY REFUNDS #3	276012.01		<u>CBH, 487 W ALLSPICE CT, WATER OVERPAYMENT</u>	04/11/2017	18.90	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 276012.01:						18.90	.00					
1863	UTILITY REFUNDS #3	276020.01		<u>CBH, 486 W ALLSPICE CT, WATER OVERPAYMENT</u>	04/13/2017	54.74	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 276020.01:						54.74	.00					

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1863	UTILITY REFUNDS #3	278028.01		<u>CBH, 2872 W PEAR APPLE ST, WATER OVERPAYMENT</u>	04/24/2017	80.35	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 278028.01:						80.35	.00					
1863	UTILITY REFUNDS #3	280565.01		<u>TRADITION HOMES, 1233 W TANZANITE DR, WATER OVERPAYMENT</u>	04/11/2017	113.99	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 280565.01:						113.99	.00					
1863	UTILITY REFUNDS #3	300145.05		<u>JERALD WEST, 1121 E YANKEE BASIN DR, WATER OVERPAYMENT</u>	04/24/2017	80.31	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 300145.05:						80.31	.00					
1863	UTILITY REFUNDS #3	300400.02		<u>THOMAS STEAR, 2612 N KRISTY AVE, WATER OVERPAYMENT</u>	04/24/2017	82.12	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 300400.02:						82.12	.00					
1863	UTILITY REFUNDS #3	301018.01		<u>HUBBLE HOMES, 1241 E WHITBECK DR, WATER OVERPAYMENT</u>	04/13/2017	39.29	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 301018.01:						39.29	.00					
1863	UTILITY REFUNDS #3	301028.01		<u>HUBBLE HOMES, 1226 E WHITBECK DR, WATER OVERPAYMENT</u>	04/24/2017	106.19	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 301028.01:						106.19	.00					
1863	UTILITY REFUNDS #3	302039.01		<u>EAGLEWOOD HOMES, 554 E MERINO ST, WATER OVERPAYMENT</u>	04/24/2017	49.40	.00	99-1075 Utility Cash Clearing	0	4/17		

City of Kuna

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Report dates: 4/14/2017-4/27/2017

Apr 27, 2017 04:12PM

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 302039.01:						49.40	.00					
1863	UTILITY REFUNDS #3	30310.02		<u>SANDERS REVOCABLE TRUST, 260 N CEDAR AVE, WATER OVERPAYMENT</u>	04/19/2017	70.53	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 30310.02:						70.53	.00					
1863	UTILITY REFUNDS #3	310038.01A		<u>COLEMAN HOMES, 9444 S MACADAN WAY, WATER OVERPAYMENT</u>	04/24/2017	58.12	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310038.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	310044.01		<u>TOLL BROS INC, 1125 W SAGWON DR, WATER OVERPAYMENT</u>	04/24/2017	52.84	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310044.01:						52.84	.00					
1863	UTILITY REFUNDS #3	310047.01		<u>COLEMAN HOMES, 1187 W SAGWON DR, WATER OVERPAYMENT</u>	04/17/2017	94.27	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310047.01:						94.27	.00					
1863	UTILITY REFUNDS #3	310124.01		<u>TOLL BROS INC, 1364 W SAGWON DR, WATER OVERPAYMENT</u>	04/13/2017	50.08	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310124.01:						50.08	.00					
1863	UTILITY REFUNDS #3	310128.01		<u>COLEMAN HOMES, 9445 S ROCK CLIFFS AVE, WATER OVERPAYMENT</u>	04/17/2017	131.11	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310128.01:						131.11	.00					

City of Kuna

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Report dates: 4/14/2017-4/27/2017

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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
1863	UTILITY REFUNDS #3	310139.01		<u>COLEMAN HOMES, 1479 W SAGWON DR, WATER OVERPAYMENT</u>	04/17/2017	59.16	.00	99-1075 <u>Utility Cash Clearing</u>	0	4/17		
Total 310139.01:						59.16	.00					
Total UTILITY REFUNDS #3:						2,854.52	.00					
VICTORY GREENS												
364	VICTORY GREENS	405849	5485	<u>WOOD CHIPS FOR PLAYGROUNDS AT BERNIE FISHER PARK, J.MORFIN, APR.'17 - PARKS</u>	04/17/2017	327.60	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
Total 405849:						327.60	.00					
364	VICTORY GREENS	406216	5491	<u>8 TREE STAKES FOR TREES AT DANSKIN WELL, J.CRUMPTON, APR.'17 - WATER</u>	04/17/2017	35.64	.00	01-6140 <u>MAINT. & REPAIR BUILDING</u>	0	4/17		
Total 406216:						35.64	.00					
Total VICTORY GREENS:						363.24	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0099341-IN		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, SENIOR CENTER</u>	04/25/2017	330.33	.00	01-6025 <u>JANITORIAL</u>	1001	4/17		
Total 0099341-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0099342-IN		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - ADMIN</u>	04/25/2017	84.93	.00	01-6025 <u>JANITORIAL</u>	0	4/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099342-IN		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - P & Z</u>	04/25/2017	30.33	.00	01-6025 <u>JANITORIAL</u>	1003	4/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099342-IN		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - WATER</u>	04/25/2017	78.87	.00	20-6025 <u>JANITORIAL</u>	0	4/17		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 4/14/2017-4/27/2017

Apr 27, 2017 04:12PM

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
1499	WESTERN BUILDING MAINTENANCE, INC.	0099342-IN		MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - SEWER	04/25/2017	78.87	.00	21-6025 JANITORIAL	0	4/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099342-IN		MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - P.I	04/25/2017	30.33	.00	25-6025 JANITORIAL	0	4/17		
Total 0099342-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0099343-IN		MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - WATER	04/25/2017	31.50	.00	20-6025 JANITORIAL	0	4/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099343-IN		MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - SEWER	04/25/2017	31.50	.00	21-6025 JANITORIAL	0	4/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0099343-IN		MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - P.I	04/25/2017	12.00	.00	25-6025 JANITORIAL	0	4/17		
Total 0099343-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
WESTERN TROPHY & ENGRAVING, IN												
124	WESTERN TROPHY & ENGRAVING, IN	21245		APPRECIATION PLAQUE AND ENGRAVING FOR G.LAW, APR.'17 - P & Z	04/13/2017	8.74	.00	01-6165 OFFICE SUPPLIES	1003	4/17		
124	WESTERN TROPHY & ENGRAVING, IN	21245		APPRECIATION PLAQUE AND ENGRAVING FOR G.LAW, APR.'17 - WATER	04/13/2017	11.53	.00	20-6165 OFFICE SUPPLIES	0	4/17		
124	WESTERN TROPHY & ENGRAVING, IN	21245		APPRECIATION PLAQUE AND ENGRAVING FOR G.LAW, APR.'17 - SEWER	04/13/2017	11.53	.00	21-6165 OFFICE SUPPLIES	0	4/17		
124	WESTERN TROPHY & ENGRAVING, IN	21245		APPRECIATION PLAQUE AND ENGRAVING FOR G.LAW, APR.'17 - P.I	04/13/2017	3.15	.00	25-6165 OFFICE SUPPLIES	0	4/17		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 4/14/2017-4/27/2017

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 21245:						34.95	.00					
Total WESTERN TROPHY & ENGRAVING, IN:						34.95	.00					
Grand Totals:						188,100.69	85,930.04					

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



License No. 1716A

\$ 250.00

Granted: May 01, 2017

Expires: May 01, 2018

This Alcohol License is granted to:

BIG SMOKE LLC #134

**1031 E KUNA ROAD, SUITE 150
KUNA ID 83634**

Permitting the licensee to carry on the business or occupation of: Off Premise Beer
Off Premise Wine

within the Corporate limits of the City of Kuna, for the period of one year, having paid the sum of \$250.00 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

City Clerk

Mayor

**THIS LICENSE MUST BE RENEWED BEFORE THE EXPIRATION DATE
AND BE DISPLAYED IN VIEW ON THE PREMISES**



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

FEB 16 2017

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
APR 25 2017
CITY OF KUNA

BIG SMOKE LLC #134
4280 E AMITY RD SUITE 102
NAMPA ID 83687

Date: 02/13/2017

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1st. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than May 1st for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

- February 23, 2017
- March 16, 2017
- March 30, 2017
- April 13, 2017

For Review at the Council Meeting on:

- March 7, 2017
- March 21, 2017
- April 4, 2017
- April 18, 2017 (last meeting prior to expiration)

You may submit your renewal application with the required documents in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: BIG SMOKE LLC #134 Acct #: 34
 Business Address: 1031 E KUNA ROAD, SUITE 150 Business Phone: (208) 475-5524
 Mailing Address: 4280 E AMITY RD SUITE 102 NAMPA ID 83687
 Business Email: Business Fax:
 Owner Name: HAL C BAIRD Owner Phone:
 Owner Address: 1412 W VILLA NORTE BOISE ID 83702
 State License #: State Tax ID:

<u>Billing Information</u>	<u>Description</u>	<u>Amount</u>
	Off Premise Beer	\$ 50.00
	Off Premise Wine	\$ 200.00
		0
		0

Total License Fee(s) Due: \$ 250.00

Signature: Hal Baird Date: 4/1/17

***** OFFICE USE ONLY *****

Date Fee Paid and Receipt # 11.001494 License #: 4.25.17

State of Idaho

Idaho State Police Retail Alcohol Beverage License

Premise Number: 1A-6500

Cycle Tracking Number: 92131

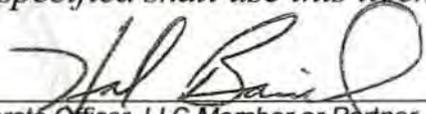
License Year: 2018
License Number: 6500

This is to certify, that New Big Smoke LLC
doing business as: Big Smoke #134

is licensed to sell alcoholic beverages as stated below at:
1031 E Kuna Rd Ste 150, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.



Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	No
Kegs to go	No
Restaurant	No
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Multipurpose arena	No
Growlers	No

NEW BIG SMOKE LLC
 BIG SMOKE #134
 4280 AMITY AVE STE 103
 NAMPA, ID 83687
Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018616

ADA COUNTY, IDAHO
STATE OF IDAHO

This is to certify, that New Big Smoke LLC

dba: Big Smoke #134

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1031 E Kuna Rd Ste 150, Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

Beer	Bottled or canned, consumed OFF premises	\$25.00
Wine	WINE Retail: (This is for OFF premises consumption only)	\$100.00

Hal Baird
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

Christopher D. Rich
Christopher D. Rich, Clerk

David L. Case
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

City of Kuna



License No. 1715A

\$ 762.50

Granted: May 01, 2017

Expires: May 01, 2018

This Alcohol License is granted to:

**K & L Ventures LLC
Cowgirls
353 Avenue East
KUNA ID 83634**

Permitting the licensee to carry on the business or occupation of: **On Premise Beer
Liquor-by-the-Drink**

within the Corporate limits of the City of Kuna, for the period of one year, having paid the sum of \$762.50 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

City Clerk

Mayor

**THIS LICENSE MUST BE RENEWED BEFORE THE EXPIRATION DATE
AND BE DISPLAYED IN VIEW ON THE PREMISES**



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

K & L Ventures LLC
643 W Calderwood Street
Meridian ID 83642
USA

Date: 02/13/2017

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1st. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than May 1st for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

- February 23, 2017
March 16, 2017
March 30, 2017
April 13, 2017

For Review at the Council Meeting on:

- March 7, 2017
March 21, 2017
April 4, 2017
April 18, 2017 (last meeting prior to expiration)

You may submit your renewal application with the required documents in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: K & L Ventures LLC Acct #: 247
Business Address: 353 Avenue East Business Phone: (208) 991-7879 208 608-8040
Mailing Address: 643 W Calderwood Street Meridian ID 83642
Business Email: kunacowgirls@gmail.com Business Fax: (208)
Owner Name: Danielle Shun Owner Phone: (208) 695-14223
Owner Address: KUNA ID 83634
State License #: State Tax ID:

Table with 3 columns: Billing Information, Description, Amount. Rows include On Premise Beer (\$200.00) and Liquor-by-the-Drink (\$562.50).

Total License Fee(s) Due: \$ 762.50

Signature: [Handwritten Signature]

Date: April 19, 2017

***** OFFICE USE ONLY *****

Date Fee Paid and Receipt # License #

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018633

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that K & L Ventures

dba: Cowgirls

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 353 Ave. E, Kuna, ID 83634



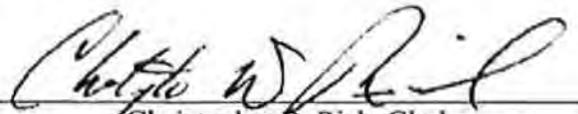
License valid from May 1, 2017 to April 30, 2018

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Liquor	Kuna City	\$187.50

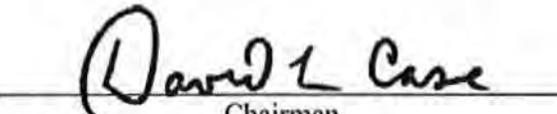


 Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017



 Christopher D. Rich, Clerk



 Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 91887
ISLD ID: 7861

License Year: 2018

License Number: 4777

Premise Number: 1A-834
Incorporated City

This is to certify, that K & L Ventures LLC
doing business as: Cowgirls

is licensed to sell alcoholic beverages as stated below at:
353 Avenue E, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	No	
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

K & L VENTURES LLC
COWGIRLS
643 W CALDERWOOD ST

MERIDIAN, ID 83642
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

**RESOLUTION NO. R33-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE 2017 LEASE AGREEMENT WITH THE KUNA FARMERS MARKET, 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 lease agreement with the Kuna Farmers Market in substantially the form of the copy of said Agreement attached hereto is hereby authorized and approved.

Section 2. The Mayor is hereby authorized to execute the lease agreement with the Kuna Farmers Market for use of Bernie Fisher Park for the period May 2017 to October 2017 for the purpose of selling and dispensing local farm grown food and other Idaho-made consumer products; 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 2nd day of May 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of May 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**PARK USE AGREEMENT
CITY OF KUNA, IDAHO AND KUNA FARMERS MARKET
BERNIE FISHER CITY PARK**

This AGREEMENT made between the City of Kuna, a political subdivision of the State of Idaho (hereinafter referred to as "*CITY*"), and William James Clark and Cheryl Elaine McCord dba Kuna Farmers Market (*KFM*).

THE PARTIES AGREE AS FOLLOWS:

1. **RENT:** *CITY* rents to *KFM*, the area located at Bernie Fisher Park, City of Kuna, more particularly shown on the attached map, during the period from May 2017 to October, 2017 for the purpose of selling and dispensing local farm grown food and other Idaho made consumer products.

KFM agrees to pay *CITY* the sum of \$250.00 (non-refundable), for this rental.

KFM will coordinate with Kuna Days Committee if *KFM* operates during Kuna Days regarding the location that *KFM* will operate during Kuna Days, the products that will be sold and the fee that *KFM* will pay for participation in Kuna Days.

2. **SAFETY:** *KFM* will insure that all structures or tents erected by vendors will be safe, well secured in case of wind, and neat in appearance. Ropes shall have markers on them for public safety.

KFM further agrees to comply with all reasonable orders or requirements of the Kuna Fire Department.

KFM shall be permitted to rearrange the blue posts at the edge of the concrete. No cable will be strung between the posts as a means to secure the posts due to safety concerns.

KFM shall be permitted to install electrical outlets in the closet and provide a key or access code to the city for access to the closet.

KFM shall be permitted to store signs and other items belonging to the Kuna Farmers Market in the closet. If storage of items in the closet becomes an issue, then it shall be promptly removed.

3. **PERMITS:** *KFM* agrees to obtain, or cause any vendors to obtain all necessary permits pursuant to local laws, rules, and regulations and to submit to inspections by health officers and authorized representatives of the Health District, and to comply with all federal, State of Idaho, Health District, Idaho Department of Health and Welfare, City and City statutes, ordinances, rules, regulations, and policies.

4. **ASSIGNMENT OF CONTRACT:** This contract, or any part thereof, cannot be assigned or otherwise disposed of without the express written approval of the *CITY*.

5. **HOUSEKEEPING:** *KFM* agrees to keep the area clean and attractive at all times and return it to *CITY* in a good and clean condition. *CITY* can perform housekeeping if not done by *KFM* and *KFM* agrees to pay *CITY* for such services at the rate of \$25.00 per hour.

6. **INDEMNIFICATION:** *KFM* agrees to indemnify, defend, and hold harmless *CITY*, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of *KFM*, *KFM'S* agents, vendors, or representatives under this Agreement.

7. **INSURANCE:** *KFM* agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy, which shall include products liability coverage, in the minimum amount of \$1,000,000.00, which shall name and protect the *CITY*, and its officers, agents and employees, from and against any and all claims, losses, actions, and judgments for

damages or injury to persons or property arising out of or in connection with the *KFM's use of the property*. *KFM* shall provide proof of liability coverage as set forth above to *CITY* prior to commencing its performance as herein provided. Said certificate of insurance shall be furnished to the City Clerk no later than May 1, 2017. If said certificate is not furnished by that date, this Agreement shall be terminated without further notice to *KFM* and forfeiture of all fees.

8. TERMINATION: This Agreement may be terminated immediately by *CITY* for breach of this Agreement by *KFM* and either party may terminate this Agreement by providing thirty (30) days written notice of termination to the other party.

9. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.

10. ATTORNEY FEES: Reasonable attorney fees shall be awarded to the prevailing party in any action to enforce this Agreement or to declare forfeiture or termination.

DATED this ____ day of ^{May}~~March~~ 2017.

CITY:

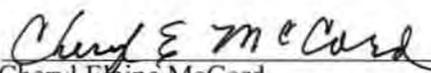
Joe L. Stear
Mayor

ATTEST:

Chris Engels
City Clerk

KFM:

By 
William James Clark

By 
Cheryl Elaine McCord

City of Kuna
763 W Avalon
P.O. Box 13
Kuna ID 83634

4D1

Resolution No. R33-2017

208-922-5546 4 of 5

Receipt No: 11.001488

Apr 20, 2017

Farmers Market

Previous Balance:	.00
General Revenue	
Rental Income/Parks	250.00
01-4195	
RENTAL INCOME	

Total:	250.00
--------	--------

Clerk Counter Check	
Check No: 16496	250.00
Payor:	
Farmers Market	
Total Applied:	250.00

Change Tendered:	.00
------------------	-----

04/20/2017 08:33AM

RECEIVED

APR 20 2017

CITY OF KUNA Invoice No. JMS032417



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
PH. (208) 922 - 5546 FAX (208) 922 - 5989

RECEIPT

Customer

Name J&M Sanitation
 Address PO Box 236
 City Kuna State ID _____ ZIP 83634
 Phone _____

Misc

Date 3/24/2017
 Code1 JMS
 Code2 032417
 FOB _____

Qty	Description	Unit Price	TOTAL
1	2017 Farmers Market Park Rental Fee	\$ 250.00	\$ 250.00

Thank You

SubTotal	\$ 250.00
Shipping	
Tax Rate(s) 0.00%	\$ -
TOTAL	\$ 250.00

Payment Select One...

Comments _____
 Name _____
 CC # _____
 Expires _____

Tax Rate(s)



Please reference the invoice number on your remittance.
Thank You!

OK for payment
CG
ENTERED
3/29/17 JL

**RESOLUTION NO. R34-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH S&T FARMS, LLC, FOR THE LEASE OF THE CITY OF KUNA, IDAHO'S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO.

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 Real Estate Lease Agreement between the City of Kuna and S&T Farms, LLC for the lease of the City of Kuna's property located at Meadow View Road, Kuna, Idaho, as more particularly described in the lease attached hereto as Exhibit A.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of May 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of May 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REAL ESTATE LEASE AGREEMENT

This AGREEMENT is between the **City of Kuna, Idaho**, (herein referred to as "LESSOR") and **Steven E. Jensen and S&T Farms, LLC** (herein referred to as "LESSEE");

1. LESSOR leases to LESSEE, and LESSEE leases from LESSOR, the real property as described on "EXHIBIT A", attached hereto, consisting of approximately 17 farmable acres (Property). The parties acknowledge that said Property is located east of Meridian Road and south of Meadow View, in Kuna, Ada County, Idaho.
2. RENT: LESSEE agrees to pay LESSOR rent for the Property in the amount of \$100.00 per acre for a total lease price of \$1,700.00 per annum, payable in full at time of execution of lease, and thereafter at the time of renewal of the lease.
3. TERM: TERM: The term of this lease is from October 1, 2016 to September 30, 2017. Renewal terms shall be twelve (12) months, commencing October 1 of the then current year and end on September 30 of the following year.
4. LESSEE'S OBLIGATIONS: LESSEE agrees to the following at its expense:
 - a. To pay all irrigation water assessments to the City of Kuna, Idaho. The 2017 assessment is due upon receipt.
 - b. To exercise usual and customary farming practices and pay for all farming expenses.
 - c. To provide all materials and labor necessary to operate and maintain the farm and any improvements during the lease in as good or better condition as it was at the beginning of the lease.
 - d. To use diligence and follow approved practices in preventing noxious weeds from going to seed on the farm.
5. LESSOR'S OBLIGATIONS: LESSOR agrees to perform the following at its expense:
 - a. Work with the adjoining landowner to the south and Boise Project Board of Control to relocate the LESSOR's headgate to the east of its current location for the property's irrigation water and the rerouting of the pipe and replacement of the irrigation box at the point of delivery at the property. Costs to be paid for by the LESSOR and/or adjoining landowner.
6. ADDITIONAL TERMS: LESSEE acknowledges and agrees that the Property is owned by the LESSOR and at some future date may be sold, or developed for city use and LESSEE agrees that LESSOR may terminate this lease early by paying LESSEE the value of the crops growing upon the Property (limited to the current growing season) and terminate the lease early and the payment of the value of the crops growing upon the property shall be considered the liquidated damages for the early termination of the lease. LESSEE agrees and assumes the risk that if it

REAL ESTATE LEASE AGREEMENT

plants a multi-year crop, such as alfalfa, and this lease is terminated before LESSEE has realized the economic benefit of the said crop, it waives and is hereby estopped from asserting any claim, including damages or reimbursement for any multi-years crops, except for the crop during the current lease term.

7. **WARRANTIES:** There are no warranties by LESSOR and LESSEE, in executing this lease, is relying upon its own judgment, information, and inspection of the property.
8. **INSURANCE:** LESSEE agrees to provide evidence of liability insurance and Worker's Compensation Insurance coverage for LESSOR's farming operation; said coverage to include LESSEE's agents and employees, and cover all activities upon the Property and the use of all vehicles and equipment used on the Property. The liability insurance limits, at a minimum, shall be \$1,000,000.00 general aggregate and \$1,000,000.00 each occurrence.
9. **ALTERATIONS AND IMPROVEMENTS:** No alteration, additions or improvements shall be made to the structure, nor any sign placed upon the leased premises by LESSEE without first obtaining the written consent of LESSOR. All alterations, additions or improvements made by LESSEE shall be the property of LESSOR and surrendered with the premises at termination of this lease.
10. **ENTRY BY LESSOR:** LESSOR shall have the right to enter the leased premises at any reasonable time to examine the same and determine the maintenance and state of repair.
11. **INDEMNIFICATION:** LESSEE agrees to indemnify, defend, and hold harmless LESSOR, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with the acts and/or any performances or activities of LESSEE, LESSEE's agents, employees, or representatives under this Agreement.
12. **RENEGOTIATION OF LEASE TERMS:** Either party may request in writing, a renegotiation of the lease terms on or before February of the current lease year. In the event that the parties cannot agree to new terms, and the party requesting renegotiation does not withdraw its request in writing, then the party requesting renegotiation is deemed to have given its notice of intent to not renew the current lease and the LESSOR may thereafter put the lease out for a Request for Proposal or "RFP" as provided for by law.
13. **TIME OF ESSENCE AND DEFAULT:** Time is of the essence of this agreement. If LESSEE defaults in any of the terms of this agreement for a period of ten (10) days after written notice of default has been sent by LESSOR, then LESSOR, at its option and in addition to all other legal and equitable remedies, may declare this lease forfeited and terminated and re-enter and repossess the leased premises. Upon such forfeiture and termination, all rights of LESSEE under this agreement

REAL ESTATE LEASE AGREEMENT

shall immediately terminate. Provided, however, that nothing herein shall be considered an election of remedies or limitation of damages.

14. RENEWALS: LESSEE shall have the first right to renew this lease for additional one (1) year period, subject to the provisions of paragraph 11, by giving written notice of renewal at least ninety (90) days before the lease expires. All renewals of this lease shall be under all of the same terms and conditions of this lease, or as agreed by the parties in writing.
15. ASSIGNMENT OR SUBLETTING PROHIBITED: LESSEE shall not assign this lease nor sublet the whole or any part thereof without the written consent of LESSOR.
16. USE OF PROPERTY: LESSEE will only use the property in a way that is in compliance with the any permit or management plan that the LESSOR has entered into with any governmental entity, and LESSEE shall at all times comply with all laws, regulations and ordinances, in effect or as may become effective during the term of this lease. The LESSEE'S use of the property shall not be changed without the consent of LESSOR.
17. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
18. ATTORNEY FEES: If action is brought to enforce the terms or provisions of this lease, or to enforce forfeiture for default, or to collect damages for breach, the prevailing party in such action shall be entitled to recover from the losing party reasonable attorney fees together with costs authorized by law.
19. SERVICE OF NOTICES: Any notice may be served upon LESSOR by certified mail to LESSOR at:

City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634;

And any notice may be served upon LESSEE by certified mail to LESSEE at:

S&T Farms, LLC
Steven E. Jensen
1694 N. Calaveras Pl
Kuna, Idaho 83634

Service of a notice by certified mail shall be deemed complete upon the date of the postmark by certified mail. Either party may change the address for services of notice by written notice to the other party.

REAL ESTATE LEASE AGREEMENT

(Signature page follows)

DATED this 15 day of December, 2016.

LESSOR:

LESSEE:

City of Kuna, Idaho

By *Steven E. Jenson S&T Farms, LLC*
Steven E. Jenson/S&T Farms, LLC

By _____
Joe L. Stear

Its _____

Its _____
Mayor

WITNESS:

ATTEST:

Clerk of the City of Kuna

Form and content approved by _____ as attorney for the City of Kuna, Idaho.

S&T FARMS LLC
208-761-9267
1694 N CALAVERAS PL.
KUNA, ID 83634-2488

92-372/1231

1957

DATE 4-1-17

PAY TO THE ORDER OF City of Kuna \$ 1700⁰⁰/₁₀₀

Seventeen Hundred and 00/100

DOLLARS  Security Features Included. Details on Back.



MEMO Farm Rent

[Signature] 

⑆123103729⑆ 153353917260⑈1957



City of Kuna

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

City Council Findings of Fact and Conclusions of Law

To: **Kuna City Council**

File Numbers: **17-01-CPMA** (Comp Plan Map Amendment)

Location: NWC of Ten Mile & Deer Flat Roads, Kuna, Idaho

Planner: Trevor Kesner, Planner II

Hearing date: April 18, 2017
Findings: May 2, 2017

Applicant: **Tuck Ewing, Teco One, LLC**
 1500 N. El Dorado
 Boise, ID, 83704
 208.863.1696
Tuck.ewing@ewingcompany.com



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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Comprehensive Plan Map Modifications are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Land Use Planning Act.

a. Notifications

- | | |
|----------------------------|---------------------------------|
| i. Neighborhood Meeting | February 8, 2017 (no attendees) |
| ii. Agency Comment Request | February 17, 2017 |
| iii. 300' Property Owners | March 21, 2017 |
| iv. Kuna, Melba Newspaper | March 22, 2017 |
| v. Site Posted | March 18, 2017 |

B. Applicants Request:**1. Request:**

The applicant, Teco One, LLC requests to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

C. Aerial Map:

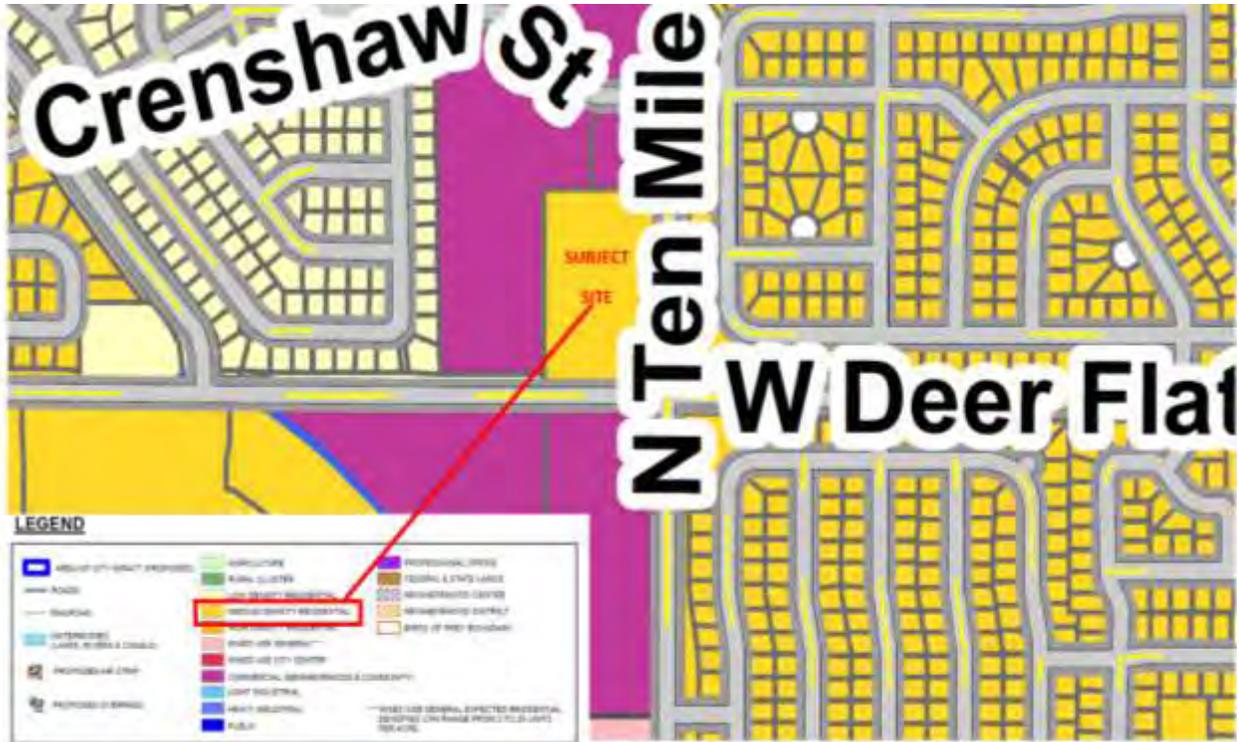
©Copyrighted

D. Site History:

This site is a County parcel historically used for agricultural purposes and has been vacant for many years. The site is surrounded by City platted subdivisions.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation but is not the actual zoning. The Comp Plan Map currently identifies this site as Medium Density Residential. As development surrounding the site has occurred, a future commercial use is likely to be more compatible with the commercial uses to the south, and the higher density residential uses abutting the site to the west. City staff would support the proposed Comprehensive Plan Land Use Map Amendment to a Commercial zone for the site, as it is generally consistent with growth patterns in the area.



2. **Surrounding Land Uses:**

North	C-1	Neighborhood Business District – Kuna City
South	C-1	Neighborhood Business District – Kuna City
East	R-6	Medium-Low Density Residential – Kuna City
West	C-1	Neighborhood Business District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 5.9 acres (approximately)
- Zoning: Rural-Urban Transition – Ada County (RUT).
- Parcel #: S1315449280

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 Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

There are no structures on site, and the parcel has uncultivated vegetation that is generally associated with an open field. The site’s topography is generally flat with 0-2% slope.

6. Transportation / Connectivity:

The site is located on northwest corner (NWC) of Deer Flat Road and Ten Mile Road. No ingress/egress is proposed to the site from Deer Flat or Ten Mile Roads. There are private street connections to the subject site within the Crimson Point multi-family development. ACHD has provided guidelines for connectivity within and access to the site when development occurs (see Exhibit C-8).

7. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts associated with this land use application.

8. Agency Responses:

The following agencies returned comments and are included as exhibits with this case file:

City Engineer (Gordon Law, P.E.) – Exhibit C-2

COMPASS Development Checklist (Carl Miller) – Exhibit C-3

Boise Project Board of Control (Bob Carter) - Exhibit C-4

Idaho Transportation Department (Ken Couch) – Exhibit C-5

Nampa & Meridian Irrigation District (Greg Curtis) – Exhibit C-6

Central District Health Department – Exhibit C-7

Ada County Highway District – Exhibit C-8

Idaho Department of Environmental Quality (Aaron Scheff) – Exhibit C-9

F. Staff Analysis:

This Comp Plan Map Amendment application involves a County parcel that is surrounded by Kuna City limits and platted City subdivisions. The parcel is adjacent to a minor arterial (Deer Flat Road) and a major arterial (Ten Mile Road). All public utilities are accessible and 'reasonably available' to the subject site.

The applicant seeks a Comp Plan Map Amendment for this parcel in anticipation of potential future commercial development. No annexation or development is currently proposed on the site. Staff is aware this request differs from the Comp Plan Map designation. If approved, this map amendment would avoid the need for a rezone application upon annexation in the future.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case No. 17-01-CPM, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

H. Proposed Procedural Background:

On March 14, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-01-CPM to the City Council with the proposed conditions of approval, based on the facts outlined in staff's report and the public testimony during the public hearing; and subsequently made findings at their regularly scheduled meeting on March 28, 2017.

I. Findings of Fact:

1. **17-01-CPM:** Based on the record contained in Case No. 17-01-CPMA, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 7-01-CPMA; a Comp Plan Map Amendment for *Teco One, LLC*.

2. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject application on March 14, 2017, to hear from City staff and the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-01-CPMA, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan Map designates this property as future Medium Density residential. As the surrounding lands to the north, south and east are currently zoned as commercial uses (C-1), staff views the request to amend the Comp Plan to a commercial future use generally follows the goals of the Comp Plan and the Comp Plan Map.*

4. The Kuna Commission has the authority to recommend approval or denial for this application.

Comment: *On March 14, 2017, Kuna's Planning and Zoning Commission will vote to recommend approval, conditional approval or denial of Case No. 17-01-CPM.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on March 14, 2017.*

J. Factual Summary:

This site is located at the north-west corner (NWC) of Deer Flat Road and Ten Mile Road. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density Residential to Commercial.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

Community Vision Statement:

Residents hoped for the creation of *business and light commercial use centers within neighborhoods*. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 21).

Comment: *The proposal follows the community vision and commercial use goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property takings.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighborhood Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core (Page 81).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal generally complies with the land use plan as adopted by Kuna, by locating commercial uses near non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies.*

Neighborhoods:

Kuna's Comp Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development.

Comment: *This application promotes sound community and urban design principles.*

L. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

Comment: *The proposed future zoning designation meets the land use and area standards in Chapter 13, Title 5 of the Kuna City Code (KCC).*

2. The site is physically suitable for a future commercial development.

Comment: *The 5.9-acre (approximate) parcel requests a future land use designation for a Commercial zone. The site appears to be compatible with the requested amendment.*

3. The Comprehensive Plan Map Amendment is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The subject site is not used as wildlife habitat and will therefore not cause environmental damage or loss of habitat.*

4. The Comp Plan Map Amendment application is not likely to cause adverse public health problems.

Comment: *The Comp Plan Map amendment for the property requires a future zoning designation per Kuna Code 5-13-9. The commercial land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of 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.

Comment: *The Comprehensive Plan Map amendment considers the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small commercial and residential uses and is located adjacent to minor and major arterial roadways.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Commercial purposes.

Comment: *Correspondence from Kuna City Engineer confirms that the streets and utility services are suitable and adequate for a future commercial zone and use.*

M. Conclusions of Law:

1. Based on the evidence contained in Case No. 17-01-CPMA, the Council finds Case No. 17-01-CPMA generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-01-CPMA, the Council finds Case No. 17-01-CPMA is generally 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.

N. Conditions of Approval:

17-01-CPM; *Note: This motion is to approve this request. If the Council wishes to approve or deny specific parts of the request as detailed in this report, those changes must be specified.*

The Council hereby approves Case No 17-01-CPM, a Comp Plan Map Amendment request from Tuck Ewing representing *Teco One, LLC*, with the following conditions of approval:

1. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department at the time of development. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
2. Installation of future service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All future utilities shall be installed underground, see Kuna City Code 6-4-2-W.
3. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
4. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
5. Fencing within and around the site shall comply with Kuna City Code 5-5-5 (Unless specifically approved otherwise and permitted).

6. All signage within/for the project shall comply with Kuna City Code 5-10-4.
7. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
8. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. All local, state and federal laws shall be complied with.

DATED: This 02nd, day of May 2017.

Joe Stear, Mayor
City of Kuna

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

Staff Memo

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): 16-03-S (Subdivision) and 16-06-AN (Annexation):
Winfield Springs Subdivision

Location: North of Deer Flat Road, east of N. Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: May 02, 2017

Applicant: Coleman Real Estate Holdings LLC
1116 S Vista Avenue, #471
Boise ID 83705
208-917-7216

Engineer/ Representative: **J-U-B Engineers, Scott Wonders**
250 S. Beechwood Ave., Ste. 201
Boise, ID 83709
208.323.9336
swonders@jub.com

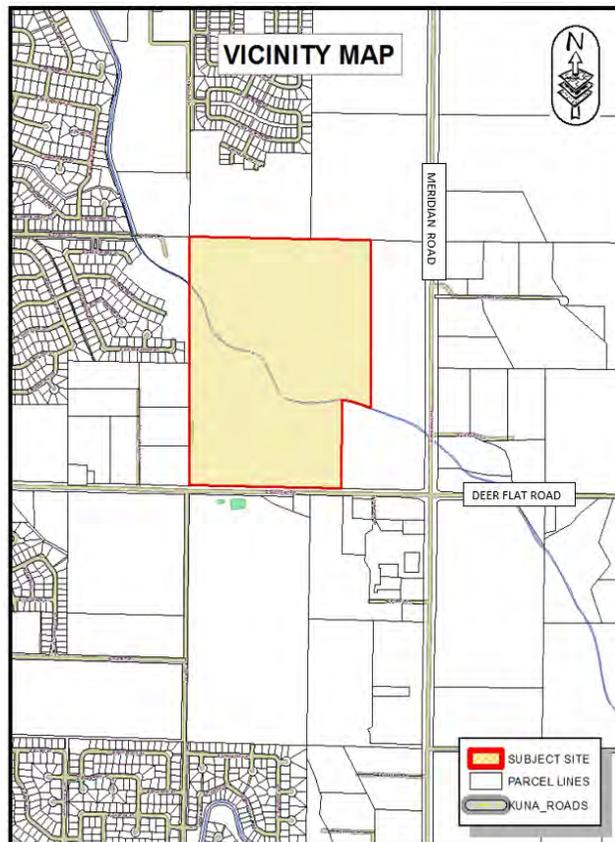


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| C. Site History | I. Comprehensive Plan Analysis |
| D. General Project Facts | J. Proposed Conclusions of Law |
| E. Staff Analysis | K. Proposed Findings of Fact |
| F. Applicable Standards | L. Proposed Conditions of Approval |

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations 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 have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

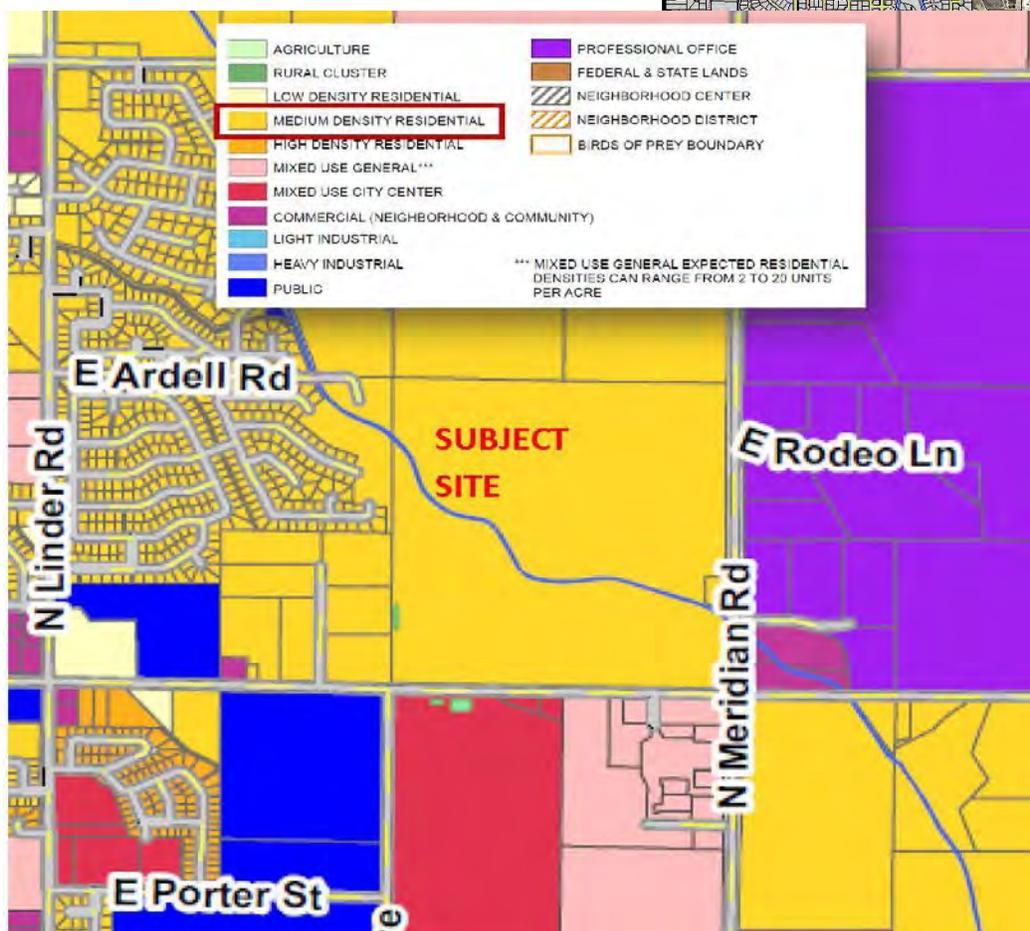
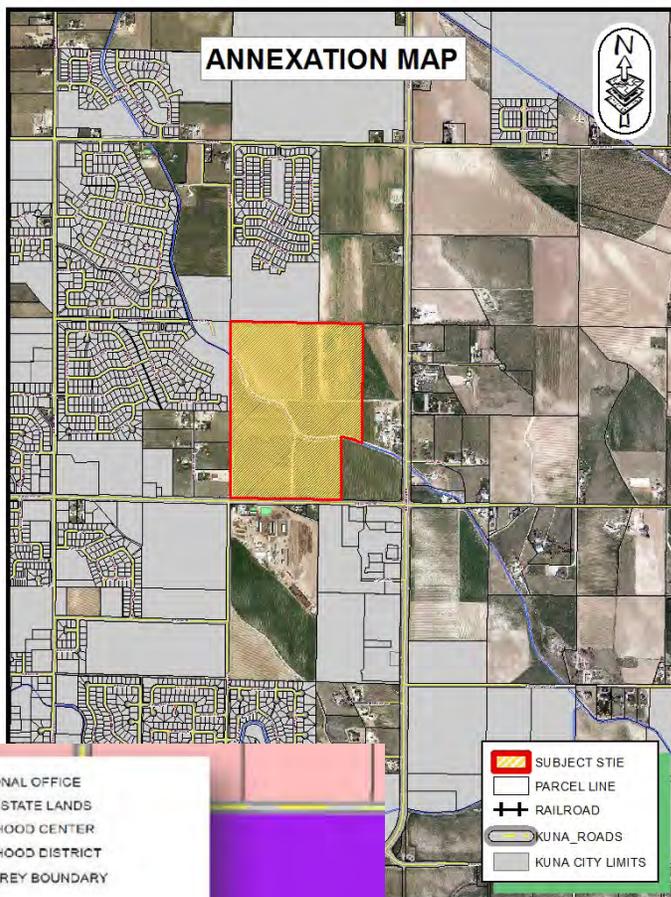
- | | |
|---------------------------|---|
| i. Neighborhood Meeting | August 2, 2016 |
| ii. Agencies | September 22, 2016 (Original Concept)
February 27, 2017 (Final Design) |
| iii. 300' Property Owners | April 14, 2017 |
| iv. Kuna, Melba Newspaper | April 12 and April 19, 2017 |
| v. Site Posted | April 21, 2017 |

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the 111.18-acre subject parcel as Medium Density Residential. Staff views this land use request to be consistent with the approved Future Land Use Map.

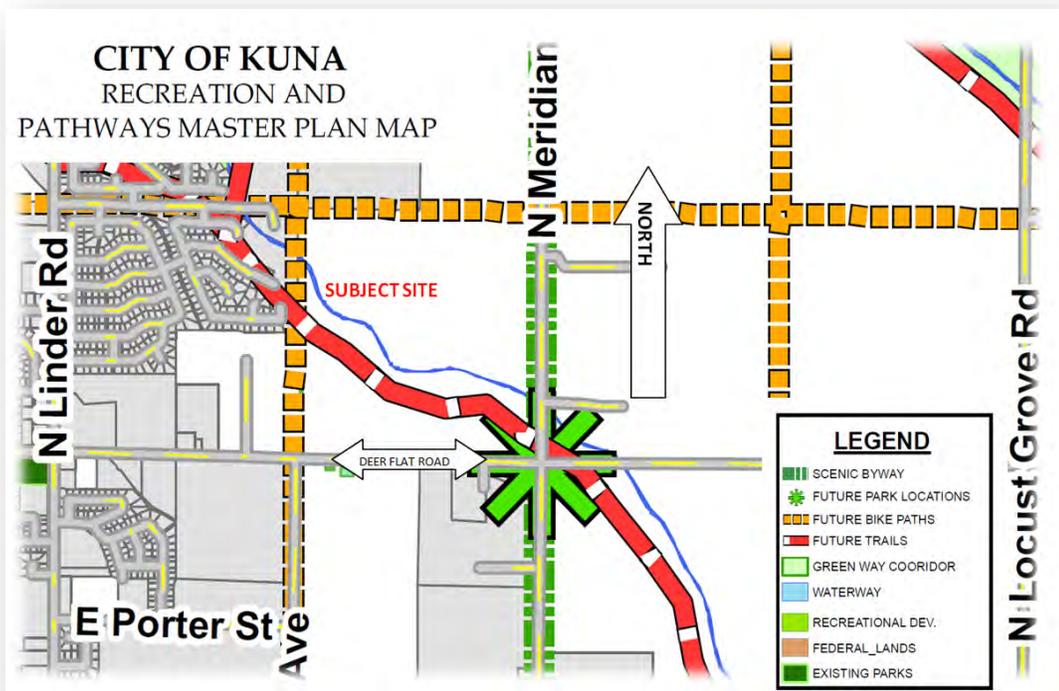
2. **Kuna Comprehensive Plan Future Land Use Map:**

The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is consistent with the Future Land Use Map designation.



3. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodates this trail designation along the Kuna Canal.



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

North	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
South	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
East	RUT	Rural Urban Transitional – Ada County
West	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

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

- Approximately 111.18 acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # S1313449115 (Original Parcel)

6. **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

7. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures on the subject site. This site slopes slightly from the southwest to the north, but is otherwise generally flat. The Kuna Canal Lateral flows through the center of the subject parcel. On-site vegetation consists of agricultural crops which have historically been harvested annually.
8. **Transportation / Connectivity:** The applicant proposes to construct North Kay Avenue as a half street section from East Deer Flat Road to East Ardell Road; and extend East Ardell Road as a half street section from North Kay Avenue eastward to the project's eastern boundary, and extend the pavement to Highway 69 as a new roadway. The applicant will permit an access to Highway 69 at the alignment of East Ardell Road with Idaho Transportation Department (ITD). ITD and Ada County Highway District (ACHD) have approved the applicant's revised Traffic Impact Study (TIS).

ITD will require the applicant to install southbound right turn lanes on State Highway 69/Meridian Road. at both West Ardell and Deer Flat Roads. ITD recommends timing the installation of said southbound right turn lanes be coordinated with ACHD, as trips in the Highway 69 corridor increase with development.

- ACHD recommends a 36-foot wide street section for the extension of Kay Avenue and Ardell Roads, (which are classified as 'collectors') with vertical curb, gutter, 12-feet of additional pavement and a 3-foot wide gravel shoulder.
This recommendation aligns with Kuna City Code Title 6, Chapter 3, Section 6, which states that the minimum roadway width within City limits shall be thirty-six (36) feet wide, back of curb to back of curb, in all zoning districts.
- Applicant proposes a borrow ditch on the unimproved sides of Kay Avenue and Ardell Roads and either 7-foot wide attached concrete sidewalks, or 8-foot wide parkway strips with detached minimum 5-foot wide concrete sidewalk abutting the project site.
Kuna City Code Title 5, Chapter 17, Section 5 states that development along a Towncenter Collector or mid-mile section road shall install an eight-foot wide detached sidewalk along the accompanying property frontage within the public right-of-way and separated from the public vertical curb (or its alignment) by a four- to eight-foot wide irrigated and landscaped planter strip.

Internal streets are proposed as a 51-foot street width (back-of-curb to back-of-curb) with 8-foot wide parkway strips and detached 5-foot wide concrete sidewalks; except for North Windmill Avenue (primary subdivision entrance) off Deer Flat Road, which will utilize a 66-foot street width and include centerline landscape islands.

The applicant proposes seven access points to the site:

- Two (2) access streets on the west side of the project along North Kay Avenue extension (proposed *East Thorndale Street* and *East Wabash Street*);
- Two (2) access streets on the north side of the project (proposed *North Whig Avenue* and *North Woodfield Avenue*) along East Ardell Street extension;
- One (1) access on the south side of the project, from East Deer Flat Road (*proposed North Windmill Way*) to align with the future roadway constructed behind the Ridley's development.
- Two (2) stub streets on the east side of the project (proposed *East Wabash Street* and *East Fort Erie Street*), which are intended to be future points of access to the remaining lands that are not a part of these requests.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

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

10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna City Engineer (Gordon Law, P.E.) – Exhibit B.1
- Central District Health Department (CDHD) – Exhibit B.2
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B.3
- Boise Project Board of Control – Exhibit B.4
- Idaho Transportation Department (ITD) – Exhibit B.5
- Ada County Highway District (ACHD) – Exhibit B.6
- Idaho Department of Environmental Quality – Exhibit B.7

E. Staff Analysis:

Coleman Real Estate Holdings, LLC represented by J-U-B Engineers requests approval to annex approximately 111.18 acres with a current county zoning designation of Rural-Urban Transition (RUT) into Kuna City limits with an R-6 (Medium Density Residential) zoning designation; and subdivide the subject property to create a 343-single family residential building lot subdivision (Winfield Springs). The applicant also proposes to develop 33 additional lots into common lots for the use by residents. The common lots will comprise 12.6% of the site, or approximately 14 acres, respectively. The common lots will be developed as open space (lawn), a playground, a community clubhouse and a swimming pool facility. Applicant also proposes a multi-use pathway that runs through the project adjacent the Kuna Canal which is consistent with Kuna's Recreation and Pathways Map. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots.

Applicant is proposing seven (7) phases of development which will be driven by the consumer market. A Design Review application for the common area landscaping and buffers has been approved for the applicant's annexation and preliminary subdivision plat request.

Public services will be extended by the developer to the property from existing facilities to the north and south of the project. The project anticipates a new potable water supply and distribution well site to serve this development.

Staff has determined these applications comply with Kuna City Code, Title 5, Idaho Statute §50-222, and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 16-03-S and 16-06-AN, to the City Council with the proposed conditions of approval.

F. Applicable Standards:

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

G. Procedural Background:

The Planning and Zoning Commission held a Public Hearing on April 11, 2017, to consider Cases No.'s 16-03-S, 16-06-AN and 16-13-DR, including the submitted application documents, agency comments, staff's report, exhibits and public testimony presented at the hearing. The Commission recommended approval for Case No.'s 16-03-S and 16-06-AN to the City Council, and subsequently made findings on April 25, 2017 with the conditions as stated in Section 'L' of this report.

H. Factual Summary:

This site is located near the northwest corner (NWC) of the intersection of West Deer Flat and North Meridian Roads. Applicant proposes to annex approximately 111.18 acres into the City of Kuna as an R-6 (medium density residential) zoning designation. Applicant has submitted a preliminary plat to subdivide the parcel into 347 total lots (342 buildable; 33 common).

I. Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist in their decision making for the City. The following Comprehensive Plan components are applicable:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:**Private Property Rights Goals and Objectives - Section 2 - Summary:**

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property takings.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes, pathways and greenways to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilization of the Kuna Canal corridor for the future pathway, varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides pathways through the development as well as a trail along the Kuna Canal for recreation and alternate transportation modes.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate capacity to provide public services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: Applicant provided a Traffic Impact Study. ACHD and ITD have provided comments and a staff report based on the applicants submitted documents; and the City engineer has provided a staff report. The project meets with the transportation goals of the City by extending public rights-of-way on North Kay Avenue and East Ardell Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along the Kuna Canal, open spaces, a playground, a pool facility for residents among other gathering places for the community (clubhouse), meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed 342 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds trails and open space throughout the subdivision, creating a pleasant and walkable neighborhood environment.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Proposed Conclusions of Law:

Based on the evidence contained in Case No's 16-03-S and 16-06-AN, the Kuna City Council finds Case No's 16-03-S and 16-06-AN comply with Kuna City Code and the Kuna Comprehensive Plan.

5. This request appears to be consistent and in compliance with Kuna City Code (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

6. The site is physically suitable for a subdivision.

Comment: *The 111.18 acre subdivision is large enough to include a mix of lot sizes, a community clubhouse and pool facility, a playground, open spaces, pathways and a trail along the Kuna Canal.*

7. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is currently used as farmland and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according to City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the development.*

8. The annexation and subdivision applications are not likely to cause adverse public health problems.

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zoning designation and application for a residential subdivision requires connection to public sewer and water facilities, therefore eliminating the occurrence of adverse public health problems.*

9. 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 available to the site and existing adjacent uses.

Comment: *The annexation of lands and design of the subdivision considers the location of the property adjacent to the Kuna Canal, arterial and collector roadways (North Kay Avenue, East Deer Flat and East Ardell Roads) and the state highway system (Highway 69/Meridian Road). The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are public, commercial and agriculture as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

10. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for the residential subdivision project. A traffic impact study (TIS) prepared by Thompson Engineers was submitted with the application documents and has been accepted by the ACHD and ITD. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development. With the addition of a southbound right-hand turn lane off Highway 69/Meridian Road onto Deer Flat Road and West Ardell Road, as recommended by Idaho Transportation Department (ITD), the roadways in proximity to the project are adequate to accommodate the traffic that will be generated by the development.*

K. Proposed Council Findings:

1. This request appears to be generally consistent and in compliance with 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 and subdivision applications are not likely to cause adverse public health problems.
6. The applications appear to avoid detriment to the present and potential surrounding uses; 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. Kuna City Council accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
9. The Kuna City Council has the authority to approve, conditionally approve, or deny these annexation and subdivision 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.

L. Proposed Council Decision:

Note: 16-03-S (Subdivision) and 16-06-AN (Annexation): The proposed motion is to approve/conditionally approve/deny these requests. 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 public testimony during the public hearing, the City Council of Kuna, Idaho, hereby grants *approval/conditional approval/denial* of Case No's 16-03-S and 16-06-AN; an annexation and preliminary plat for the Winfield Springs residential subdivision 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 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. A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. 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 Idaho Transportation Department.
 - 2.1– Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of utility 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 KCC 5-4-6; applicant shall coordinate a street light plan for Planning and Zoning approval in concert with the prepared construction drawings for the project.

6. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
7. Fencing within and around the site shall comply with KCC standards.
8. A sign permit shall be obtained prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate 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 three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
10. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
11. Should the City Engineer conclude there is a need for a potable water supply well in the area (based upon the forthcoming results of a comprehensive water master plan study), the developer will be required to provide land for the well site, three (3) phase power to the well site and a drain line for blow-off water.
12. The City Engineer concludes there is a need for a Pressure Irrigation pump station and a 600,000-gallon reservoir along the Kuna Canal. The City will construct the pump station and reservoir, if the developer extends a 12-inch Pressure Irrigation main from an existing 12-inch Pressure Irrigation main, located .05 miles south of the southwest boundary of the property in the Kay Street/Boise Avenue right-of-way; and the developer provide sufficient land for the pump station, three (3) phase power to the pump station site, and a drain line for water over-flow. The developer may be eligible for reimbursement for oversized facilities consistent with City policy.
13. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and Council, or seek amending them through public hearing processes.
14. The applicant's proposed preliminary plat (dated 02/02/17) and landscape plan (dated 09/16/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
16. Compliance with all local, state and federal laws is required.

DATED: this 2nd day of May 2017.



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

Annexation Checklist

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

Project name:	16-03-S	Applicant:	
	Winfield Springs Subdivision		Coleman Homes/JUB Engineers, Inc.

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

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

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

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



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Preliminary Plat Checklist

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

Project name: Winfield Springs Subdivision *16-03-5* **Applicant:** Coleman Homes/JUB Engineers, Inc.

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

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	✓
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
X	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
X	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
X	Letter of Intent indicating reasons and details for preliminary plat.	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	✓
X	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
X	Phasing Plan	✓
X	Include Large Scale Development Requirements. KCC 6-5-4	✓
X	Landscape Plan— (in color)	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	8 1/2 x 11 proposed preliminary plat.	✓
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.. 	✓

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.



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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: Winfield Springs Subdivision	Applicant: Coleman Homes JUB Engineers, Inc.
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	
X	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.	
X	Commitment of Property Posting form signed by the applicant/agent.	
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
X	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.



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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)	16-03-S
Project name	WINFIELD SPRINGS SUB.
Date Received	Feb 3, 2017
Date Accepted/Complete	
Cross Reference Files	16-13-DR & 16-06-AN
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Margaret M Hill Family Lim. Partner.</u>	Phone Number: _____
Address: <u>1556 E Locust View Ln</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Coleman Homes</u>	Phone Number: <u>424-0020</u>
Address: <u>3103 W Sheryl Dr</u>	E-Mail: <u>thomas@mycolemanhome.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>JUB Engineers, Scott Wonders</u>	Phone Number: <u>376-7330</u>
Address: <u>250 S Beechwood Ave, Suite 201</u>	E-Mail: <u>swonders@jub.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>323-9336</u>

Subject Property Information

Site Address: <u>O E Deer Flat Rd, Kuna, ID</u>
Site Location (Cross Streets): <u>Meridian Rd and Deer Flat Rd</u>
Parcel Number (s): <u>S1313428000</u>
Section, Township, Range: <u>Section 13, T2N, R1W, BM</u>
Property size : <u>111.18 Acres</u>
Current land use: <u>AG</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RUT - ADA</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: <u>Winfield Springs Subdivision</u>
General description of proposed project / request: <u>Single-Family Residential Subdivision</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>Single-Family</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>Clubhouse, Pool, Playground, gazebo, pathway</u>

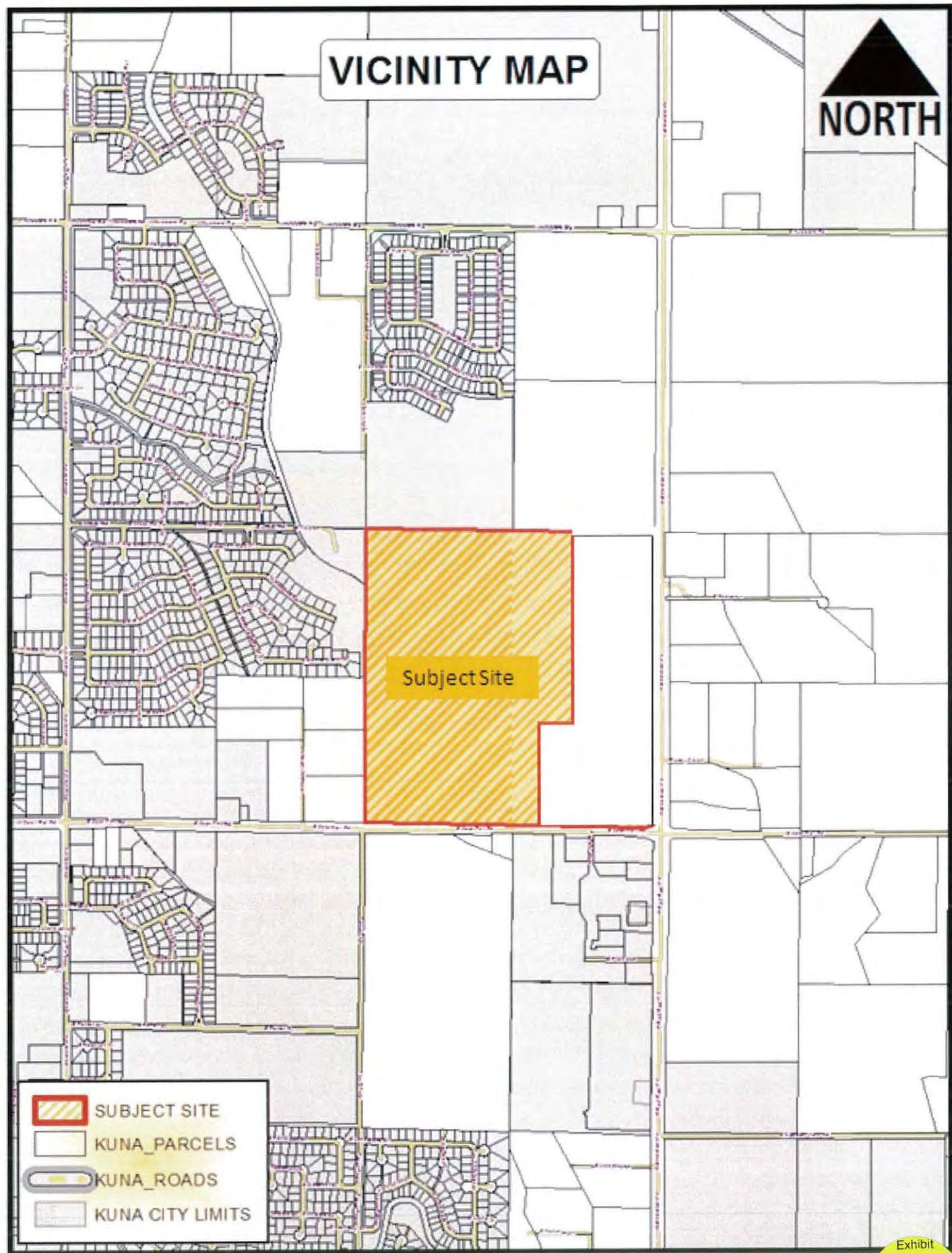
Residential Project Summary (if applicable)

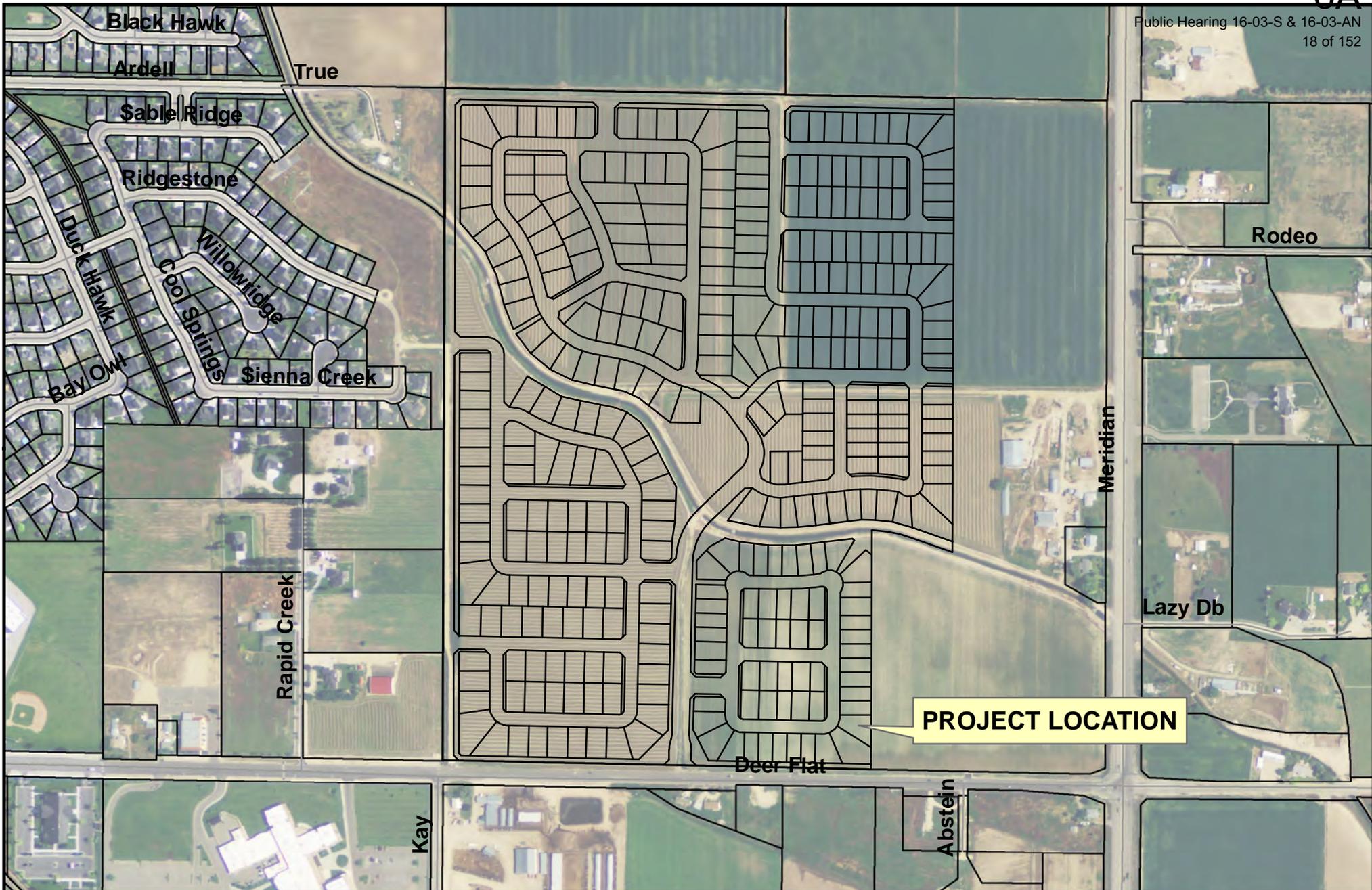
Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>375</u> Number of building lots: <u>342</u>
Number of common and/or other lots: <u>33</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>342 Units</u>
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>6,600 s.f.</u>
Gross density (DU/acre-total property): <u>3.08 du/ac</u> Net density (DU/acre-excluding roads): <u>4.83 du/ac</u>
Percentage of open space provided: <u>12.6%</u> Acreage of open space: <u>14.02 ac</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaping buffers along collector and arterial streets, public pathway, common areas with landscaping and amenities.</u>

Non-Residential Project Summary (if applicable)

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

Applicant's Signature: *Kristi Watkins* Date: 2/3/17





**WINFIELD SPRINGS SUBDIVISION
KUNA, IDAHO
Preliminary Plat**



1 inch = 500 feet

VICINITY MAP

Project: 10-15-125
 Updated: 09/13/2016
 Document: Preliminary Plat App
 Created by: KSW

J-U-B ENGINEERS, INC.
 250 S Beechwood Ave, Ste 201
 Boise, ID 83709-0944

Phone: 208-376-7330
 Fax: 208-323-9336
 www.jub.com



DRAFT
until Recorded

6.3.4 For the purpose of this Section, eaves, steps, chimneys and gutters shall not be considered as a part of residential structure, provided however that this shall not be construed to permit any eaves, steps, chimneys or gutters or any portion of the residential structure to encroach upon any other Lot.

6.4 Fences and Hedges. No fences or walls shall be constructed, erected, installed or maintained on any Lot unless specifically approved by the Committee in writing, in advance of construction, as to location, material, design and color. All fences and hedges must comply with the applicable ordinances of the City of Kuna.

6.5 Exterior Maintenance; Owner's Obligations. All residential structures and accessory structures on each Lot shall be of frame, stone, stucco or brick construction, and if other than stone or brick, shall be finished, painted and maintained in good repair. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner(s) permit any Improvement, including but not limited to trees, landscaping and fencing, which is the responsibility of such Owner(s) to maintain, to fall into disrepair, so as to create a dangerous, unsafe, unsightly or unattractive condition, or so as to damage property or facilities on or adjoining his or her Lot, the Association, upon thirty (30) days' prior written notice to the Owner(s) of such property, shall have the right to correct such condition or damage and to enter upon such Owner's Lot(s) for the purpose of doing so, and such Owner(s) shall promptly reimburse the Association for the cost thereof (or an Owner's share of such costs). Any dispute between neighboring Owners regarding the sharing of such costs shall be resolved in accordance with Section 7.9. The costs incurred pursuant to this Section 6.5 may be treated by the Association as a Limited Assessment and constitute a lien enforceable in the same manner as other Assessments as set forth herein. The Owner(s) of the offending property(ies) shall be personally liable, and such Owner's property(ies) may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or in the event of a dispute between neighboring Owners that is resolved in accordance with Section 7.9, within ten (10) days of the decision by the respective board, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments.

6.6 Landscaping. Each Owner agrees to maintain, improve, operate, repair and replace landscaping according to the Architectural Design Guidelines. Prior to construction of Improvements, the Owner shall remove weeds and maintain the Lot in a clean and safe condition free of debris or any hazardous condition. The Owner shall submit a landscaping plan to the Committee for written approval as part of the Owner's initial submittals to the Committee. The Owner shall landscape such Lot in conformance with the landscape plan approved by the Committee within thirty (30) days after substantial completion of the primary residential structure, provided however that if placement and planting of landscaping is made impractical by inclement weather, the completion of landscaping may be deferred a reasonable period of time in the discretion of the Committee (but shall be completed no later than the next April 30th following occupancy). All Owners shall install, maintain, repair and replace, in at least the





THE COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**Kuna Hill
Coleman Parcel
Boundary Description**

Project Number 10-15-125 December 18, 2015

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the south line of the southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the east line of the southeast quarter to the north right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N88°45'41"W, 1657.45 feet along the north right-of-way line of E. Deer Flat Road to the west line of the southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the west line of the southeast quarter to the northwest corner of the southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the north line of the southeast quarter;

Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the east line of the southeast quarter to the center line of the Kuna Canal;

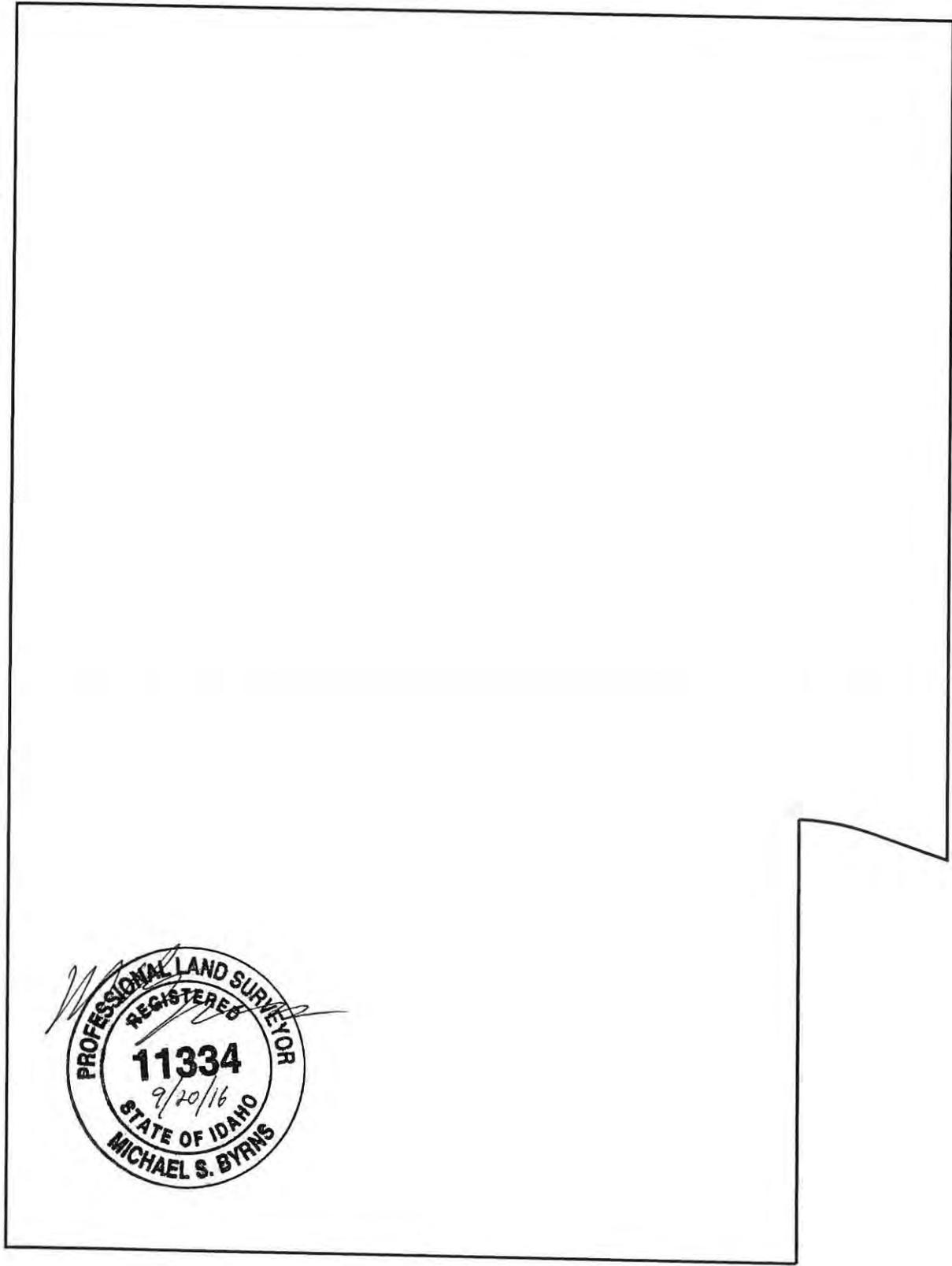
Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 111.18 acres, more or less.





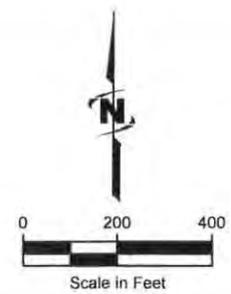
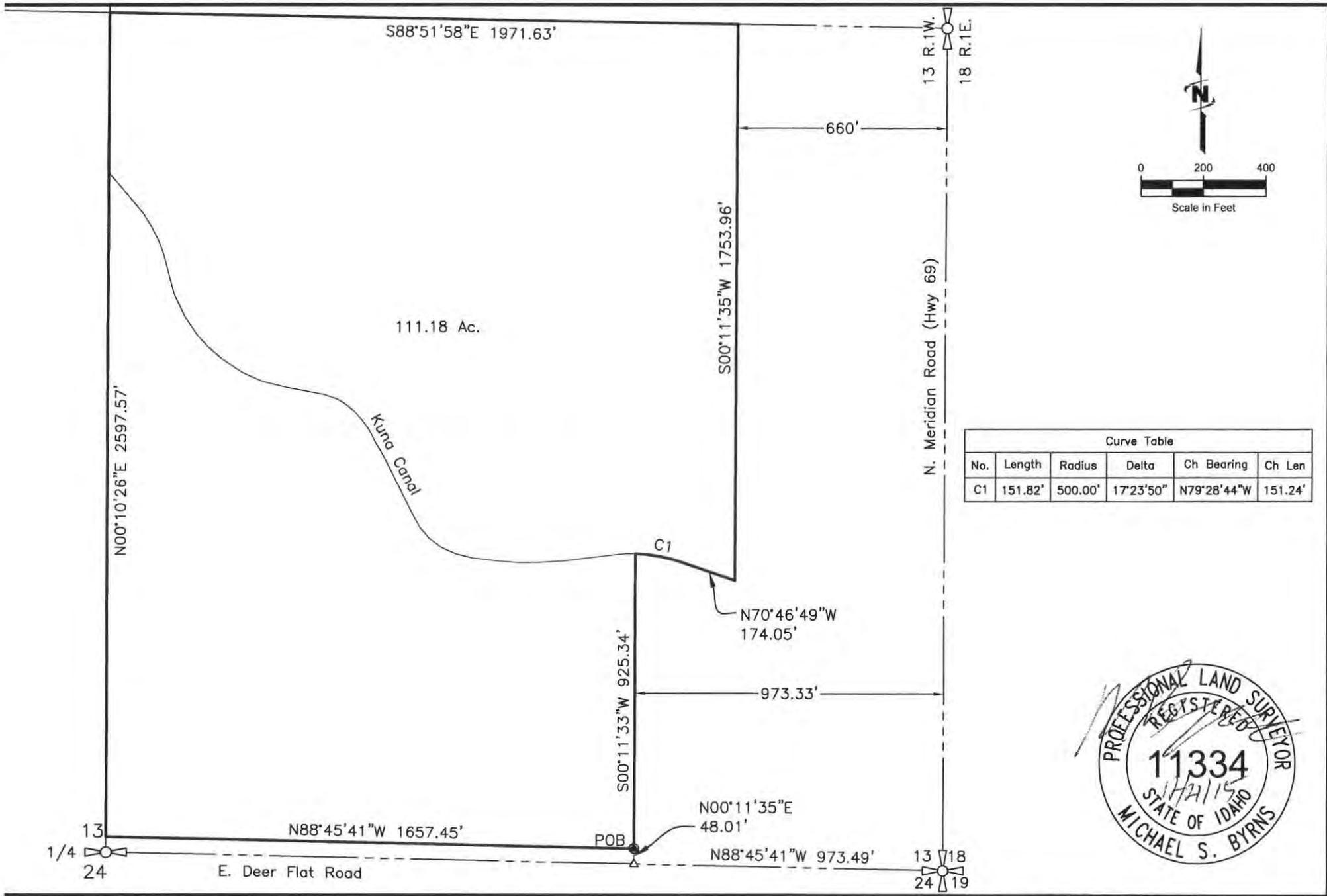
9/20/2016

Scale: 1 inch= 302 feet

File:

Tract 1: 111.1776 Acres, Closure: n58.1823e 0.01 ft. (1/999999), Perimeter=9232 ft.

- 01 n88.4541w 1657.45
- 02 n00.1026e 2597.57
- 03 s88.5158e 1971.63
- 04 s00.1135w 1753.96
- 05 n70.4649w 174.05
- 06 Lt, r=500.00, delta=017.2350, chord=n79.2844w 151.24
- 07 s00.1135w 925.34



Curve Table					
No.	Length	Radius	Delta	Ch Bearing	Ch Len
C1	151.82'	500.00'	17°23'50"	N79°28'44"W	151.24'



**Kuna Hill - Coleman Parcel
Boundary Description**

Situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.



J-U-B ENGINEERS, INC.

STATE OF IDAHO
REGISTERED PROFESSIONAL ENGINEER
NO. 12424
JUB ENGINEERS, INC.

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/22/08 08:52 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Fisher Pusch & Alderman

AMOUNT 6.00 2



108135135

THIS DEED, made by Margaret M. Hill, as personal representative of the estate of Angus F. Hill III, deceased ("Grantor"), to Margaret M. Hill Family Limited Partnership, an Idaho limited partnership, whose current address is 1556 E. Locust View Lane, Meridian, Idaho 83642.

WHEREAS, Grantor is the qualified personal representative of said estate, filed as Case No. CV IE 0721818, Ada County, Idaho; and

WHEREAS, Grantee is entitled to distribution of the hereinafter described real property;

THEREFORE, for valuable consideration received, Grantor quitclaims, transfers, and conveys to Grantee the following described real property in Ada County, Idaho:

The Southeast Quarter of Section 13, Township 2 North, Range 1 West of the Boise-Meridian, in Ada County, Idaho, including all water ditch and lateral rights thereon or used in connection therewith of every kind and nature.

ALSO EXCEPT ditch and road rights of way.

SUBJECT to a life estate which Grantor reserves unto BLANCHE E. KUHLMAN, whose address is Route 3, Kuna, Idaho 83634, in and to the following described property, to-wit: .

X
West

A portion of the Southeast Quarter of Section 13, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence North, along the east boundary of said Southeast Quarter 705.00 feet to a point being the REAL POINT OF BEGINNING; thence

West parallel to the south boundary of said Southeast Quarter 100.00 feet to a point; thence

North 60°13'40" West 145.00 feet to a point; thence

North parallel to the East boundary of said Southeast Quarter 224.00 feet to
A point; thence

East parallel to the South boundary of said Southeast Quarter 225.86 feet to a
Point on the East boundary of Southeast quarter; thence

South along the East boundary of said Southeast Quarter, 296.00 feet to the
REAL POINT OF BEGINNING.

The life estate hereby reserved unto Blanche E. Kuhlman shall include the right to the exclusive use and possession of the described property, together with the improvements thereon for the remainder of her life, and upon her death, the retained life estate shall automatically terminate, and the fee simple title to the described property shall vest in Grantee, its successors and assigns.

Exhibit

A-2c

Page 1 of 2
10/26/2015 9:21 AM

with all appurtenances.

EXECUTED this 15 day of December 2008.

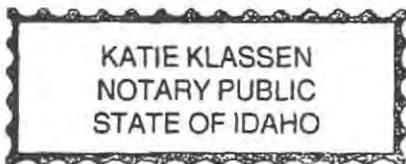
Margaret M. Hill

Personal Representative of the
Estate of Angus F. Hill III

STATE OF IDAHO)
County of Ada) ss.

On this 15th day of December 2008 before me, the undersigned, a notary public in and for said state, personally appeared Margaret M. Hill, known or identified to me to be the person whose name is subscribed to the within instrument, as Personal Representative of the Estate of Angus F. Hill III, deceased, and acknowledged to me that she executed the same as such Personal Representative.

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



Katie Klassen
Notary Public for Idaho
Commission expires: 1/31/12

QUITCLAIM DEED

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
 BOISE IDAHO 12/22/08 08:52 AM
 DEPUTY Bonnie Oberbillig
 RECORDED - REQUEST OF
 Fisher Pusch & Alderman



108135134

FOR VALUE RECEIVED MARGARET M. HILL, a single woman, dealing with her sole and separate property, hereby conveys, releases and forever quitclaims unto MARGARET M. HILL FAMILY LIMITED PARTNERSHIP, an Idaho limited Partnership, whose current address is 1556 E. Locust View Lane, Meridian, Idaho, 83642, the premises located in Ada County, State of Idaho, more particularly described as follows:

The Southeast Quarter of Section 13, Township 2 North, Range 1 West of the Boise-Meridian, in Ada County, Idaho, including all water ditch and lateral rights thereon or used in connection therewith of every kind and nature.

ALSO EXCEPT ditch and road rights of way.

SUBJECT to a life estate which Grantor reserves unto BLANCHE E. KUHLMAN, whose address is Route 3, Kuna, Idaho 83634, in and to the following described property, to-wit: .

*X
WEST*

A portion of the Southeast Quarter of Section 13, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 13; thence North, along the east boundary of said Southeast Quarter 705.00 feet to a point being the REAL POINT OF BEGINNING; thence

West parallel to the south boundary of said Southeast Quarter 100.00 feet to a point; thence

North 60°13'40" West 145.00 feet to a point; thence

North parallel to the East boundary of said Southeast Quarter 224.00 feet to a point; thence

East parallel to the South boundary of said Southeast Quarter 225.86 feet to a Point on the East boundary of Southeast quarter; thence

South along the East boundary of said Southeast Quarter, 296.00 feet to the REAL POINT OF BEGINNING.

The life estate hereby reserved unto Blanche E. Kuhlman shall include the right to the exclusive use and possession of the described property, together with the improvements thereon for the remainder of her life, and upon her death, the retained life estate shall automatically terminate, and the fee simple title to the described property shall vest in Grantee, its successors and assigns

Together with their appurtenances.

Margaret M. Hill
Margaret M. Hill

12 / 15 / 2008
Date

STATE OF IDAHO)
County of Ada } ss.

On this 15th day of December, 2008, before me a Notary Public in and for said State, personally appeared MARGARET M. HILL known or proved to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Katie Klassen
Notary Public for Idaho
Commission Expires: 1/31/12





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

February 3, 2017

City of Kuna
763 W Avalon
Kuna, Idaho 83643

RE: WINFIELD SPRINGS SUBDIVISION – ANNEXATION, DEVELOPMENT AGREEMENT AND PRELIMINARY PLAT

To Whom It May Concern:

On behalf of our client, Coleman Homes, please accept this request for Annexation, Development Agreement and Preliminary Plat for the Winfield Springs Subdivision located on the northwest corner of N Meridian Rd and Deer Flat Road, in Kuna, Idaho. The parcel number and address for the subject property are S1313449115, 1925 N Meridian Rd, Kuna, Idaho. The proposed development includes a total of 375 lots on 111.18 acres.

Annexation

The request is to annex this property into the incorporated city limits of Kuna, Idaho and to zone the entire 111.18 acres to R-6 (Medium Density Residential). The existing zoning for the subject property is RUT (Rural Urban Transition) in Ada County. The requested zoning designation is R-6 (Medium Density Residential) which is consistent with the City of Kuna Comprehensive Plan Future Land Use Map for the project area. The existing zoning to the north is R-6 (Medium Density Residential), south is RUT (Ada County, Residential Urban Transition), to the east is RUT (Ada County, Residential Urban Transition) and R-6 (Medium Density Residential) and to the west is RUT (Ada County, Residential Urban Transition).

Development Agreement

A draft template of the development agreement has been submitted with this application in accordance with Chapter 14 of the Kuna City Code. This agreement will include a concept plan of the proposed development, conditions on development determined by Kuna City Council and ACHD, and an agreement by the developer that upon 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 initial zone at annexation, a zone deemed appropriate by council.

Preliminary Plat

The design of the project is intended to complement the existing single-family residential uses in the area. The 111.18 acre property will be divided into 375 lots, which will include 342 single-family lots and 33 common lots. The smallest buildable lot will measure 6,600 square feet and



the average lot size will be 8,936 square feet. There will be 3.08 dwelling units per acre. The open space is design to meet the minimum requirements set forth in the Kuna City Code 5-7-11 and the landscaping will be emplaced in compliance with the provisions listed in Kuna City Code 5-17 and will be subject to Design Review.

There are adequate public services available to this area to serve the subdivision. Sewer and water utilities will be extended into the site from existing main lines in surrounding developments. The development will be served with public sewer and water by the City of Kuna. Fire protection will be available through the Kuna Fire Department. A pressurized irrigation system will be provided for the development with operation and maintenance of the facility being provided by the City of Kuna. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna and ACHD requirements.

Access to the development will be provided on E Ardell Road via two entrances; N Kay Avenue via two entrances; and, on E Deer Flat Road via one main entrance onto a residential collector.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,

J-U-B ENGINEERS, Inc.



Kristi Watkins, Planner
Land Development Group



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.kunacity.id.gov

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 Kun a City Code 5-1A-8.

Kristi Watkins
Applicant/agent signature:

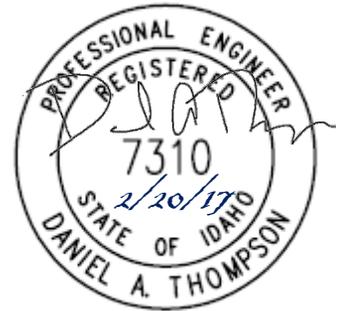
February 3, 2017
Date:

Exhibit
A-2g

Traffic Impact Study

Winfield Springs Subdivision

Kuna, Idaho



Prepared For:

JUB Engineers, Inc
250 Beechwood Dr # 201
Boise, ID 83709

September 13, 2016

Revised February 20, 2017





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EXECUTIVE SUMMARY

Introduction

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is located on Deer Flat Road and Kay Avenue, west of Meridian Road. 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 a residential development of approximately 342 single family dwelling units. The preliminary plat 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 Deer Flat Road and an extension of Ardell Road.*

Study Area

The area of influence is anticipated to be Ada County, Idaho, including the City of Kuna. The primary impacts will be along Deer Flat Road, Kay Avenue, and Meridian Road. The study area will include the intersections of:

- Deer Flat Road and Kay Avenue
- Hubbard Road and Meridian Road
- Deer Flat Road and Meridian Road
- *Ardell Road and Meridian 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 3256 trips per day, of which 257 trips will occur during the AM peak hour and 343 trips will occur during the PM peak hour.
- The site will access the transportation system via Deer Flat Road, and *an extension of Ardell Road to Meridian Road.*
- The intersection of Meridian Road and Hubbard Road will operate at LOS F under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour. A signal is programmed for construction prior to the build out year. With a signal, the intersection will operate at LOS B under total traffic conditions.
- The intersection of Meridian Road and Deer Flat Road will operate at LOS D under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Deer Flat Road and Kay Avenue will operate at LOS E under background and total traffic conditions. The critical peak hour is in the PM peak

hour and the critical movement is the northbound left turn movement. This project does not add traffic to that movement. This intersection will meet warrants for a signal under background and total traffic conditions. If Deer Flat Road is widened to five lanes, the intersection will operate at an acceptable level of service.

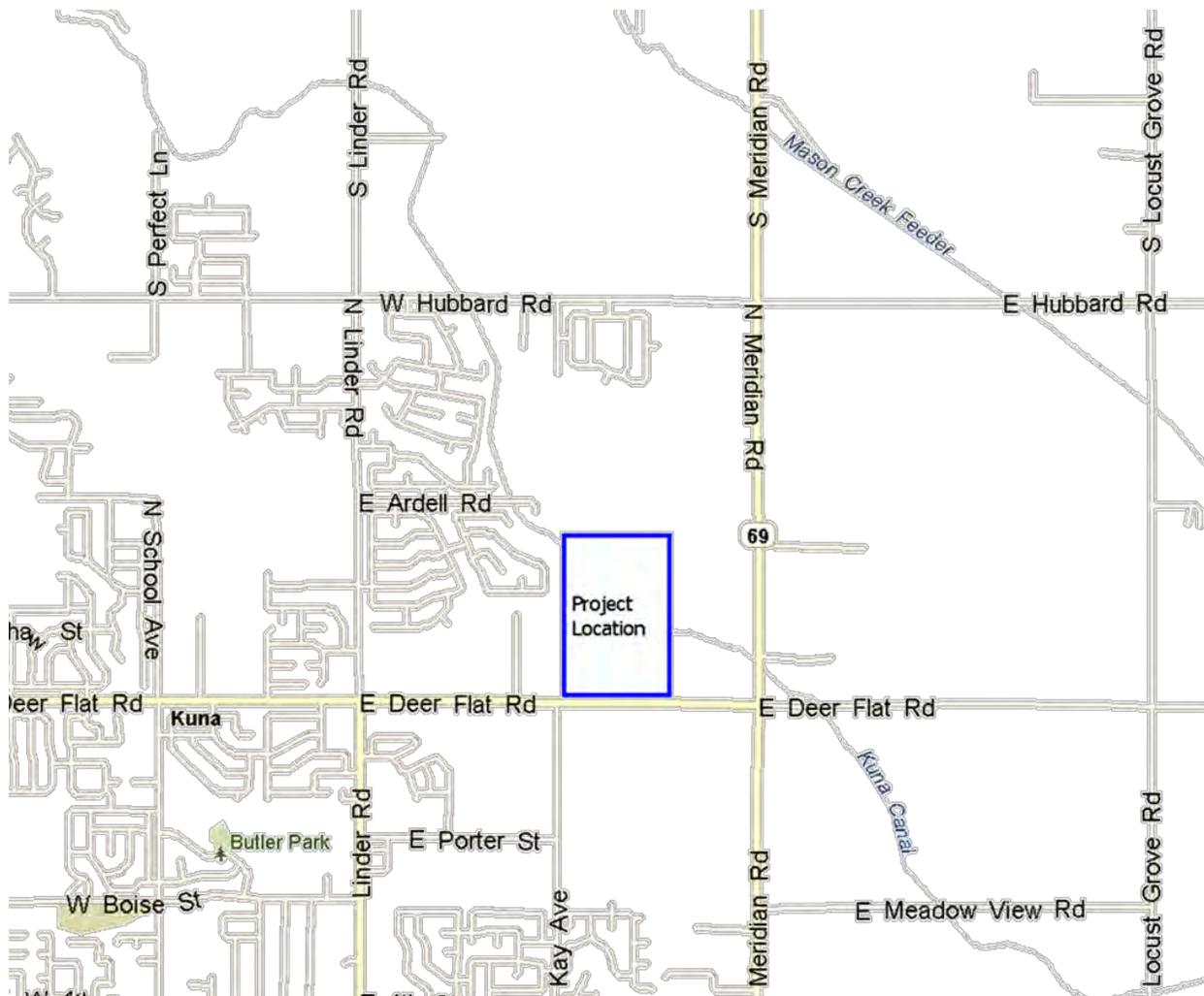
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- *The intersection of Ardell Road and Meridian Road will operate at an acceptable level of service under total traffic conditions in the build out year. The critical peak hour is the AM peak hour.*
- Deer Flat Road is operating above the maximum recommended volume for LOS D under existing traffic conditions. Widening this segment to five lanes will provide additional capacity and will improve the LOS of the segment to LOS D or better. Widening this segment to five lanes will also improve the operation of the intersection of Deer Flat and Kay Avenue. This project is included in the ACHD 20 year capital improvement plan.
- Ardell Road will be extended to Meridian Road by this development *and to developments to the west and north by future developments*. When this extension is complete, it will provide an additional connection to the transportation system. This connection will lessen traffic on Deer Flat Road and especially the southbound right turn movement at Deer Flat Road and Meridian Road
- Kay Avenue will be extended from Deer Flat Road to Hubbard Road by this and future developments. When this extension is complete, it will provide an alternative connection to the transportation system. This will provide access to the new signal at Hubbard Road and Meridian Road and lessen the traffic volume at Deer Flat Road and Meridian Road.

INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is located on Deer Flat Road and Kay Avenue, west of Meridian Road, 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 those 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



This report was revised to reflect a proposed extension of Ardell Road to Meridian Road as an alternate connection to the transportation. The connection to Kay Avenue will also be eliminated due to alignment and right-of-way problems.

PROPOSED DEVELOPMENT

The project is a residential development of approximately 342 single family dwelling units. The preliminary plat 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 Deer Flat Road and an extension of *Ardell Road that will connect to Meridian Road*.

Figure 2 - Preliminary Site Plan



STUDY AREA CONDITIONS

Study Area

The area of influence is anticipated to be Ada County, Idaho, including the City of Kuna. The primary impacts will be along Deer Flat Road, Ardell Road, and Meridian Road. The study area will include the intersection of Deer Flat Road and Kay Avenue, Hubbard Road and Meridian Road, and Deer Flat Road and Meridian Road, *and Ardell Road and Meridian Road* as determined by a model run of the COMPASS transportation model.

Land Use

The site is within the Kuna City Limit and is currently used for agricultural purposes. Existing zoning is for residential use.

STUDY PERIOD

Build Out Year

The Build out Year for this project is assumed to be 2020 to correspond with COMPASS data and other development. 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

Deer Flat Road is classified as a minor arterial road by ACHD. In the vicinity of this project, it has one through lane in each direction, a center left turn lane, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There is a posted speed of 45 MPH in front of the project.

Kay Avenue does not exist north of Deer Flat Road and adjacent to the project. Since it is located on the mid section line, the City of Kuna will require it to be a collector road. South of Deer Flat Road, Kay Avenue has two lanes with curb gutter and sidewalk on the west side of the road.

Meridian Road is classified as an arterial road and is designated at State Highway 69 by the Idaho Transportation Department. In the vicinity of this project, it has two through lanes in each direction, a center left turn lane, and wide shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There is a posted speed of 55 MPH in the vicinity of the project.

Ardell Road is a proposed collector road that will be built to ACHD standards.

Traffic Volumes

AM and PM Traffic counts were obtained at the intersections in the study area the week of August 23, 2016. 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

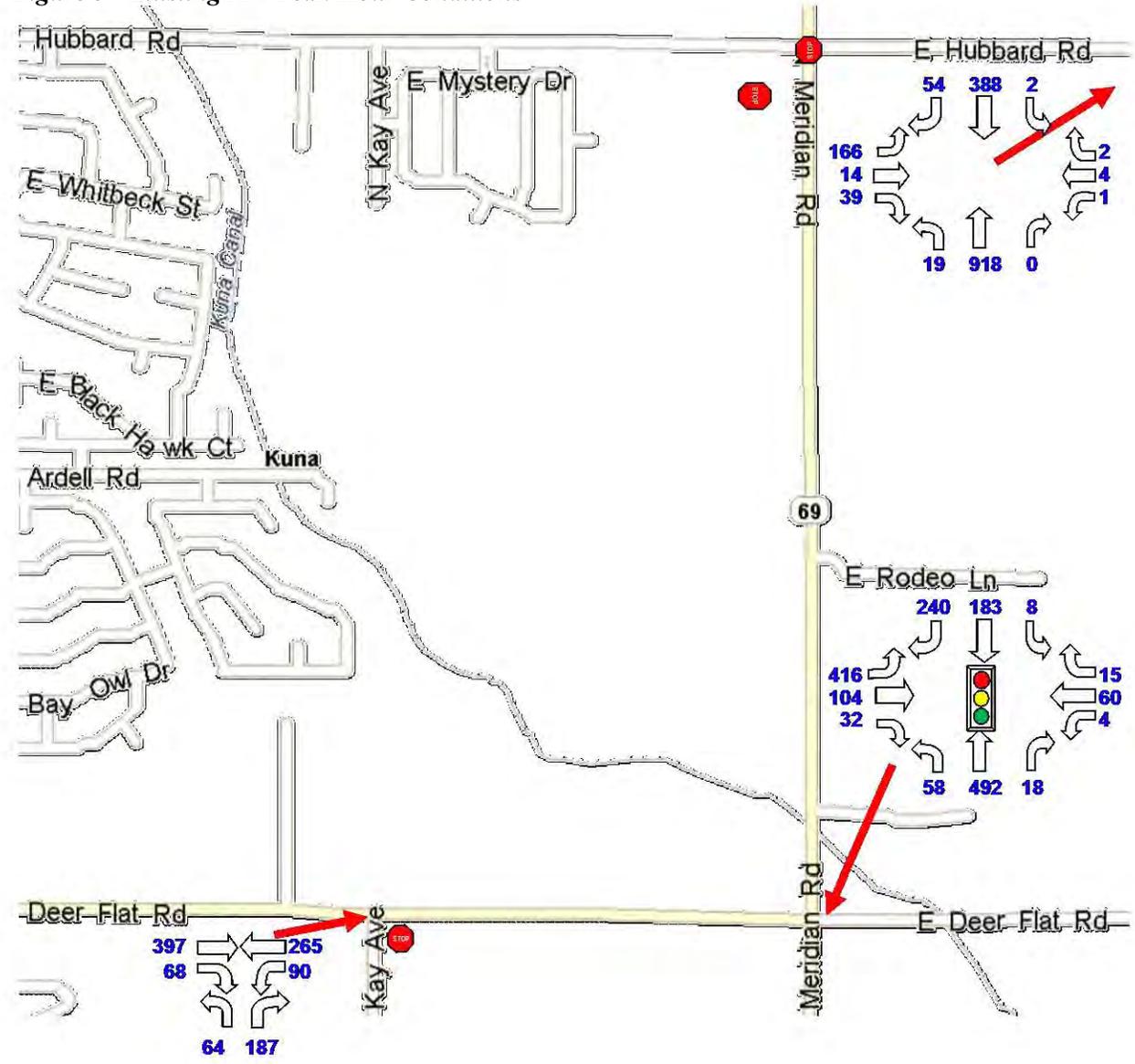
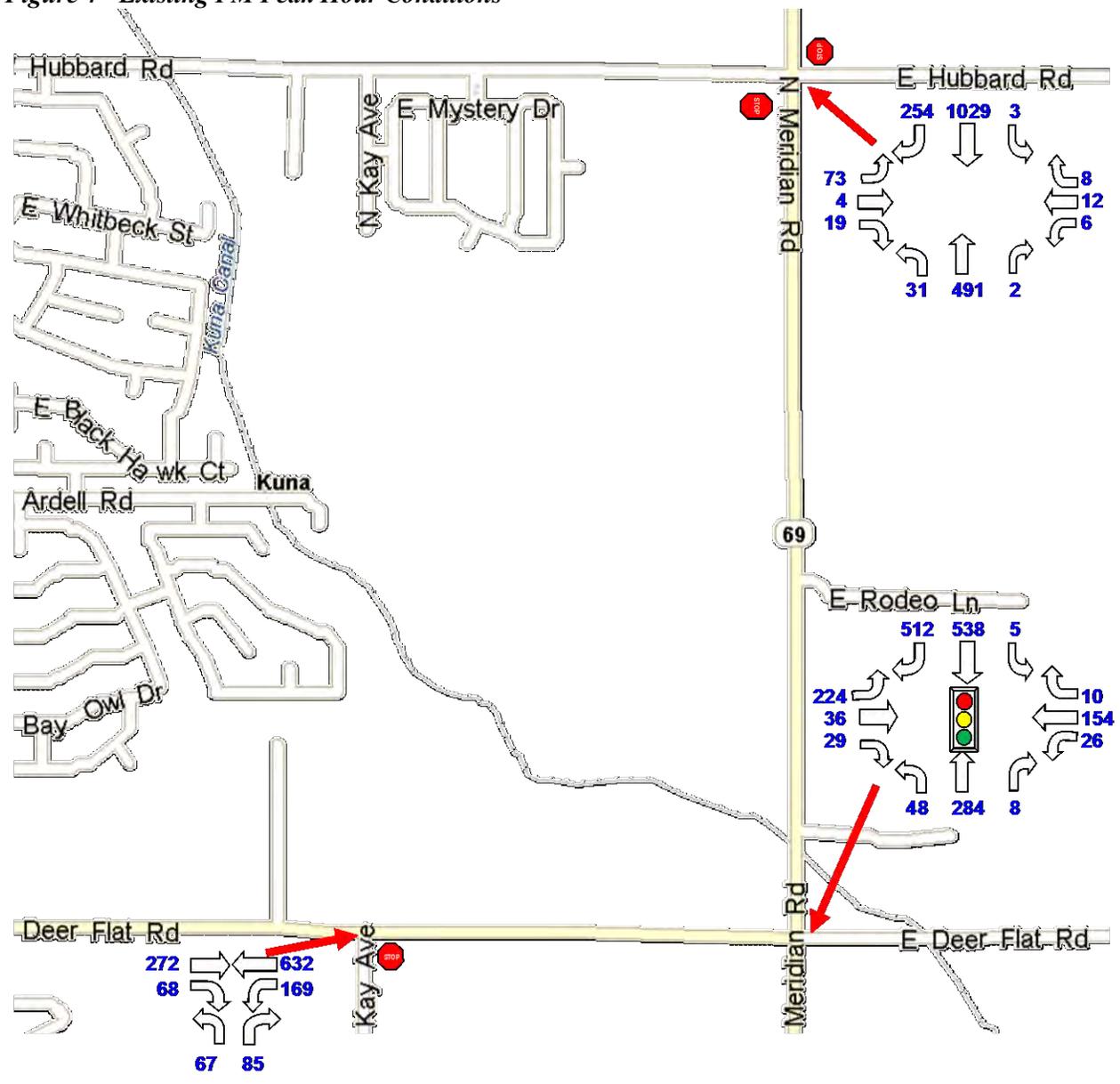


Figure 4 - Existing PM Peak Hour Conditions



Daily Traffic

Daily counts on were obtained by L2 Data Collection on January 12, 2016.

Table 1 - Daily Traffic

Roadway Segment	Location	Daily Volume	Direction	Peak Hour	Count	Date
Deer Flat Road	E. of Kay Ave	11021	EB	AM	587	8/23/16
			WB	PM	819	8/23/16
Kay Avenue	N. of Deer Flat	0	Not yet constructed			
Ardell Road	W. of Meridian	0	Not yet constructed			

System Improvements

ACHD has a plan to install a traffic signal at Hubbard Road and Meridian Road in cooperation with ITD. This signal is proposed for construction in 2021 of the current five year plan.

In the ACHD 20 year plan, Deer Flat Road is proposed for construction to five lanes, bike lanes, curb, gutter, and sidewalk. It is planned for the 2027-2031 planning period. It is currently unfunded.

In the ACHD 20 year plan, the intersection of Meridian Road and Deer Flat Road is proposed for reconstruction to five lanes on all approaches. It is planned for the 2026-2030 planning period. It is currently unfunded.

Kay Avenue and Ardell Road are planned mid mile collector roads that will be constructed by developers as development occurs. This project will construct a portion of both of these roads *and will extend Ardell Road to Meridian Road.*

Accident Analysis

Accident data for the intersection of Deer Flat Road and Kay Avenue for the years 2010 through 2014 was obtained from the LHATC. The full report is included in the appendix of this report. The accidents can be summarized as follows:

Table 2 – Deer Flat Road and Kay Avenue 2010-2014

Fatal Accidents	0
Injury Accidents	2
Property Damage Accidents	4
Total Accidents	6
Single Vehicle Accidents	1
Multi Vehicle Accidents	5

Contributing factors varied considerably, and no roadway conditions were described as contributing factors.

Traffic data for the intersection was obtained from the Ada County Highway District website. Copies of this data are included in the appendix of this report. Daily traffic was assumed to be evenly split in each direction. The average daily traffic was multiplied by 365 to get the annual traffic, multiplied by three to get a three year total, adjusted for a growth factor, and divided by 1,000,000 to determine the number of million vehicles entering the intersection.

Table 3 - Intersection Traffic Data

Roadway	Direction	ADT	
Deer Flat Road	WB	5784	
	EB	5237	
Kay Ave	NB	3209	
	SB	0	
Daily Vehicles Entering		14,230	
Million vehicles entering per year (MVE)		5.194	
Five Year MVE		25.67	
2% Reduction for growth		23.52	MVE

With 6 accidents in a five year period, this will average 0.26 accidents per MVE. This intersection is a multi lane intersection and an undivided road without access control. This type of roadway is defined as a Type 27 roadway in the ITD Safety Evaluation Manual. The average accident rate for this type of intersection in an urban setting is 0.37 accidents per million vehicles entering. This accident rate is below the statewide average.

Accident data for the intersection of Deer Flat Road and Meridian Road for the years 2010 through 2014 was obtained from the LHATC. The full report is included in the appendix of this report. The accidents can be summarized as follows:

Table 4 – Deer Flat Road and Meridian 2010-2014

Fatal Accidents	0
Injury Accidents	2
Property Damage Accidents	7
Total Accidents	9
Single Vehicle Accidents	0
Multi Vehicle Accidents	9

Contributing factors varied considerably, and no roadway conditions were described as contributing factors. The most common harmful event was rear end, which is common for a signalized intersection.

Traffic data for the intersection was obtained from the Ada County Highway District website. Copies of this data are included in the appendix of this report. Daily traffic was assumed to be evenly split in each direction. The average daily traffic was multiplied by 365 to get the annual traffic, multiplied by three to get a three year total, adjusted for a growth factor, and divided by 1,000,000 to determine the number of million vehicles entering the intersection.

Table 5 - Intersection Traffic Data

Roadway	Direction	ADT	
Deer Flat Road 5 year 2 way total	ADT	55,100	
Meridian Road 5 year 2 way total	AADT	64,550	
Five Year MVE		46.67	

With 9 accidents in a five year period, this will average 0.21 accidents per MVE. This intersection is a multi lane intersection and an undivided road with partial access control. This type of roadway is defined as a Type 33 roadway in the ITD Safety Evaluation Manual. The average accident rate for this type of intersection in an urban setting is 0.58 accidents per million vehicles entering. This accident rate is below the statewide average.

PROJECTED TRAFFIC

Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. A growth factor of 2.5% per year is used. Background AM Peak Hour traffic for the build out year is shown in **Figure 5**. Background PM Peak Hour traffic for the build out year is shown in **Figure 6**.

Off Site Traffic

There are three other developments in the area that will add traffic to the system. The Merlin Subdivision is located south of this project. It has been approved but is not under construction at this time. The Profile Point project is approved and the commercial portion is partially constructed. Ashton Estates is in the approval process. Traffic from these developments is added to the expanded traffic. Other developments are included in the growth factor.

Figure 5 - Build Out Year AM Peak Hour Background Traffic

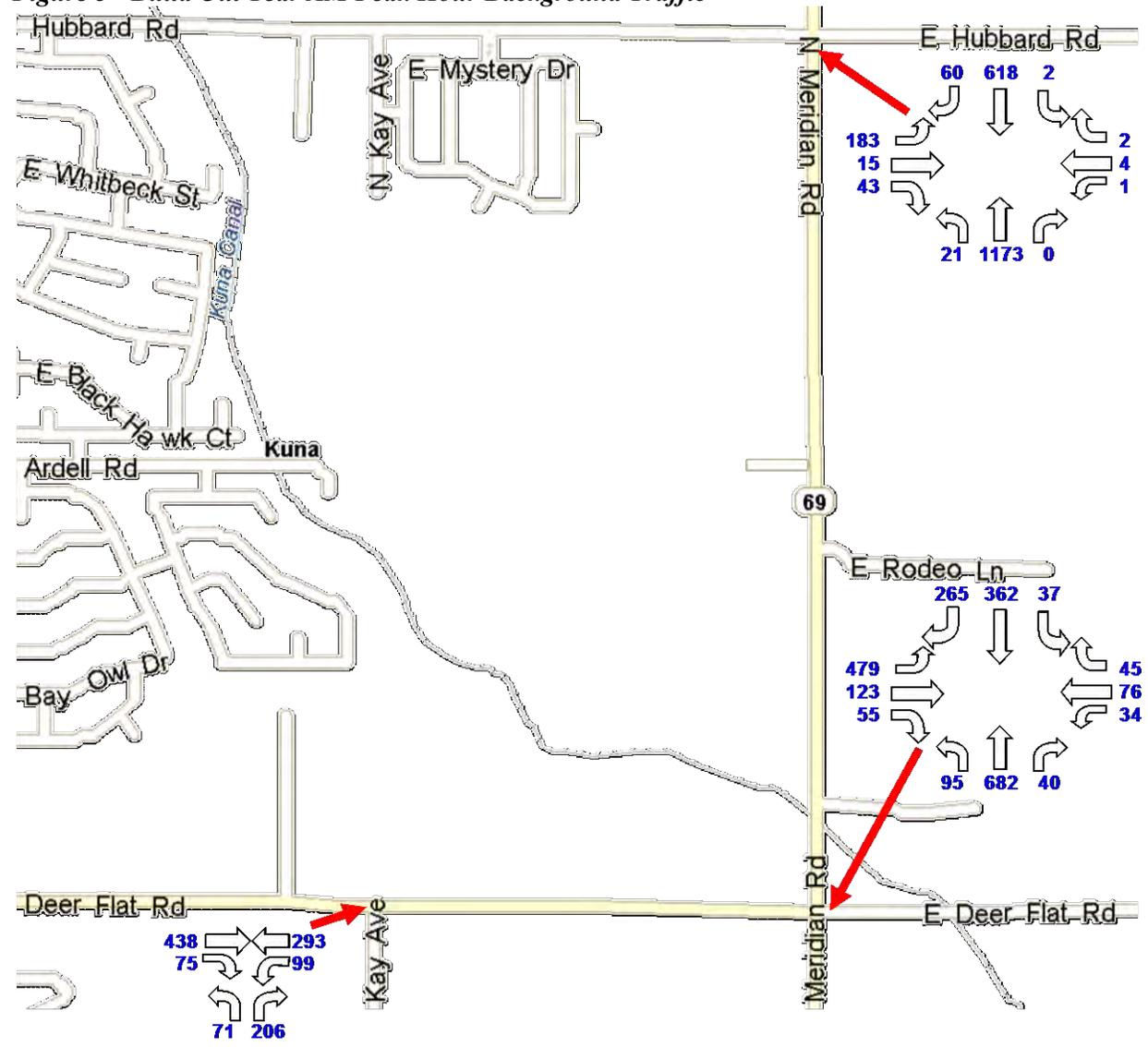
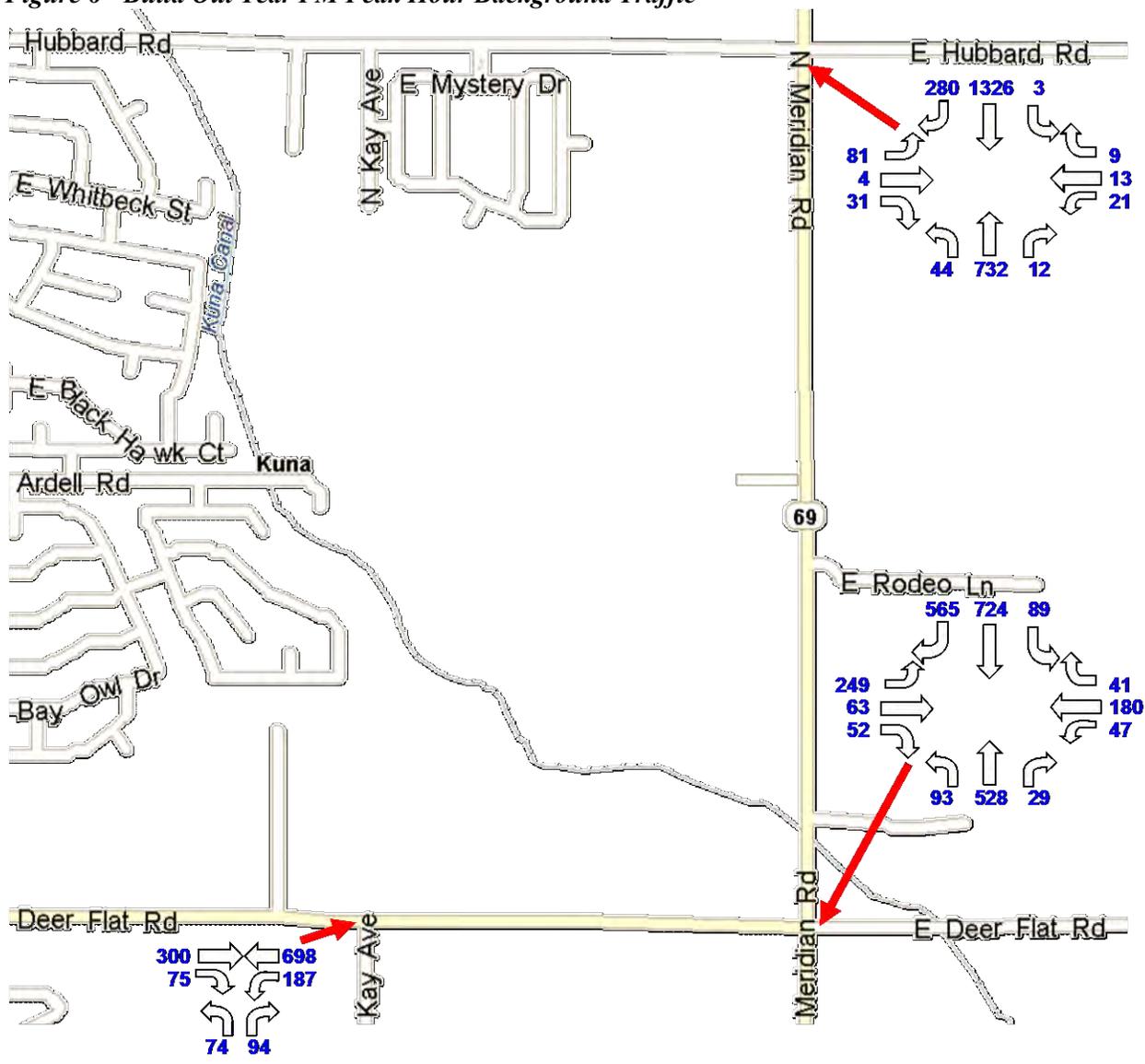


Figure 6 - Build Out Year PM Peak Hour Background Traffic



Trip Generation

In the absence of site-specific data, site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9th edition), published by the Institute of Transportation Engineers. Site trip generation is obtained by applying the average trip generation rates obtained from the Manual for each category of land use within the development. **Table 6** shows the trip generation of the site. Pass by rates are estimated from data published by the Institute of Transportation Engineers.

Table 6 - Trip Generation

Table 5A - Summary of Trip Generation

Average Weekday Driveway Volumes

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
210	Single Family Dwellings	342	DU	9.52	3256	3256
Total					3256	3256

Table 5C - Summary of Trip Generation

Average Weekday **AM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwellings	342	DU	0.19	65	65	0.56	192	192	257
Total					65	65		192	192	257

Table 5B - Summary of Trip Generation

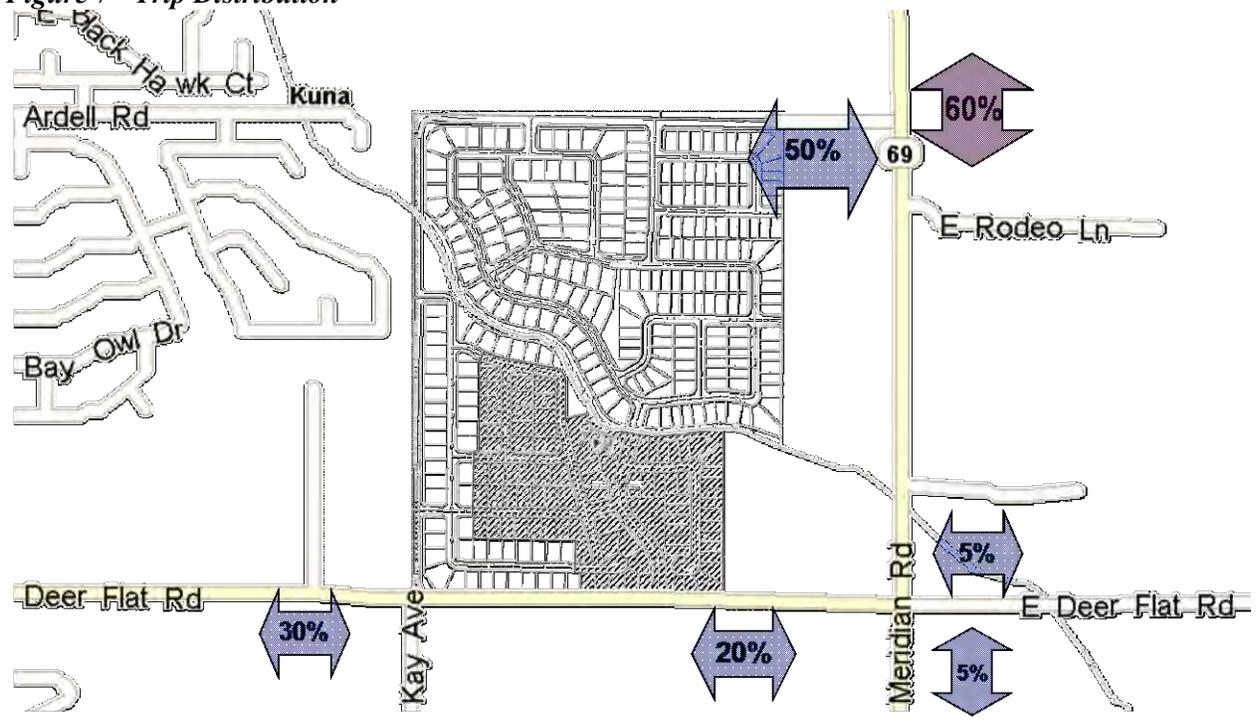
Average Weekday **PM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwellings	342	DU	0.75	257	257	0.25	86	86	343
Total					257	257		86	86	343

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. The distribution for this development is based on information obtained from COMPASS. Site traffic distribution for the development is shown in **Figure 7**.

Figure 7 - Trip Distribution



Site Traffic

Site traffic is distributed at the study intersection in accordance with the distribution from **Figure 7**. **Figure 8** shows the distribution of site generated traffic for AM peak hour traffic conditions. **Figure 9** shows the distribution of site generated traffic for PM peak hour conditions.

Figure 8 - AM Peak Hour Site Traffic

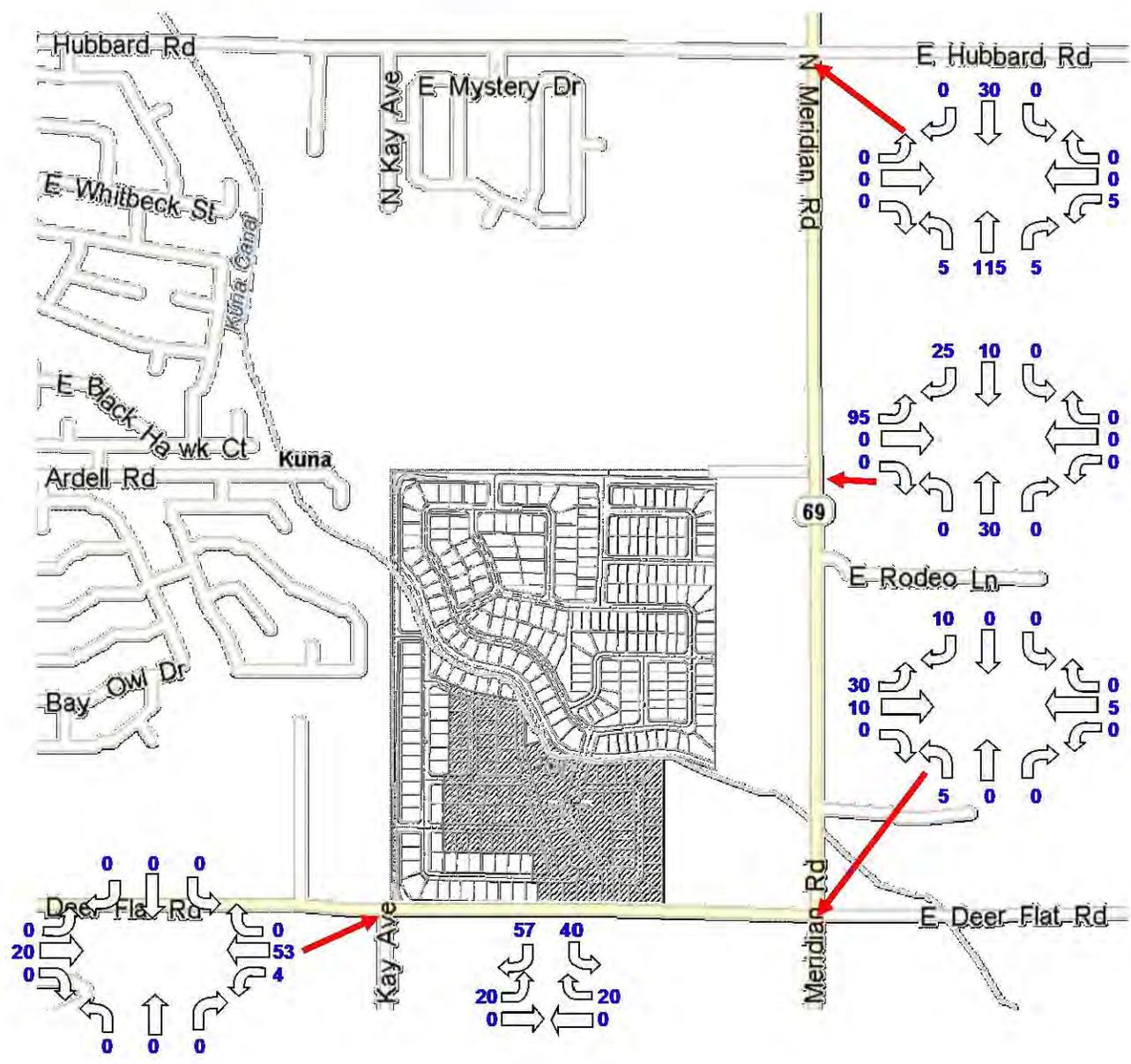
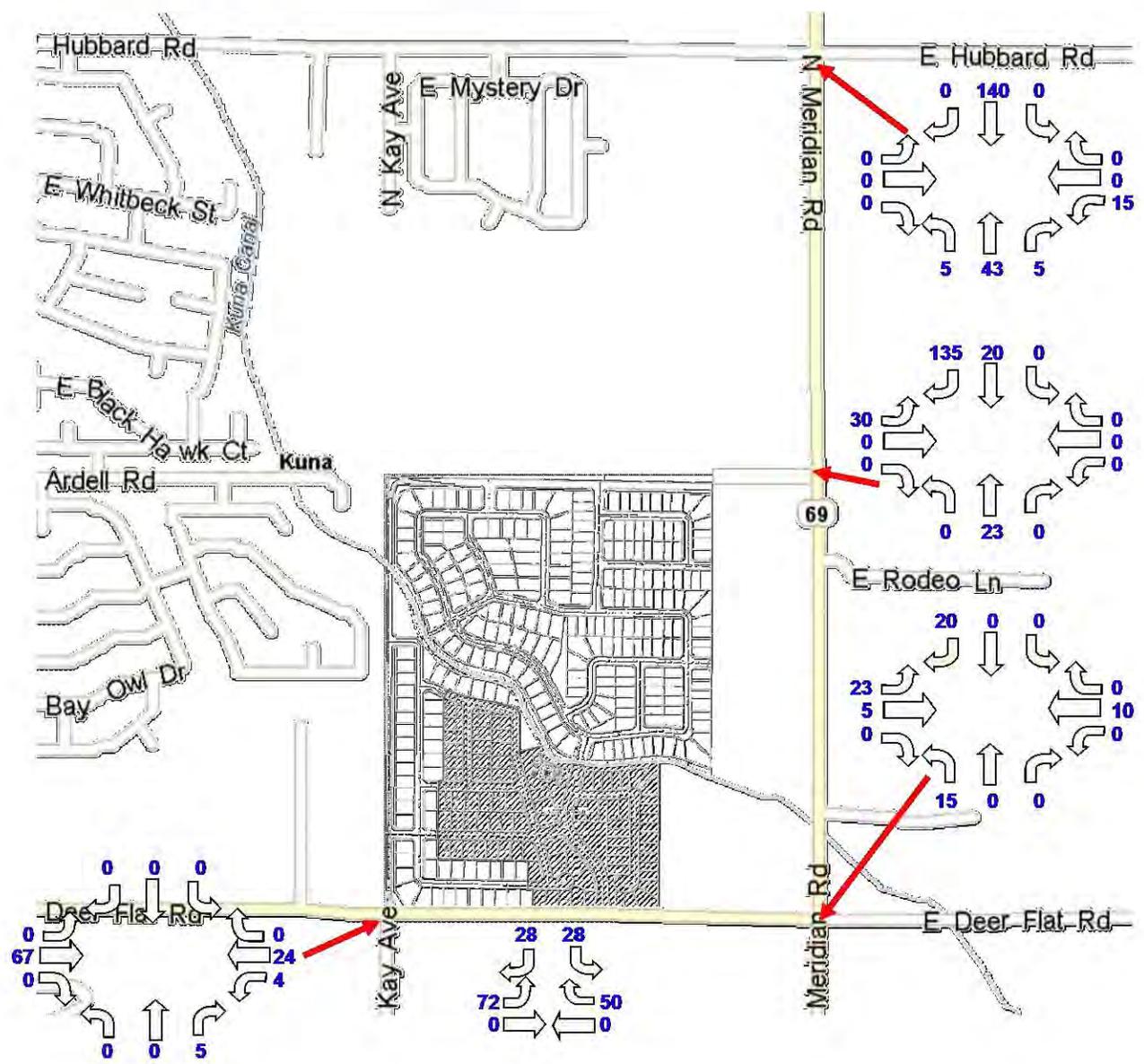


Figure 9 - PM Peak Hour Site Traffic



Total Traffic

The site traffic is then added to the background traffic as determined above. **Figure 10** shows the total traffic at each intersection for AM peak hour conditions. **Figure 11** shows the total traffic at each intersection for PM peak hour traffic conditions for the build out year of 2020.

Figure 10 - Build Out Year Total AM Peak Hour Traffic

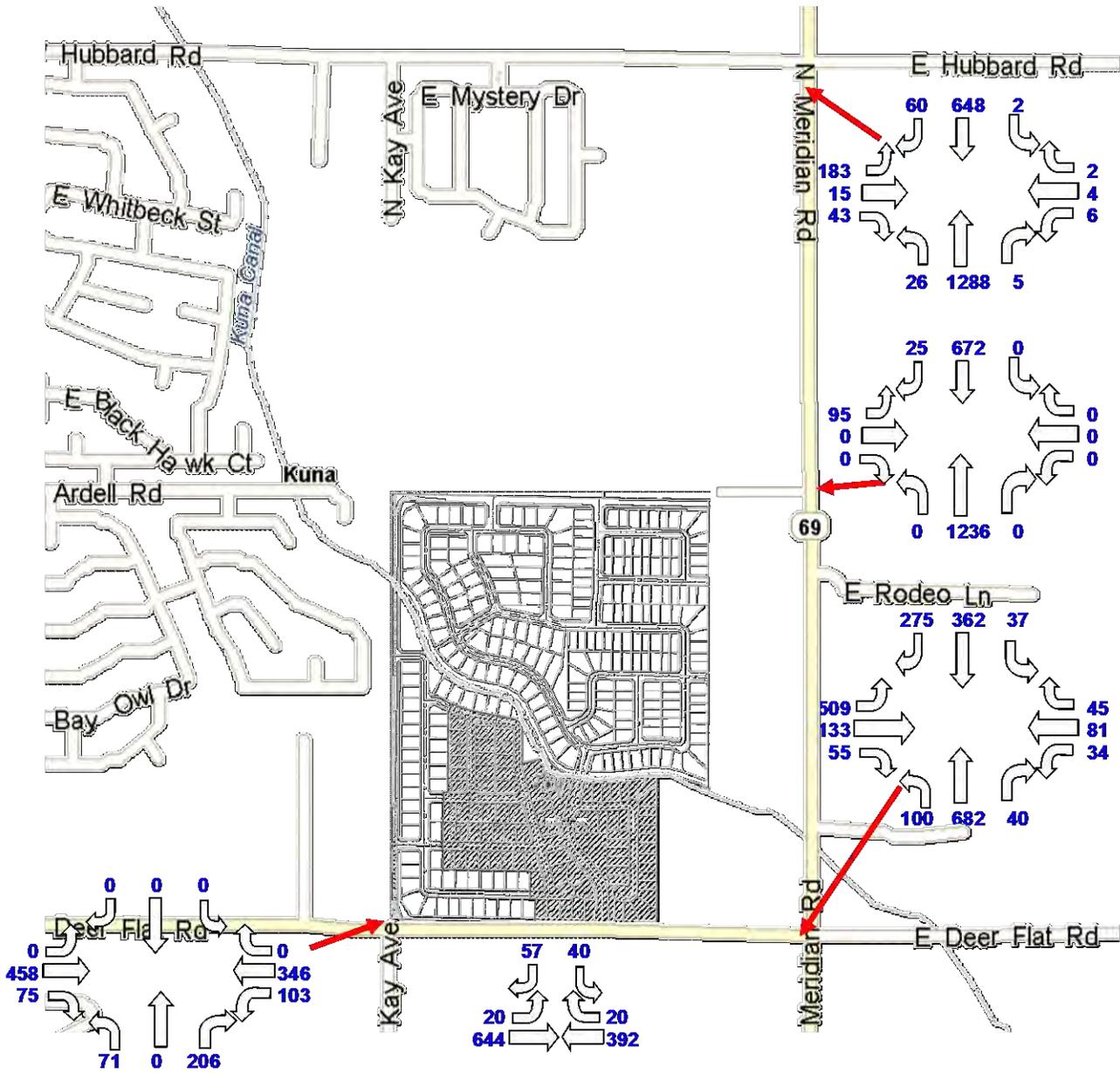
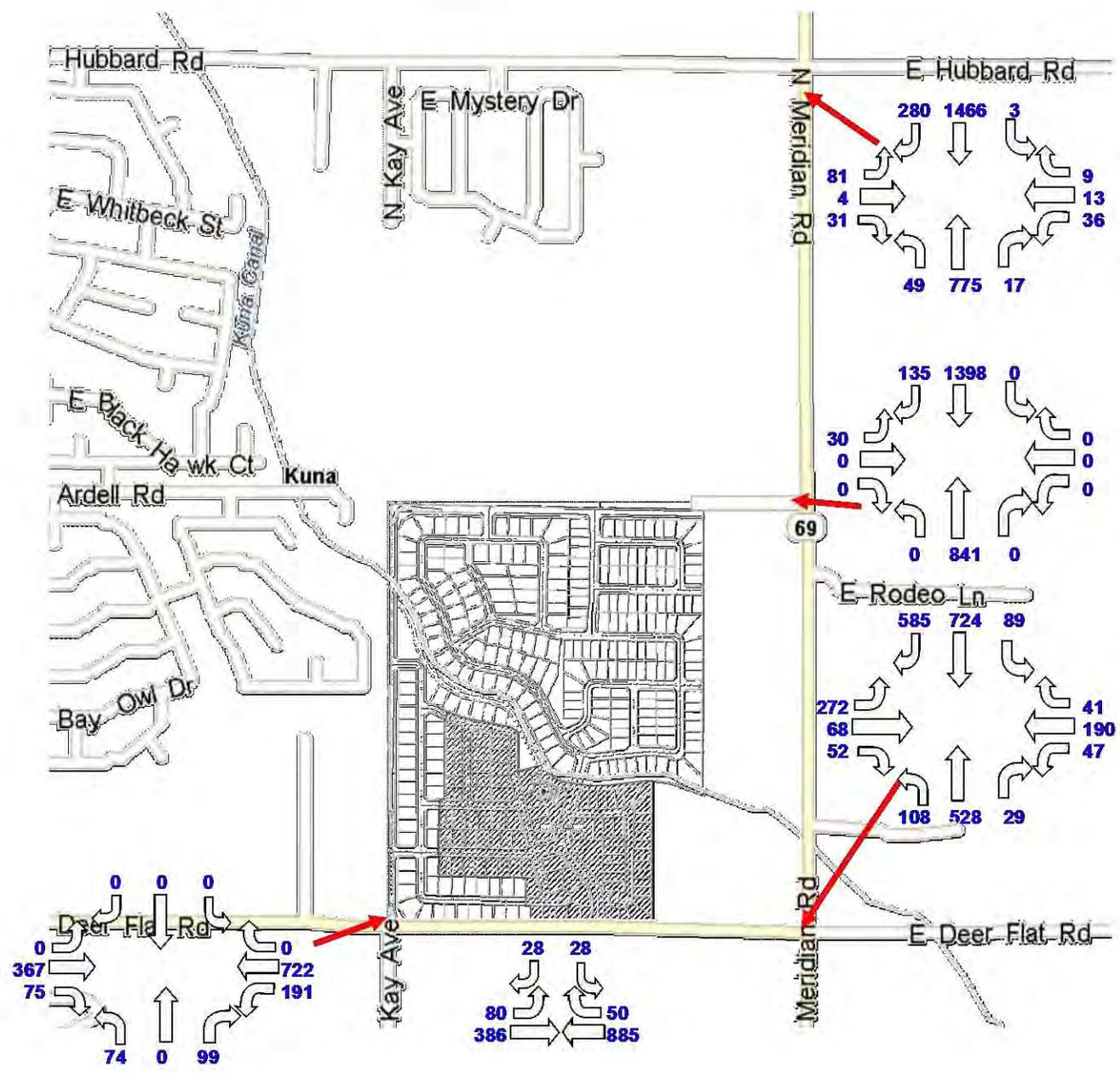


Figure 11 - Build Out Year Total PM Peak Hour Traffic





TRAFFIC ANALYSIS

Capacity Analysis and Level of Service

Capacity analysis was performed using the Highway Capacity Software (HCS2010), based on the 2010 edition of the Highway Capacity Manual. Level of service for stop controlled intersections is based on the average delay of vehicles traveling through the intersection. **Table 7** shows the AM peak hour intersection. **Table 8** shows the PM peak intersection. Copies of the calculations are included in the appendix of this report.

Table 7 - AM Peak Hour Intersection Summary

LOS Summary AM Peak Hour Conditions	2016			Build Out						Mitigated		
	Existing			Background			Total			Mitigated		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Meridian/Hubbard	27.3		D	58.7		F	78.2		F	15.8		B
NB Approach	8.4	0.02	A	9.1	0.02	A	9.3	9.30	A	14.2	0.61	B
SB Approach	10.0	0.00	B	11.3	0.00	B	12.1	12.10	B	10.8	0.43	B
EB Approach	27.0		D	58.7		F	78.2		F	37.2		D
Left	29.9	0.57	D	67.9	0.83	F	90.3	0.92	F	37.4	0.57	D
Thru/Right	18.6	0.20	C	33.9	0.37	D	45.6	0.45	E	36.5	0.24	D
WB Approach	27.3		D	48.3		E	50.9		F	45.6		D
Left	22.6	0.00	C	31.5	0.01	D	39.0	0.06	E	45.1	0.04	D
Thru/Right	28.1	0.04	D	51.1	0.07	F	64.9	0.09	F	46.1	0.09	D
Deer Flat/Kay	31.0		D	23.2		C	27.7		D			
NB Approach	31.0	0.74	D	23.2	0.62	C	27.7	0.67	D			
WB Approach	9.1	0.11	A	9.0	0.11	A	9.1	0.11	A			
Deer Flat Entrance							13.9		B			
SB Approach							17.4	0.13	C			
EB Approach							8.3	0.12	A			
Meridian/Ardell							26.1		D			
NB Approach							9.1	0.00	A			
EB Approach							26.1	0.37	D			
Meridian/Deer Flat	28.4	0.63	C	29.8	0.74	C	31.4	0.78	C			
EB Approach	44.7		D	25.8		C	26.1		C			
Left	49.3	0.88	D	27.6	0.85	C	28.4	0.87	C			
Thru/Right	29.0	0.17	C	21.0	0.32	C	19.9	0.32	B			
WB Approach	46.9		D	40.0		D	40.0		D			
Left	52.8	0.61	D	34.3	0.14	C	34.1	0.14	C			
Thru/Right	46.0	0.83	D	41.6	0.75	D	41.5	0.76	D			
NB Approach	19.3		B	29.9		C	31.8		C			
Left	55.1	0.79	E	44.7	0.78	D	44.4	0.78	D			
Through	13.5	0.16	B	27.9	0.60	C	30.0	0.63	C			
Right	13.5	0.16	B	28.0	0.60	C	30.1	0.63	C			
SB Approach	23.2		C	31.3		C	34.4		C			
Left	59.0	0.45	E	47.5	0.67	D	47.5	0.67	D			
Through	21.1	0.64	C	29.9	0.57	C	33.1	0.62	C			
Right	22.8	0.61	C	30.7	0.57	C	34.1	0.63	C			



Table 8 - PM Peak Hour Intersection Analysis Summary

LOS Summary PM Peak Hour Conditions	2016			Build Out								
	Existing			Background			Total			Mitigated		
	Delay s/v	v/c	LOS									
Meridian/Hubbard	52.1		F	136.4		F	271.3		F	15.3		B
NB Approach	12.5	0.07	B	16.0	0.14	C	18.1	0.18	C	9.3	0.79	A
SB Approach	8.5	0.00	A	9.3	0.00	A	9.1	0.01	A	15.5	0.76	B
EB Approach	49.9		E	136.4		F	271.3		F	44.1		D
Left	19.9	0.03	C	179.2	1.00	F	364.2	1.44	E	43.6	0.43	D
Thru/Right	59.0	0.26	F	35.1	0.24	E	47.7	0.34	F	45.2	0.36	D
WB Approach	52.1		F	123.7		F	195.9		F	45.3		D
Left	61.2	0.61	F	33.1	0.15	D	50.8	0.36	F	43.9	0.18	D
Thru/Right	21.2	0.11	C	207.1	0.66	F	432.2	1.08	F	47.0	0.31	D
Deer Flat/Kay	30.9		D	35.0		D	38.9		E			
NB Approach	30.9	0.62	D	38.0	0.67	D	38.9	0.65	E			
WB Approach	8.9	0.18	A	8.9	0.18	A	9.2	0.00	A			
Deer Flat Entrance							19.9		C			
SB Approach							22.0	0.13	C			
EB Approach							10.8	0.12	B			
Meridian/Ardell							28.2		D			
NB Approach							12.2	0.00	A			
EB Approach							28.2	0.17	D			
Meridian/Deer Flat	28.4	0.66	C	35.2	0.74	D	40.0	0.78	D			
EB Approach	44.7		D	40.6		D	49.6		D			
Left	49.3	0.88	D	45.3	0.83	D	58.2	0.90	E			
Thru/Right	29.0	0.17	C	30.3	0.30	C	29.9	0.30	C			
WB Approach	46.9		D	42.0		D	41.7		D			
Left	52.8	0.61	D	33.2	0.15	C	32.7	0.15	D			
Thru/Right	46.0	0.83	D	43.8	0.86	D	43.5	0.86	D			
NB Approach	19.3		B	24.3		C	25.1		C			
Left	55.1	0.79	E	49.6	0.78	D	48.7	0.80	D			
Through	13.5	0.16	B	20.1	0.37	C	20.5	0.37	B			
Right	13.5	0.16	B	20.1	0.37	C	20.6	0.37	B			
SB Approach	23.2		C	37.8		D	44.2		D			
Left	59.0	0.45	E	49.8	0.78	D	49.8	0.78	E			
Through	21.1	0.64	C	35.7	0.85	D	41.9	0.89	D			
Right	22.8	0.61	C	38.4	0.86	D	46.0	0.91	D			

Intersection Analysis

The intersection of Hubbard Road and Meridian Road will operate at a poor level of service under existing conditions and in both the background traffic and build out traffic conditions. However, when the proposed signal is installed, the intersection will operate at an acceptable level of service and will have significant available capacity. In the PM peak hour, the intersection will go from a very poor LOS F to LOS B. It is likely that a significant amount of traffic will divert from other intersections and utilize this intersection when it becomes signalized. This may change the level of service of the signal operation.



The intersection of Deer Flat Road and Kay Avenue will operate at LOS E in the PM peak hour under build out traffic conditions. This is primarily due to the northbound left turn movement. If Deer Flat is widened to five lanes, it will operate at LOS D.

The intersection of Deer Flat Road and Meridian Road will function at LOS D without any improvements to the intersection under build out traffic conditions.

The intersection of Ardell Road and Meridian Road will operate at LOS D in the PM peak hour conditions.

Roadway Analysis

Roadway segments are analyzed under horizon year peak hour traffic in accordance with Table 2 of the ACHD Development Policy Manual. The results are shown in **Table 9**.

Table 9 - Roadway Segment Analysis

Roadway Segment	Location	Direction	Peak Hour	Build Out Year Traffic	Site Traffic	Off Site Traffic	Total Traffic
Deer Flat Road	E. of Kay Ave	EB	AM	650	40	0	690
		WB	PM	905	50	0	955
Ardell Road	W. of Meridian	WB	PM	0	135	0	135
		EB	AM	0	100	0	100

Deer Flat Road is classified as a minor arterial roadway and has a continuous left turn lane. The minimum level of service required by ACHD policy is LOS D with a maximum directional hourly volume of 720 vehicles per hour. Deer Flat Road is currently operating at LOS E, and is expected to operate at LOS F under background traffic conditions in the PM peak hour. With the addition of site traffic, Deer Flat Road will operate above the threshold for LOS E. When Deer Flat Road is widened to five lanes, the roadway segment will operate at LOS D or better.

Ardell Road is classified as collector roadway. It will be constructed with two lanes at this time. With two lanes, it will be expected to operate at LOS D or better with a maximum directional hourly volume of 425 vehicles per hour. Ardell Road is anticipated to operate below that threshold.

Site Access

The developer is proposing access from one location on Deer Flat Road, and the extension of Ardell Road to Meridian Road. The access on to Deer Flat is approximately 850 feet from a planned connection on the south side of Deer Flat Road and 900 feet from Kay Avenue. This will be a collector road. This access is in conformance with ACHD policy

The proposed accesses on to Ardell will be in conformance with ACHD policy. Ardell is a proposed public road located on the 1/2 section line. It is in conformance with ITD access policy

Site Circulation

The site plan provides good internal circulation, several access points to the subdivision, and cross connection to other development. None of the internal roadways that show front on housing should exceed 1,000 vpd.

Figure 12 - Internal Daily Traffic Volumes



Turn Lanes

Deer Flat Road and Meridian Road currently have center left turn lanes. No analysis is required for this improvement. Right turn lanes on Deer Flat Road are analyzed using the guidelines in the ACHD Development Policy Manual. Right turn lanes on Meridian Road are analyzed using the guidelines in the ITD Traffic Manual.

Table 10 - Right Turn Lane Data

Roadway	Intersection		Through Traffic	Right Turns	Critical Movement
Deer Flat Road	Entrance	AM Peak	392	20	
		PM Peak	885	50	X
Meridian Road	Ardell Road	AM Peak	672	25	
		PM Peak	1398	135	X
Meridian Road	Deer Flat Road	AM Peak	362	275	
		PM Peak	724	585	X

Figure 13 - Right Turn Lane Guidelines for Two Lane Road

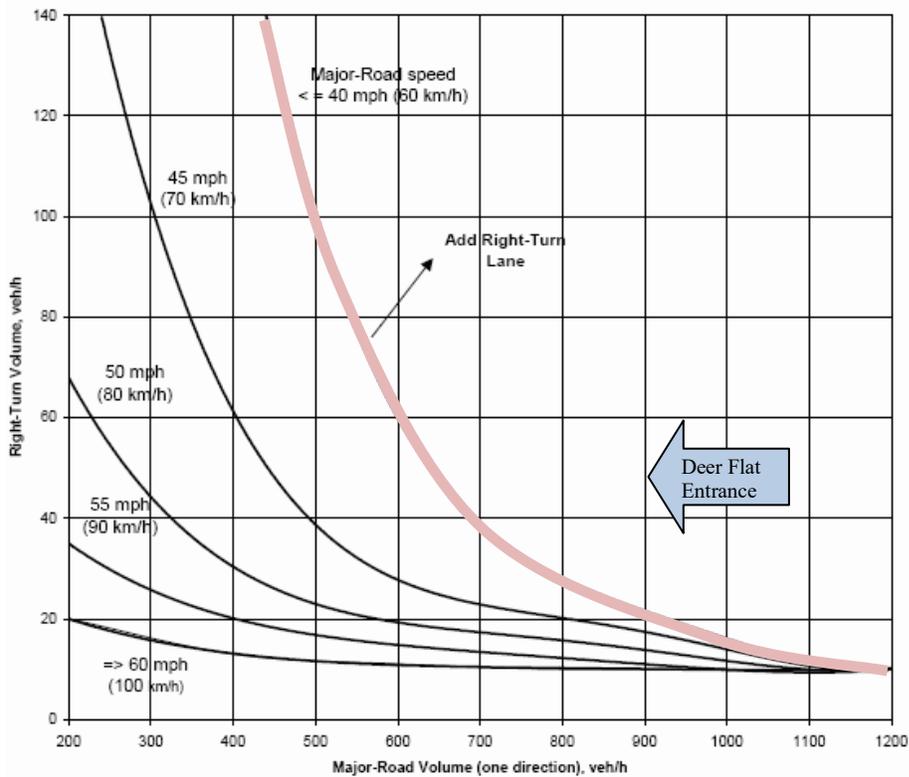
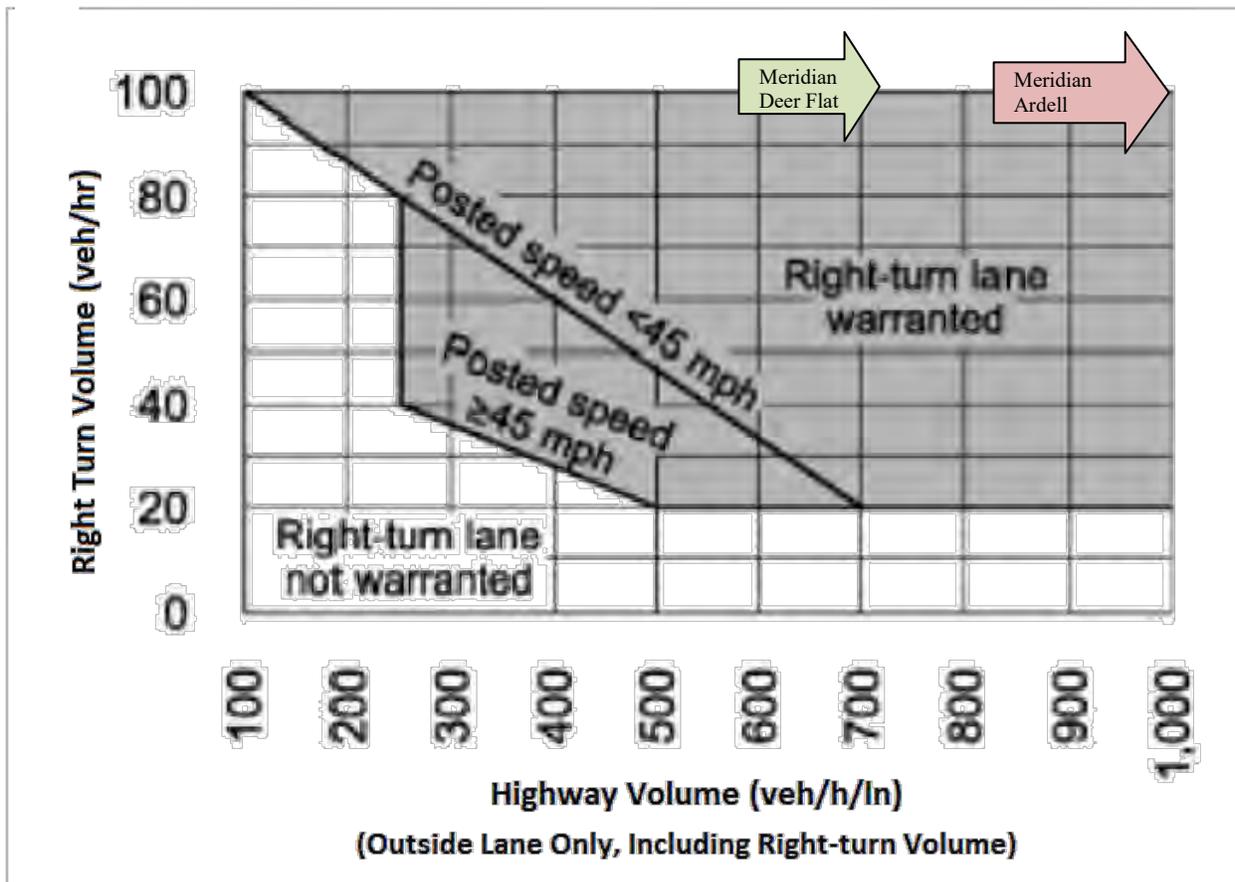


Figure 14 - Right Turn Lane Guidelines for Four Lane Roadways



A right turn lane is warranted at the entrances to the site on Deer Flat Road. A right turn lane is warranted on Meridian Road and Ardell Road. A turn lane is warranted on Meridian Road at Deer Flat Road. This turn lane is warranted under existing conditions. This project will increase the volume of this movement by 4.3%.

Signal Warrant Analysis

The intersection of Kay Avenue and Deer Flat Road will operate at LOS E in the PM peak hour under total traffic conditions. Existing peak hour counts are available for all approaches to the intersection. Existing 8th highest hour and 4th highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8th highest hour and 4th highest hour on Kay Avenue is not available, and is estimated as a percentage of the peak hour, using the Deer Flat Road data. Background year traffic is estimated using the growth factor assumed in this report.

The intersection of Kay Avenue and Deer Flat Road will operate at LOS E in the PM peak hour under total traffic conditions. Existing peak hour counts are available for all approaches to the intersection. Existing 8th highest hour and 4th highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8th highest hour and 4th highest hour on Kay Avenue is not available, and is estimated as a percentage of the peak hour,



using the Deer Flat Road data. Background year traffic is estimated using the growth factor assumed in this report.

Based on these assumptions, an analysis is done on the three traffic related signal warrants in the Manual on Uniform Traffic Control Devices: Warrant 1 – 8th Highest Hour Warrant, Warrant 2 – 4th Highest Hour Warrant, and Warrant 3 – Peak Hour Warrant. The calculations are included in the appendix. The results are summarized below:

Table 11- Signal Warrant Analysis Summary for Deer Flat and Kay Avenue

Deer Flat Rd. and Kay Ave	Warrant 1 Cond A	Warrant 1 Cond B	Warrant 1 A+B	Warrant 2	Warrant 3
2016 Existing Traffic	No	No	No	No	No
2021 Background Traffic	No	No	No	Yes	Yes
2021 Total Traffic	No	No	Yes	Yes	Yes

Based on the above analysis, the intersection will meet warrants 2 and 3 under background traffic conditions and total traffic conditions. Only the larger of the two minor approach volumes is considered in the analysis. In this case, the larger volume is on the south approach. This project only adds 2.8% of the traffic to that approach and 8.9% of the traffic to the total intersection.

With the high school at on the southwest corner of the intersection, warrant 5 for a school crossing may be met. At this time, there are no destinations on the north side of Deer Flat Road, so there are very few pedestrian crossings.

When Deer Flat is widened to five lanes, the intersection will function at an acceptable level of service. Since this improvement is under consideration, a signal would normally not be considered an acceptable improvement.

Table 12 - Signal Warrant Analysis Summary for Meridian and Ardell

Meridian Road and Ardell Road	Warrant 1 Cond A	Warrant 1 Cond B	Warrant 1 A+B	Warrant 2	Warrant 3
2021 Total Traffic	No	No	No	No	No

A signal is not warranted at the intersection of Ardell Road and Meridian Road due to traffic from this subdivision.

DISCUSSIONS

Roadway Improvements

Required Due to Existing Traffic Conditions

The intersection of Meridian Road and Hubbard Road is operating at LOS F under existing conditions in the PM peak hour. Improvements to the intersection will be

required to improve the operation of the intersection. A signal is planned for this intersection in the ACHD 5 year plan.

The intersection of Deer Flat Road and Kay Avenue functions at an acceptable level of service under existing traffic conditions. No improvements are required.

The intersection of Meridian Road and Deer Flat Road functions at an acceptable level of service under existing traffic conditions but queue for the eastbound left turn movement exceeds the available storage lane. A right turn lane is warranted on southbound Meridian Road.

The segment of Deer Flat Road west of Meridian Road is operating above capacity under existing conditions. Additional lanes are required to improve this condition. The ACHD 20 year plan includes widening of this segment in the 2027-2031 planning period.

Required Due to Background Traffic Conditions

The intersection of Meridian Road and Hubbard Road will operate at LOS F under background traffic conditions in the PM peak hour. The signal should be constructed by the build out year. If the signal is constructed, the intersection will operate at LOS B or better.

The intersection of Deer Flat Road and Kay Avenue will function at LOS D under background traffic conditions and existing lane configurations.

The intersection of Meridian Road and Deer Flat Road will function at LOS D under background traffic conditions. The eastbound left turn queue is still a problem and a right turn lane is still warranted.

The segment of Deer Flat Road west of Meridian Road will continue to operate above capacity under background conditions. Additional lanes are required to improve this condition.

Required Due to Total Traffic Conditions

The intersection of Meridian Road and Hubbard Road will operate at LOS F under total traffic conditions in the PM peak hour. The signal should be constructed by the build out year. If the signal is constructed, the intersection will operate at LOS B.

The intersection of Deer Flat Road and Kay Avenue will function at LOS E under total traffic conditions and existing lane configurations. The critical movement is the northbound left turn movement. This project does not add traffic to this movement. This intersection will meet a warrant for a signal. Widening Deer Flat Road to five lanes will also improve the operation of the intersection

The intersection of Meridian Road and Deer Flat Road will function at LOS D under total traffic conditions. *No improvements are necessary to improve the capacity of this intersection. The eastbound left turn lane queue will exceed the available storage, but due to the low through volume, this should not impact the level of service of the through movement. A southbound right turn lane is still warranted.*

The segment of Deer Flat Road west of Meridian Road will continue to operate above capacity under background conditions. Additional lanes are required to improve this condition.

System Improvements

There are several proposed improvements to the transportation system that will have an impact on travel patterns in the area. These improvements will likely have a positive effect on the operation of the intersections in this study.

The intersection of Hubbard Road and Meridian Road is programmed for construction of a signal at the intersection. This will improve the level of service of the intersection and will provide significantly more capacity for the minor approaches to the intersection. The eastbound approach in particular would benefit. This may result in traffic diverting from Deer Flat Road and easing congestion for the eastbound left turn movement on Deer Flat Road at the intersection with Meridian Road.

Deer Flat Road is programmed to be widened to five lanes. This will most likely require some modifications to the signal at the intersection with Meridian Road. This additional capacity will allow the segment of Deer Flat Road to function at an acceptable level of service and will improve the level of service of the intersection of Kay Avenue and Deer Flat Road.

Kay Avenue is planned to be extended from Deer Flat Road to Hubbard Road. This project will construct a portion of that road. Future development will complete this connection. This will provide an alternative access to the transportation system and will certainly allow traffic from this development to avoid Deer Flat Road and access the signal at Hubbard Road.

Ardell Road is planned to be extended from the existing terminus to Meridian Road. This project will construct a portion of that road *and connect to Meridian Road*. Future development will complete this *connection to the west*. *The completion of Ardell Road may relieve the southbound right turn movement at the intersection of Meridian Road and Deer Flat Road.*

On-site Traffic

The internal roadway system of the proposed development will allow for good site circulation. None of the roadways will exceed a daily volume of 1,000 vpd except for roads that connect to the transportation system directly. These roads do not have front on housing.

CONCLUSIONS

This study identifies transportation impacts associated with the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is a residential development. Below are the findings of this report:

- This project is a proposed residential development of 342 single family dwellings.

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 3256 trips per day, of which 257 trips will occur during the AM peak hour and 343 trips will occur during the PM peak hour.
- The site will access the transportation system via Deer Flat Road, and extension of Ardell Road to Meridian Road
- The intersection of Meridian Road and Hubbard Road will operate at LOS F under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour. A signal is programmed for construction prior to the build out year. With a signal, the intersection will operate at LOS B under total traffic conditions.
- The intersection of Meridian Road and Deer Flat Road will operate at LOS D under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Deer Flat Road and Kay Avenue will operate at LOS E under background and total traffic conditions. The critical peak hour is in the PM peak hour and the critical movement is the northbound left turn movement. This project does not add traffic to that movement. This intersection will meet warrants for a signal under background and total traffic conditions. If Deer Flat Road is widened to five lanes, the intersection will operate at an acceptable level of service.
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Ardell Road and Meridian Road will operate at an acceptable level of service under total traffic conditions in the build out year. The critical peak hour is the AM peak hour.
- Deer Flat Road is operating above the maximum recommended volume for LOS D under existing traffic conditions. Widening this segment to five lanes will provide additional capacity and will improve the LOS of the segment to LOS D or better. Widening this segment to five lanes will also improve the operation of the intersection of Deer Flat and Kay Avenue. This project is included in the ACHD 20 year capital improvement plan.
- Ardell Road will be extended to Meridian Road by this and future developments. When this extension is complete, it will provide an additional connection to the transportation system. This connection will lessen traffic on Deer Flat Road and especially the southbound right turn movement at Deer Flat Road and Meridian Road
- Kay Avenue will be extended from Deer Flat Road to Hubbard Road by this and future developments. When this extension is complete, it will provide an alternative connection to the transportation system. This will provide access to the new signal at Hubbard Road and Meridian Road and lessen the traffic volume at Deer Flat Road and Meridian Road.



*Traffic Impact Study
Winfield Springs, Kuna, Idaho*

APPENDIX
Scope of Work
Traffic Counts
Accident Data
ACHD Improvements
Capacity Calculations
Signal Warrant Analysis

ESTIMATE OF TAX REVENUE GENERATION FOR WINFIELD SPRINGS SUBDIVISION

Meridian Rd & Deer Flat Rd
Kuna, ID 83634
Ada County, Idaho

Sept. 28, 2016

Property Details:
Section 13, T2N, R1W, BM



250 S. Beechwood, Suite 201
Boise, ID 83709
208-376-7330



THE
LANDON
GROUP



GATEWAY
MAPPING
INC.

OTHER JUB COMPANIES

Project: Winfield Springs Subdivision

Residential Lot Count: 348

Acres: 111.18

ESTIMATE OF TAX REVENUE GENERATION

ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$ 4,326	\$1,505,448
Sewer Intersepter Fee	\$ 829	\$ 288,492
Water Hook-up Fee	\$ 2,258	\$ 785,784
Water Intersepter Fee	\$ 1,173	\$ 408,204
Water Meter 1"	\$ 360	\$ 125,280
Irrigation Hook-up Fee	\$ 1,520	\$ 528,960
Mechanical Fee-w/o Gas Fireplace- %25	\$ 93	\$ 32,364
Mechanical Fee-with Gas Fireplace- %75	\$ 128	\$ 44,544
Building Permit-Zoning Fee	\$ 40	\$ 13,920
Building Permit-Application Fee	\$ 30	\$ 10,440
Building Permit- Energy Fee	\$ 25	\$ 8,700
Building Permit- Average SF Fee	\$ 1,000	\$ 348,000
Annexation – Application Fee & Engineering Review		\$ 2,500
Preliminary Plat-Application Fee & Engineering Review		\$ 10,951
Design Review – Application Fee		\$ 510.40
ACHD Impact Fee	\$2,541	\$ 884,268
TOTAL ONE TIME FEES		\$4,998,365.40

ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$ 186	\$ 64,728
Annual Sewer Fee	\$ 210	\$ 73,080
Annual Highway User Tax	\$ 150	\$ 52,200
TOTAL ANNUAL FEES		\$190,008

ANNUAL TAXES

Estimated Property Value
(Comparable)

\$ 173,725

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.302%	\$524	\$182,352
Pest Extermination	0.014%	\$24	\$ 8,352
Emergency Medical	0.015%	\$26	\$ 9,048
Ada County Highway Dist	0.1%	\$174	\$ 60,552
Kuna School District	0.341%	\$592	\$206,016
Kuna Library	0.06%	\$104	\$ 36,192
Kuna City	.312%	\$542	\$188,616
Kuna Cemetery	0.014%	\$24	\$ 8,352
Kuna Fire	0.13%	\$226	\$ 78,648
TOTAL ANNUAL TAXES			\$778,128
TOTAL ANNUAL TAXES & FEES			\$968,136

Kristi Watkins

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Wednesday, August 10, 2016 2:45 PM
To: Michael Byrns; Kristi Watkins
Subject: Winfield Springs Sub Name Reservation

August 10, 2016

Michael Byrns, JUB Engineers
Kristi Watkins, JUB Engineers

RE: Subdivision Name Reservation: WINFIELD SPRINGS SUBDIVISION

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

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

Sincerely,



Ada County
2025

Collaborate. Innovate. Thrive
www.adacounty2025.com

Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax

From: Kristi Watkins [<mailto:kwatkins@jub.com>]
Sent: Wednesday, August 10, 2016 10:25 AM
To: Jerry Hastings
Subject: Winfield Springs Sub Name Reservation Request

Good Morning Jerry:

We would like to request approval of **Winfield Springs Subdivision** for the property located at **1925 N Meridian Rd**, Kuna ID, Parcel # S1313449115, Section 13, T2N, R1W, BM.

Owner: Margaret Hill Family Limited Partnership
1556 E Locust View Lane
Meridian, ID

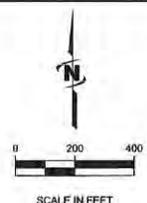
Developer: Coleman Homes
3103 Sheryl Dr, Suite 100
Meridian, ID

Engineer: JUB Engineers, Inc.



PRELIMINARY PLAT FOR WINFIELD SPRINGS SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO.
2017



BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Quarter-Section Corner

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
CT	151.82'	500.00'	17°23'50"	N79°28'44"W	151.24'

VICINITY MAP
SCALE: 1"=1000'

JUB ENGINEERS, INC.
J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Boise, ID 83709-0944
Phone: 208.337.5106
www.jub.com

NOTE:
THE ROUNDABOUT CONFIGURATION
SHOWN ARE FOR REFERENCE
ONLY AND ARE NOT DEPENDING
ON AN ACTUAL DESIGN.



NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD 88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (AHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADE OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 2, 38, & 52. BLOCK 1, LOT 1, BLOCK 2, LOTS 10 & 20, BLOCK 3, LOTS 9 & 17, BLOCK 4, LOTS 4, 23, & 42, BLOCK 11, LOTS 1 & 19, BLOCK 12, LOTS 12 & 25, BLOCK 13, LOT 10, BLOCK 14, LOTS 7 & 16, BLOCK 15, LOTS 9 & 18, BLOCK 16, AND LOTS 1 & 12, BLOCK 17, WHICH ARE COMMON AREA LOTS. A PORTION OF LOT 38 ALONG WITH LOTS 27 AND 29 BLOCK 1 ARE A POTENTIAL WELL LOT FOR THE CITY OF KUNA. IF A WELL IS CONSTRUCTED THE LOTS WILL REMAIN BUILDING AND COMMON LOTS.
4. STORMWATER RUN-OFF COLLECTED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO EXISTE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY CITY OF KUNA. PRESSURE IRRIGATION PUMP LOCATION TO BE DETERMINED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-1003 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR. WHERE AN OPERATIONAL FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE FENCED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3008 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUBDIVISION.
16. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 160100200-4, COMMUNITY PANEL NO. 0250-4, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LAND USE SUMMARY

TOTAL AREA: 111.18 AC.
TOTAL LOTS: 376 LOTS
RESIDENTIAL LOTS: 342 LOTS
COMMON AREA LOTS: 33 LOTS
RESIDENTIAL DENSITY: 3.08 DU/AC
COMMON AREA: 14.02 AC. (12.6%)
AVERAGE LOT SIZE: 8,936 S.F.
SMALLEST LOT: 6,600 S.F.
EXISTING ZONE: RUT - M2
PROPOSED ZONE: R-6

OWNER

MARGARET M. HILL FAMILY
LIMITED PARTNERSHIP
1556 E. LOCUST VIEW LN.
MERIDIAN, IDAHO 83642

DEVELOPER

COLEMAN HOMES LLC
3102 W. SHERYL DR.
SUITE #100
MERIDIAN, IDAHO 83642
208-424-0030

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE.
STE. 201
BOISE, ID 83709
208-378-7330

CIVIL ENGINEER

SCOTT WONDERS, P.E.
J-U-B ENGINEERS
250 S. BEECHWOOD AVE.
STE. 201
BOISE, ID 83709
208-378-7330

LEGEND



BOUNDARY CERTIFICATION

NOTE:
THE ROUNDABOUT CONFIGURATION
SHOWN IS FOR REFERENCE ONLY
AND ARE NOT DEPENDING ON AN
ACTUAL DESIGN.

KUNA HIGH SCHOOL

WINFIELD SPRINGS SUBDIVISION
CITY OF KUNA, ADA COUNTY, IDAHO.

BOUNDARY AND PROJECT INFORMATION

FILE: 16-03-S-PP-PLAT
JOB PRICE: ---
DRAWN BY: ---
CHECKED BY: ---
DATE: ---
SHEET NUMBER: PP-01





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (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 2 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: Preliminary Plat for a Single Family Subdivision

Date and time of neighborhood meeting: August 2, 2016, 6pm

Location of neighborhood meeting: Kuna Library, 457 N Locust, Kuna ID

SITE INFORMATION:

Location: Quarter: SE Section: 13 Township: 2N Range: 1W Total Acres: 152.16

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 1925 N Meridian Road Tax Parcel Number(s): S1313449115

Kuna, ID

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

CURRENT PROPERTY OWNER:

Name: Margaret M Hill Family Limited Partnership

Address: 1556 E Locust View Ln City: Meridian State: ID Zip: 83642

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

Name: Kristi Watkins - 489-7906 Business (if applicable): JUB Engineers, Inc. - 376-7330

Address: 250 S Beechwood, Suite 201 City: Boise State: ID Zip: 83709



PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

Annexation

Annex into Kuna City Limits and request R-6 zoning

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Preliminary Plat

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: JUB Engineers, Inc.

Address: 250 Beechwood Ave, Suite 201

City: Boise

State: ID

Zip: 83709

Telephone: 376-7330

Fax: 323-9336

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

Signature: (Applicant)

Kristi Wathen

Date

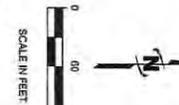
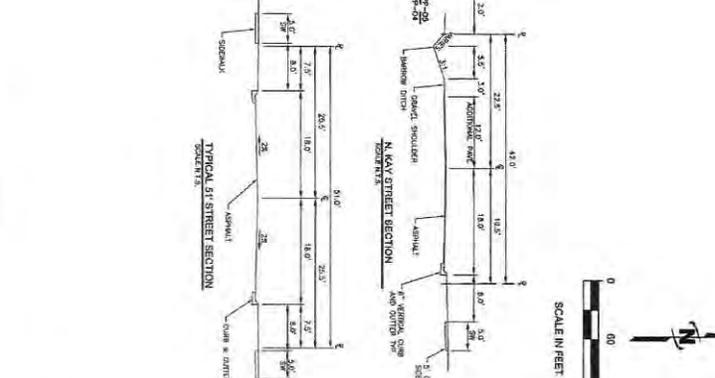
2/3/17

**Winfield Springs Subdivision
Neighborhood Meeting Notes
Kuna Library
August 2, 2016, 6:00 PM**

- Kay Street Jogs
- Man hole locations
- Irrigation – Who maintains the pipe to the west, headgate?
- There are overhead power lines that run to personal shop
- Dairy – Waste Water Ditch
- Can Engineer walk property with neighbor? Scott Wonders will set up a time.
- Traffic – School hours, peak time
- Depth and diameter of sewer?
- Ardell Road Issues
- Signal at Hubbard?
- Frontage Road?
- Connect the residential streets to the proposed Commercial area



- LEGEND**
- EXISTING**
- Sanitary Sewer Line
 - Water Line
 - Gas Line
 - Pressure Irrigation Pipe
 - Pressure Irrigation Line
 - Storm Drain Line
 - Centerline
 - Lot Line
 - 6" Vertical Curbs & Gutters
 - Rollled Curbs & Gutters
 - 5" Sidewalk
 - Senior Walkway
 - Ditch Flow Line
 - Irrigation Walkway
 - Street Light
 - Tree Deciduous
 - Tree Conifer
 - Edge of Pavement
 - Flag Line
 - Pine
 - 5' Common Line
 - 1' Common Line
- PROPOSED**
- Sanitary Sewer Line
 - Water Line
 - Gas Line
 - Pressure Irrigation Pipe
 - Pressure Irrigation Line
 - Storm Drain Line
 - Centerline
 - Lot Line
 - 6" Vertical Curbs & Gutters
 - Rollled Curbs & Gutters
 - 5" Sidewalk
 - Senior Walkway
 - Ditch Flow Line
 - Irrigation Walkway
 - Street Light
 - Tree Deciduous
 - Tree Conifer
 - Edge of Pavement
 - Flag Line
 - Pine
 - 5' Common Line
 - 1' Common Line



PP-03

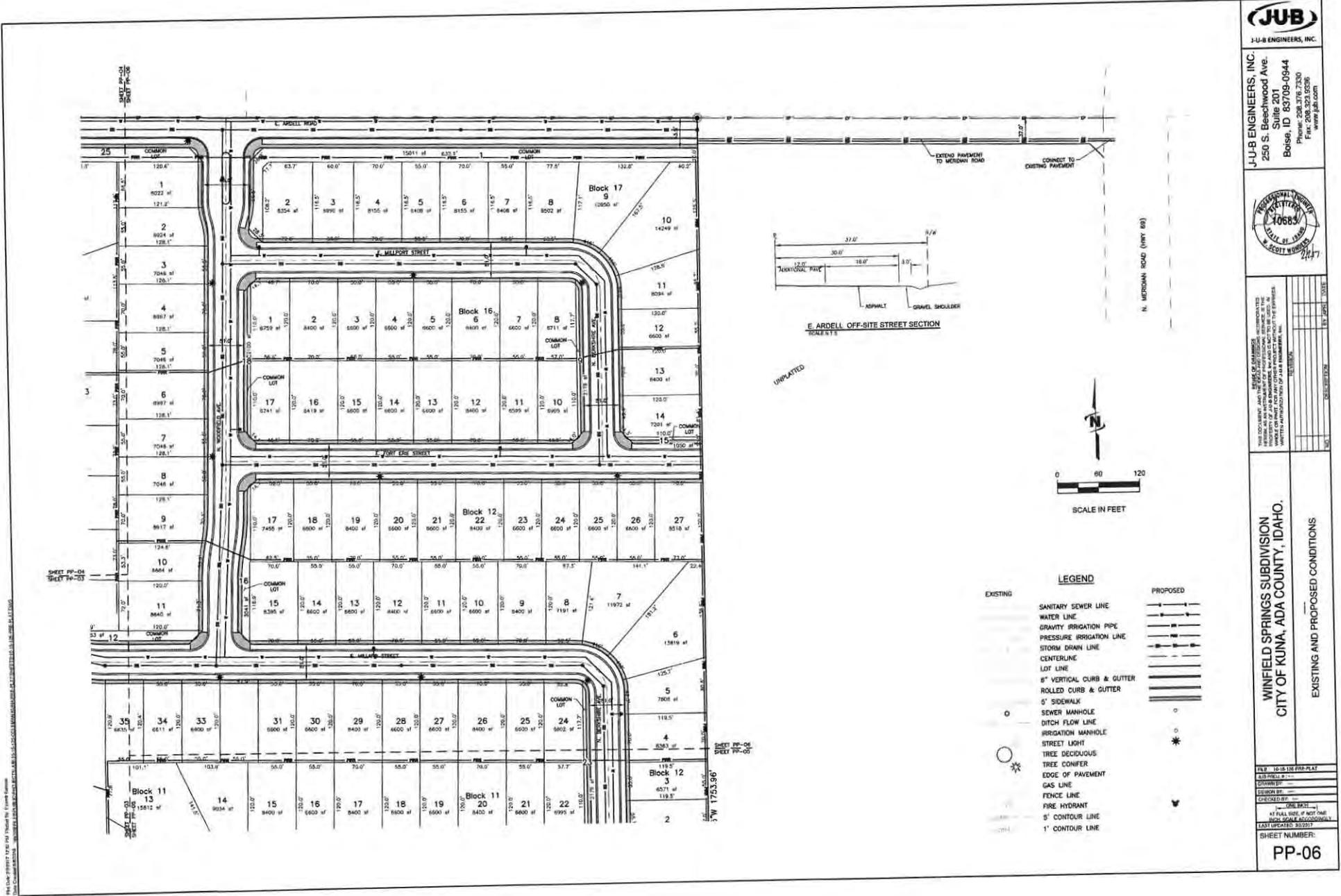
WINFIELD SPRINGS SUBDIVISION
 CITY OF KUNA, ADA COUNTY, IDAHO.

EXISTING AND PROPOSED CONDITIONS

NO.	DESCRIPTION	BY	DATE



J-U-B ENGINEERS, INC.
 250 S. Bechwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.376.7330
 Fax: 208.324.5335
 www.jub.com



JUB
J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
250 S. Beechwood Ave.
Suite 201
Boise, ID 83709-0944
Phone: 208.376.7330
Fax: 208.320.9596
www.jub.com

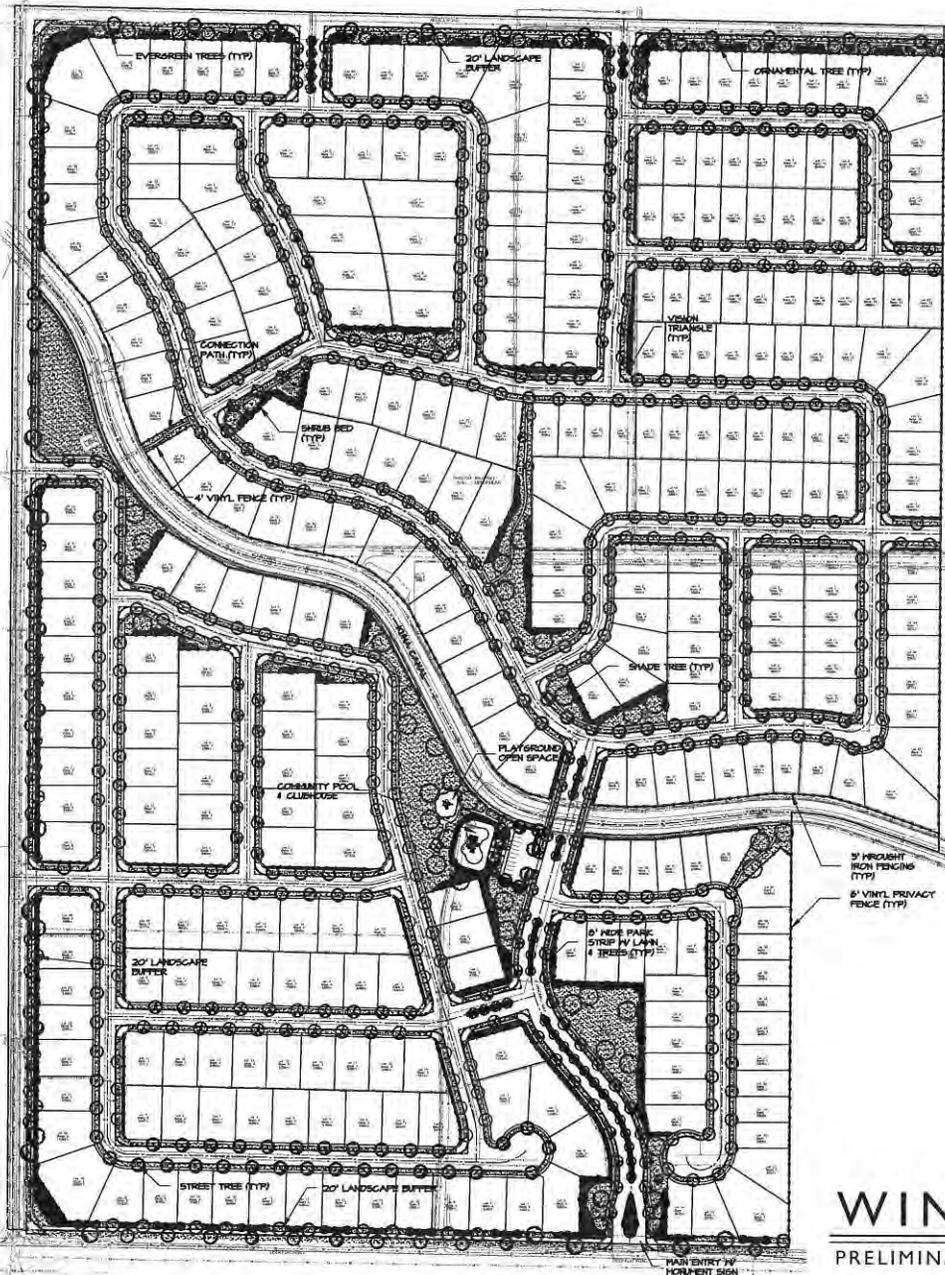


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WINFIELD SPRINGS SUBDIVISION
CITY OF KUNA, ADA COUNTY, IDAHO.
EXISTING AND PROPOSED CONDITIONS

FILED 10-16-16 PM 2:04
SUB DIVISION # 1
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]
SHEET NUMBER:
PP-06

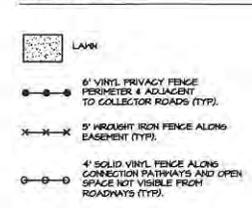
RECEIVED
2-26-17



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
(Symbol)	AUSTRIAN PINE	PINS NIGRA	6-8' HT 8" DB
(Symbol)	BOSNIAN PINE	PINS LEUCODERMIS	6-8' HT 8" DB
(Symbol)	BLUE SPRUCE	PICEA RAINIERI 'MORHEIM'	6-8' HT 8" DB
(Symbol)	HORNBEAM LINIFER	LINIFERIS SCOTICORUM 'MOONGLOW'	6-8' HT 8" DB
(Symbol)	VANDERKOLP'S PINE	PINS FLEXILIS 'VANDERKOLP'	6-8' HT 8" DB
SHADE TREES (CLASS III)			
(Symbol)	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2' GAL 8" DB
(Symbol)	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL 8" DB
STREET TREES (CLASS III)			
(Symbol)	AUTUMN MAPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL 8" DB
(Symbol)	ARISTOGRAT FEAR	PYRUS CALLERYANA 'ARISTOGRAT'	2' GAL 8" DB
(Symbol)	GREENSPIRE LINDEN	TILIA CORDATA	2' GAL 8" DB
(Symbol)	SCOTLINE HONEYLOCUST	ILEXTERIA TRICANTHOSI 'HERMIS SKYCOLE'	2' GAL 8" DB
(Symbol)	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2' GAL 8" DB
(Symbol)	MORANE SHEETSUM	LIQUIDAMBAR STRYCFOLIA 'MORANE'	2' GAL 8" DB
(Symbol)	TULIP TREE	LIRIODENDRON TULIPFERA	2' GAL 8" DB
ORNAMENTAL TREES (CLASS II)			
(Symbol)	AMUR MAPLE	ACER SINNALA 'FLAME'	2' GAL 8" DB
(Symbol)	GHANTGLIER PEAR	PYRUS CALLERYANA 'GLENS FORTH'	2' GAL 8" DB
(Symbol)	ROYAL HANDBURGH CRABAPPLE	MALUS X 'FIS-HORS'	2' GAL 8" DB
(Symbol)	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2' GAL 8" DB
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
(Symbol)	BLACK EYED SUSAN	RUDIBECKIA PULGICIA 'GOLDSTROM'	1 GAL 24" O.C.
(Symbol)	BLUE RUS LINPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL
(Symbol)	RED FLOWER CARPET NOARE	ROSA FLOWER CARPET 'NOARE'	3 GAL
(Symbol)	DMAR FOUNTAIN GRASS	PENSTEMON ALOPECUROIDES 'HAMELI'	3 GAL
(Symbol)	DARTS GOLD NINEBARK	PHYSCARPUS ORULIFOLIUS 'DARTS GOLD'	3 GAL
(Symbol)	STELLA D'ORO DAYLILY	HEMERCALLIS 'STELLA D'ORO'	3 GAL
(Symbol)	EMERALD N° GOLD EUDORIS	BUNYTIUS FORTUNEI 'EMERALD N° GOLD'	3 GAL
(Symbol)	SOLEMER SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'SUMMER'	3 GAL
(Symbol)	FINE LINE BUCKTHORN	RIHAMUS FRAGULA 'RON WILLIAMS'	3 GAL
(Symbol)	660-LOW SIVAG	RUS ARCHUTICA '660-LOW'	3 GAL
(Symbol)	MOXY BSA BURNING BUSH	EUROSA ALBA 'BALL-HALO'	3 GAL
(Symbol)	KARL FOSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KCF'	1 GAL
(Symbol)	LITTLE DEVIL NINEBARK	PHYSCARPUS ORULIFOLIUS 'DOONA MAY'	3 GAL
(Symbol)	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	3 GAL
(Symbol)	OTTO LUTKEN LAUREL	PRUNUS LAMCROCEASUS 'OTTO LUTKEN'	3 GAL
(Symbol)	PUMPKIN CUCURBIT	TRICHOSPERON 12" H'	5 GAL
(Symbol)	MAIDEN GRASS	MISCANTHUS SINEISIS 'BRACILLIUS'	1 GAL
(Symbol)	SUNSHINE NINEBARK	PHYSCARPUS ORULIFOLIA 'SUNWAY'	5 GAL

LEGEND



DEVELOPMENT FEATURES

TOTAL AREA	1113 AC.
TOTAL LOTS	375 LOTS
BUILDABLE LOTS	342 LOTS
COMMON LOTS	33 LOTS
COMMON AREA	14.62 AC.
COMMON AREA %	1.28%
EXISTING ZONING	RUT - M2
PROPOSED ZONING	R-6

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1620' / 100' =	36 TREES 59 EVERGREENS 210 SHRUBS	46 TREES (26 SHADE TREES + 20 ORNAMENTAL TREES) 61 EVERGREENS 346 SHRUBS
N. KAY ST.	20'	2500' / 100' =	50 TREES 75 EVERGREENS 300 SHRUBS	(44 SHADE TREES + 6 ORNAMENTAL TREES) 84 EVERGREENS 340 SHRUBS
E. DEER FLAT RD.	20'	1840' / 100' =	51 TREES 46 EVERGREENS 165 SHRUBS	51 TREES (21 SHADE TREES + 30 ORNAMENTAL TREES) 52 EVERGREENS 280 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			376	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			205	
NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS:			521	
TOTAL NUMBER OF TREES:			1102	

THERE ARE NO EXISTING TREES ON SITE.

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT PROVIDED BY BUILDER AND/OR DEVELOPER.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE STRUCTURES OR FACILITIES. BUFFER AREAS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPED THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 9' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN/REVEAL AND PIPE BACKSETS TO BE REMOVED FROM ROOT BALLS AS HIGH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

OWNER

MARGARET M. HILL FAMILY
LIMITED PARTNERSHIP
1306 E. LOCUST VIEW LN.
MERCIDAN, INDIAN 46362

DEVELOPER

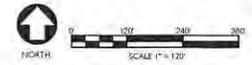
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JENSENBELTS ASSOCIATES
208 Phoenix / 10000 Professional
1000 South Main, Suite 2000
PHOENIX, ARIZONA 85004



WINFIELD SPRINGS SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

KUNA, ID

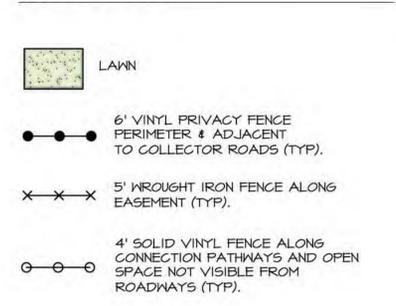
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PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BOSNIAN PINE	PINUS LEUCODERMIS	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'MOERHEIM'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B&B
STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL B&B
	GREENSPRING LINDEN	TILIA CORDATA	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2" CAL B&B
	MORAINÉ SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORAINÉ'	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL 24" O.G.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	2 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'ROON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LEGEND



DEVELOPMENT FEATURES

TOTAL AREA	111.18 AC.
TOTAL LOTS	375 LOTS
BUILDABLE LOTS	342 LOTS
COMMON LOTS	33 LOTS
COMMON AREA	14.02 AC.
COMMON AREA %	12.6%
EXISTING ZONING	RUT - M2
PROPOSED ZONING	R-6

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1820' / 100' =	36 TREES 55 EVERGREENS 218 SHRUBS	46 TREES (28 SHADE TREES + 36 ORNAMENTAL TREES) 61 EVERGREENS 346 SHRUBS
N. KAY ST.	20'	2500' / 100' =	50 TREES 75 EVERGREENS 300 SHRUBS	58 TREES (44 SHADE TREES + 28 ORNAMENTAL TREES) 84 EVERGREENS 381 SHRUBS
E. DEER FLAT RD.	20'	1540' / 100' =	31 TREES 46 EVERGREENS 185 SHRUBS	35 TREES (21 SHADE TREES + 16 ORNAMENTAL TREES) 52 EVERGREENS 280 SHRUBS

NUMBER OF TREES PROVIDED ON BUFFERS: 376
 NUMBER OF TREES PROVIDED ON COMMON LOTS: 203
 NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS: 607
 TOTAL NUMBER OF TREES: 1186

THERE ARE NO EXISTING TREES ON SITE.

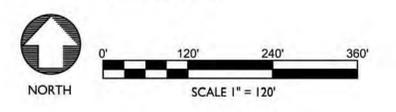
NOTES

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- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
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OWNER
 MARGARET M. HILL FAMILY
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 1556 E. LOCUST VIEW LN.
 MERIDIAN, IDAHO 83642

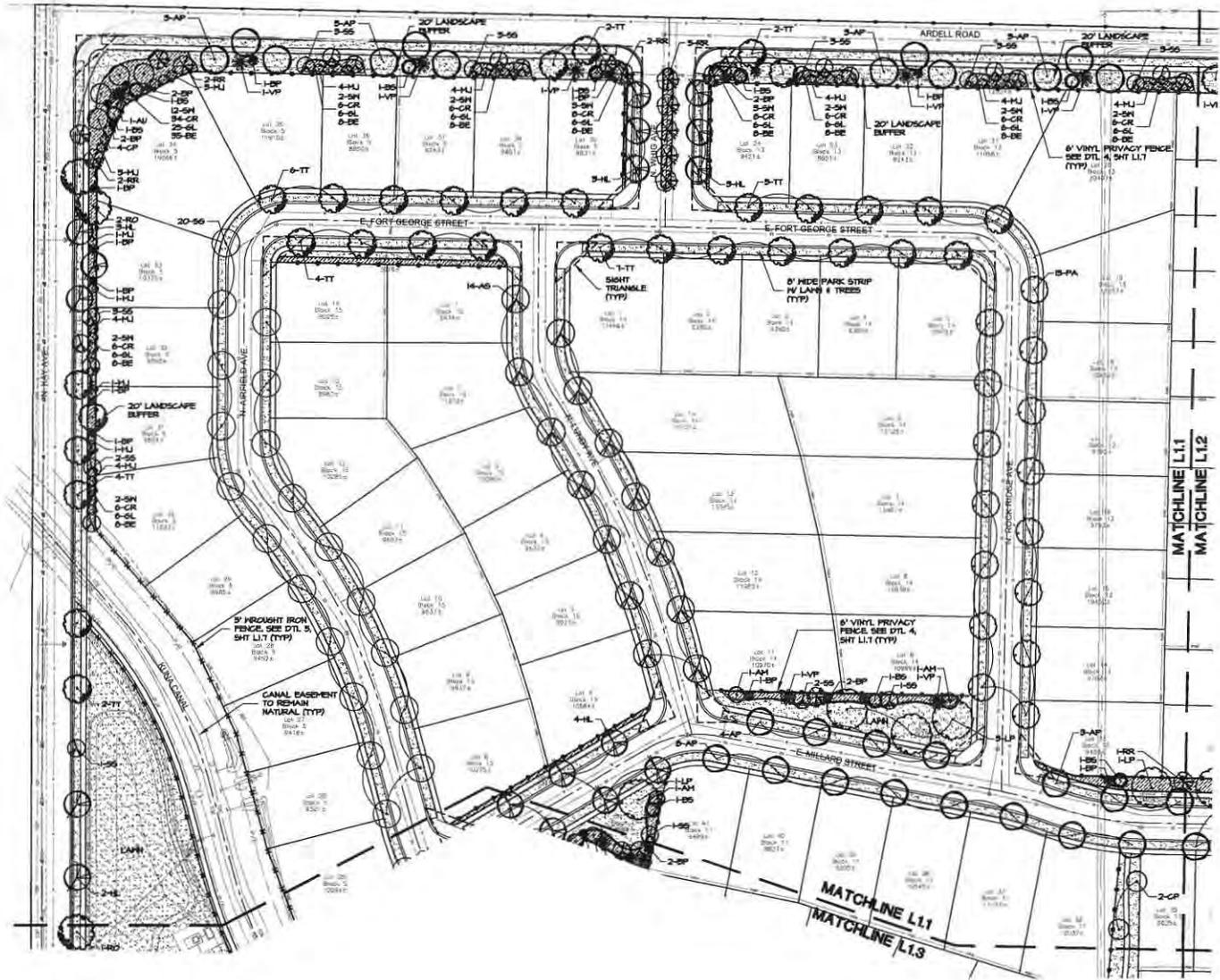
DEVELOPER
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PLANNER/CONTACT
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WINFIELD SPRINGS SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN KUNA, ID



PLANT PALETTE
(REFERENCE SHEET L1.1)

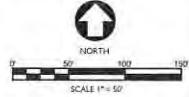
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|--|-------------------------------|
| EVERGREEN TREES (CLASS III) | |
| AU | AUSTRIAN PINE |
| BS | BOSNIAN PINE |
| HJ | HORNLOGH LAMPER |
| VP | VANDERKILP'S PINE |
| SHADE TREES (CLASS III) | |
| LP | LONDON PLANETREE |
| | NORTHERN RED OAK |
| STREET TREES (CLASS II) | |
| AP | AUTUMN PURPLE ASH |
| AS | ARISTOCRAT PEAR |
| GL | GREENSPRING LINDEN |
| H | SKYLINE HONEYLOCUST |
| PA | PATMORE ASH |
| SO | MORAIN SHEETGUM |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS II) | |
| AN | AMUR HANBLE |
| CP | CANTILLER PEAR |
| RR | ROYAL RAINDROPS CRABAPPLE |
| SG | SPRING SNOW CRABAPPLE |
| SEMIORNAMENTAL GRASSES/PERENNIALS | |
| BE | BLACK EYED SUSAN |
| | BLUE ROSE LINPER |
| CR | RED FLOWER CARPET ROSE |
| | DWARF FOUNTAIN GRASS |
| | DART'S GOLD NINEBAR |
| | STELLA D'ORO DAYLILY |
| | EMERALD 11 GOLD BURNING |
| | ENDLESS SUMMER HYDRANGEA |
| | FINE LINE BUCKWORTH |
| GL | GRD-LOR SUMAC |
| | IVORY HALL DOGWOOD |
| | KARL FORSTER REED GRASS |
| | LITTLE DEVEL NINEBAR |
| | HICCOTE BLUE ENGLISH LAVENDER |
| | OTTO LUTKEN LAUREL |
| | PJM RHODODENDRON |
| | HAZEN GRASS |
| SH | SUMMERWE NINEBAR |

- LAHN
- 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1
- 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1
- 3" THROUGH IRON FENCE ALONG BASEMENT (TYP). SEE DTL 5, SHT L1.1

NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

KEY MAP



Issue	Description	Date
ISSUE	ACRE COMMENTS	11-14-16
	CITY/AGD COMMENTS	11-28-16
		02-16-17



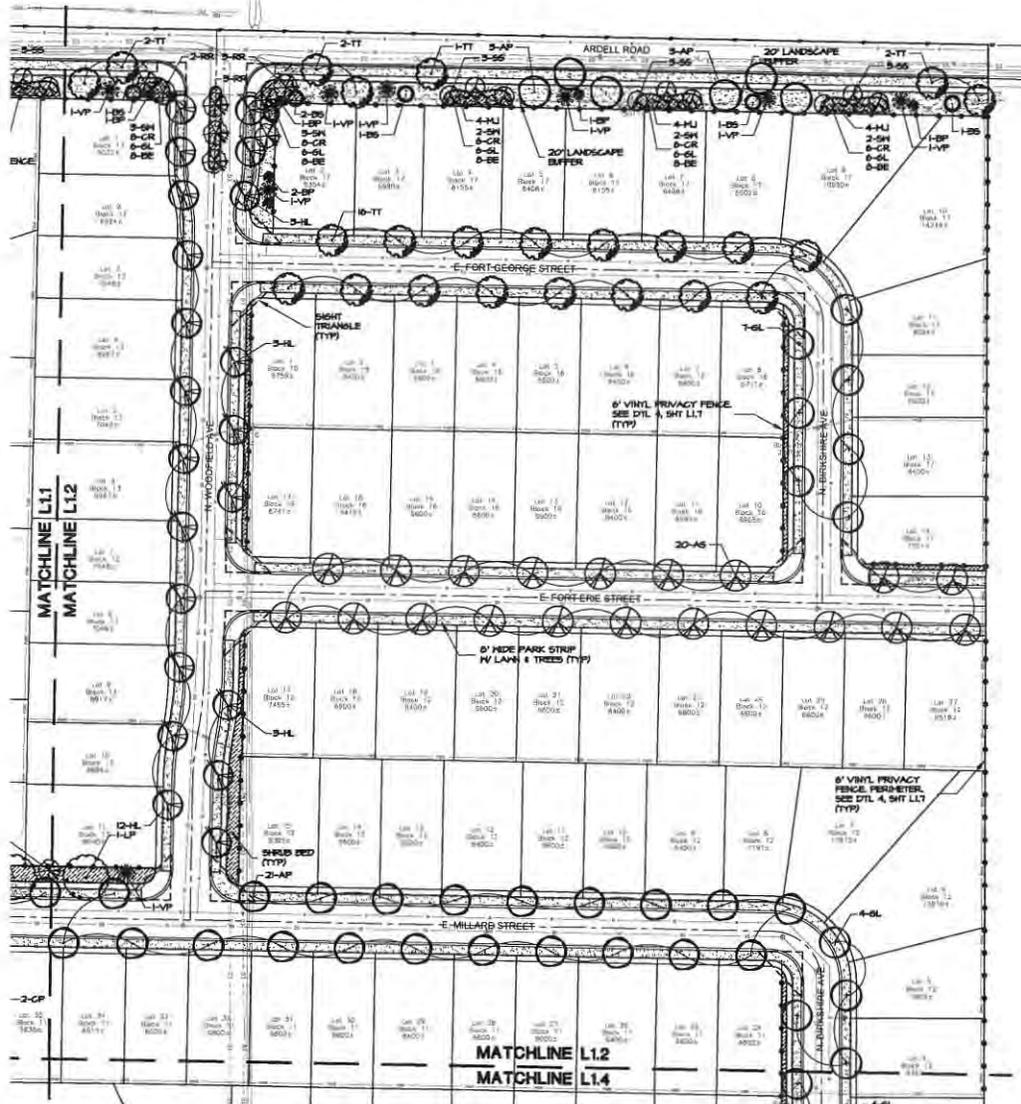
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**WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO**

Job Number 1630

Drawn JUN
Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.1
Of 7 Sheets



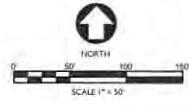
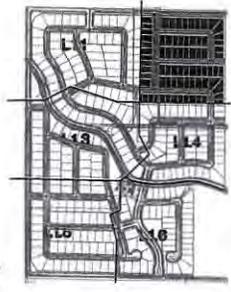
PLANT PALETTE
(REFERENCE SHEET L1.1)

- | SYM | COMMON NAME |
|---|--|
| EVERGREEN TREES | |
| AU | AUSTRIAN PINE |
| BP | BOGIAN PINE |
| BS | BLUE SPICE |
| HJ | HOOBLOOM JIMPER |
| VP | VANDERPOOLS PINE |
| SHADE TREES (CLASS III) | |
| LP | LONDON PLANETREE |
| RO | NORTHERN RED OAK |
| STREET TREES (CLASS II) | |
| AP | AUTUMN PURPLE ASH |
| AG | ARISTOCRAT PEAR |
| GL | GREENINGRE LINDEN |
| HL | SKYLINE HONEYLOCUST |
| PA | PATMORE ASH |
| SG | MORANE SHEETGUM |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS II) | |
| AH | AHM MAPLE |
| CP | CANTICLESS PEAR |
| RR | ROYAL BIRDROPS CRABAPPLE |
| SG | SPRING SHIM CRABAPPLE |
| SHRUBS/ORNAMENTAL GRASSES/PERENNIALS | |
| BE | BLACK EYED SUSAN |
| CR | BLUE ROSE JIMPER |
| | RED FLOWER CARPET ROSE |
| | DWARF FOUNTAIN GRASS |
| | DANCY GOLD NINEBARK |
| | STELLA DORO DAYLILY |
| | EMERALD N SOLID BURNING |
| | ENDLESS SUMMER HYDRANGEA |
| | FINE LINE BUGGITHORN |
| | GRACIOUS SUMAC |
| | IVORY HALO DOGWOOD |
| | KARL FORSTERER REED GRASS |
| | LITTLE DEVIL NINEBARK |
| | HIDCOTE BLUE ENGLISH LAVENDER |
| | OTTO LUTER LAUREL |
| | FLM RHODOXYDRON |
| | HAIDEN GRASS |
| | SUMMERWINE NINEBARK |
| SN | |
| LAWN | |
| | 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1 |
| | 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1 |
| | 5" HROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L1.1 |

NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

KEY MAP



Issue Description	Date
ISSUE	4-14-16
ACHD COMMENTS	11-28-16
CITY/ACD COMMENTS	02-16-17



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**WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO**

Job Number 1630

Drawn JN
Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.2
Of 7 Sheets



PLANT PALETTE

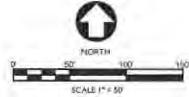
(REFERENCE SHEET L1.1)

- | SYM | COMMON NAME |
|---|--|
| EVERGREEN TREES | |
| AU | AUSTRIAN PINE |
| BP | BOHEMIAN PINE |
| BS | BLUE SPRUCE |
| HJ | HODGKINSON JUMPER |
| VP | VANDERHOF'S PINE |
| SHADE TREES (CLASS III) | |
| LP | LONDON PLANETREE |
| RO | NORTHERN RED OAK |
| STREET TREES (CLASS II) | |
| AP | AUTUMN PURPLE ASH |
| AS | ARISTOCRAT PEAR |
| GL | GREENSPRING LINDEN |
| HL | SKYLINE HONEYLOCUST |
| PA | PATMORE ASH |
| SO | MORANE SHEETSUM |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS I) | |
| AH | AHER MAPLE |
| CP | CRANTZLEER PEAR |
| RK | ROYAL RANDOLPHS CRABAPPLE |
| SB | SPRING SNOW CRABAPPLE |
| SHRUBS/ORNAMENTAL GRASSES/PERENNIALS | |
| BE | BLACK EYED SUSAN |
| ER | ELLIE ROSE JAMPER |
| CR | RED FLOWER CARPET ROSE |
| DI | DIARY FOUNTAIN GRASS |
| DN | DAN'S GOLD NINEBARK |
| ST | STELLA D'ORO DAYLILY |
| ES | EMERALD W/ GOLD EUCOMYDUS |
| EN | ENDLESS SUMMER HYDRANGEA |
| FL | FINE LINE SUECOTHORN |
| GL | GRAND-LONG SHAG |
| IV | IVORY HALL DOGWOOD |
| KL | KARL FORSTER REED GRASS |
| LD | LITTLE DEVIL DOGWOOD |
| LB | LITTLE BLUE ENGLISH LAVENDER |
| OT | OTTO LUTKEN LAUREL |
| PL | PLUM RHODODENDRON |
| HA | HAZEN GRASS |
| SH | SUMMERWINE NINEBARK |
| LAWN | |
| 6" | 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1 |
| 4" | 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1 |
| 3" | 3" UPRIGHT IRON FENCE ALONG BASEMENT (TYP). SEE DTL 5, SHT L1.1 |

NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

KEY MAP



Issue	Description	Date
ISSUE	ACAD COMMENTS	4-14-16
	CITY/AGD COMMENTS	11-28-16
		02-16-17



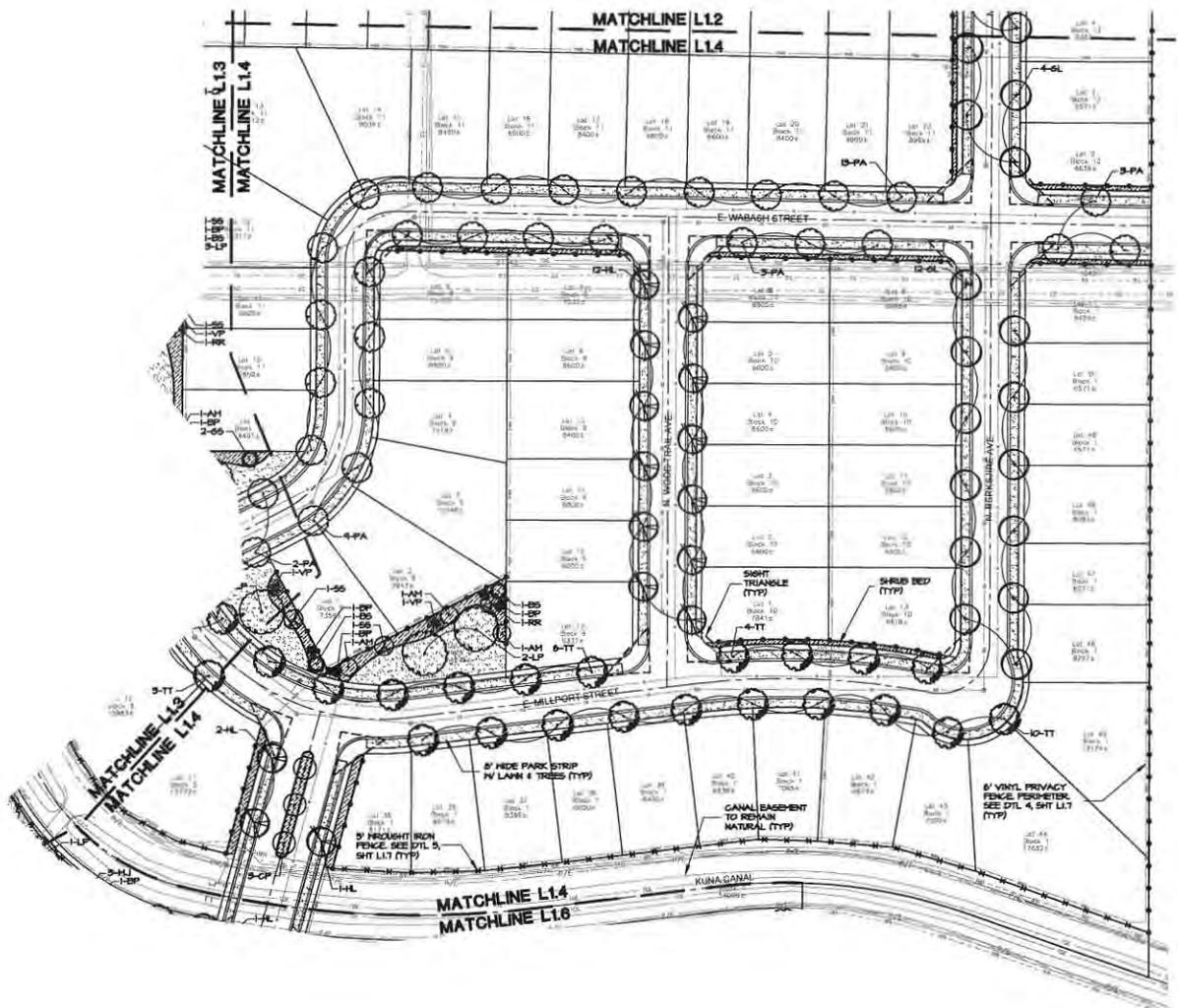
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WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1630

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Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.3
Of 7 Sheets



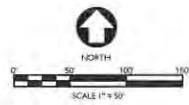
PLANT PALETTE
(REFERENCE SHEET L1.1)

SYM	COMMON NAME
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AU	AUSTRIAN PINE
BP	BOSNIAN PINE
BS	BLUE SPRUCE
MJ	MOONGLOH JUNIPER
VP	VANDERLIPS PINE
SHADE TREES (CLASS III)	
LP	LONDON PLANETREE
RO	NORTHERN RED OAK
STREET TREES (CLASS III)	
AP	AUTUMN PURPLE ASH
AS	ARISTOCRAT PEAR
GL	GREENSPIRE LINDEN
HL	SKYLINE HONEYLOCUST
PA	PATMORE ASH
SO	MORANE SWEETGUM
TT	TULIP TREE
ORNAMENTAL TREES (CLASS II)	
AH	AMER MAPLE
CP	CHANTICLEER PEAR
RR	ROYAL RAINDROPS CRABAPPLE
SO	SPRING SMOK CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BE	BLACK EYED SUSAN
CR	BLUE ROSE JUNIPER
	RED FLOWER CARPET ROSE
	DIANE FONTAINE GRASS
	DARTS GOLD NINEBARK
	STELLA D'ORO DAY LILY
	EMERALD W GOLD EUCYTHUS
	ENDLESS SUMMER HYDRANGEA
	FINE LINE EUCYTHORN
	GRD-LOH SUMAC
	IVORY HALO DOGWOOD
	KARL FORSTER REED GRASS
	LITTLE DEVIL NINEBARK
	HISCOOTE BLUE ENGLISH LAVENDER
	OTTO LUYKEN LAUREL
	P.M. RHODODENDRON
	HAIDEN GRASS
SH	SUMMERWINE NINEBARK
LAWN	
	8" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1
	4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1
	3" WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L1.1

NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

KEY MAP



Issue	Description	Date
1556	ACAD COMMENTS	8-14-16
	CITY/ACD COMMENTS	11-28-16
		02-16-17

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Landscape Architecture

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WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO

Job Number 1630

Drawn	Checked
JN	KCS
Scale	AS SHOWN
Sheet Title	
LANDSCAPE PLAN	
Sheet Number	
L1.4	
Of 7 Sheets	



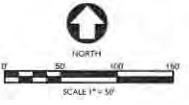
PLANT PALETTE
(REFERENCE SHEET L1.1)

- | SYM | COMMON NAME |
|---|--|
| EVERGREEN TREES | |
| AU | AUSTRIAN PINE |
| BP | BOGEMAN PINE |
| BS | BULLE SPRUCE |
| HJ | HOOVERGLOW JUNPER |
| VP | VANDERHOLZ'S PINE |
| SHADE TREES (CLASS III) | |
| LP | LONDON PLANETREE |
| RO | NORTHERN RED OAK |
| STREET TREES (CLASS II) | |
| AP | AUTUMN PURPLE ASH |
| AS | ARISTOCRAT PEAR |
| HL | GREENHIRE LINDEN |
| HL | SKYLINE HONEYLOCUST |
| PA | PATMORE ASH |
| SS | MORANE SHEETUM |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS II) | |
| AH | AMHR MAPLE |
| CP | CRANTICEER PEAR |
| RR | ROYAL HANDROPS CRABAPPLE |
| SS | SPRING SNOW CRABAPPLE |
| SUBURG/ORNAMENTAL GRASSES/PERENNIALS | |
| BE | BLACK EYED SESAN |
| BL | BLUE ROB JUNPER |
| CR | RED FLOWER CARPET ROSE |
| CR | DWARF FOUNTAIN GRASS |
| CR | DART'S GOLD NINEBARK |
| CR | STELLA DORIS DAYLILY |
| CR | EMERALD 16 GOLD EUPHORBIA |
| CR | ENDLESS SUMMER HYDRANGEA |
| CR | FINE LINE BUCKTHORN |
| CR | GRACIOUS SAMBA |
| CR | IVORY HALL DOGWOOD |
| CR | KARL FONSTER REED GRASS |
| CR | LITTLE DEVIL NINEBARK |
| CR | HIGGOTE BLUE ENGLISH LAVENDER |
| CR | OTTO LUTKEN LAUREL |
| CR | FLAM RHODODENDRON |
| CR | HAZEN GRASS |
| CR | SUMMERWINE NINEBARK |
| LANDSCAPE FEATURES | |
| LANN | LANDSCAPE BUFFER |
| 6'-V | 6' VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1 |
| 4'-S | 4' SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1 |
| 5'-I | 5' HROUGHT IRON FENCE ALONG BASEMENT (TYP). SEE DTL 5, SHT L1.1 |

NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

KEY MAP



Issue	Description	Date
ISSUE	ACHD COMMENTS	4-14-16
	CITY/ACHD COMMENTS	11-28-16
		02-16-17



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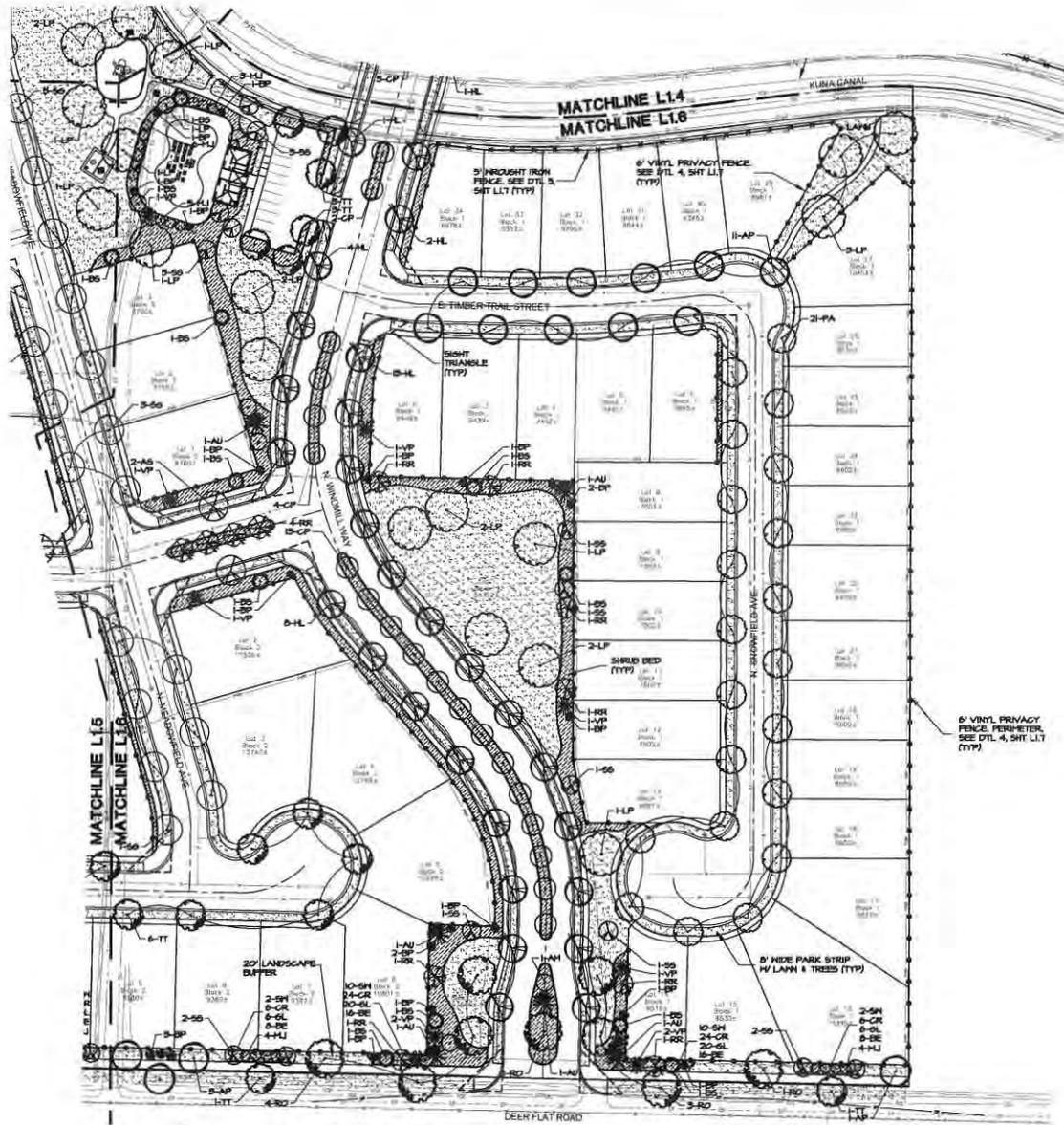
**WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO**

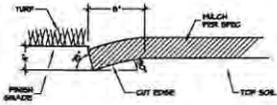
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Checked: KCS
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Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.5
Of 7 Sheets

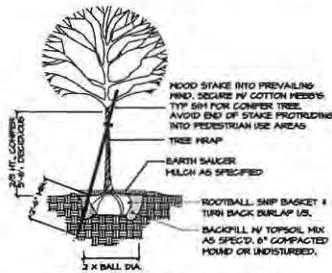




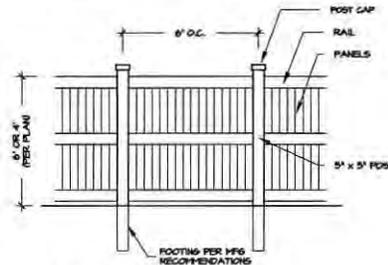
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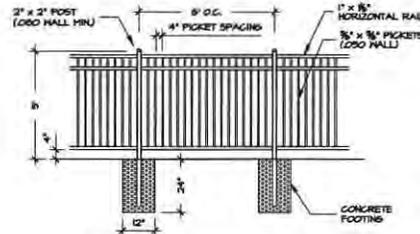
2 SHRUB PLANTING
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3 TREE PLANTING/STAKING
NOT TO SCALE



4 VINYL PRIVACY FENCE
NOT TO SCALE



5 WROUGHT IRON FENCE
NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
AU	AUSTRIAN PINE	PRINUS NERA	6-8' HT B&B	40' HT x 20' W	7
BP	BOSQAN PINE	PRINUS LIGULICARPIS	6-8' HT B&B	40' HT x 10' W	105
DS	BLUE SPRUCE	PRINUS PENNSYLVANICA	6-8' HT B&B	30' HT x 20' W	40
MJ	MOONLON JUNIPER	JUNIPERUS SCOPULORUM MOONLON	6-8' HT B&B	20' HT x 8' W	128
VP	VANDERHOLTS PINE	PRINUS FLEXILIS VANDERHOLTS	6-8' HT B&B	30' HT x 15' W	41
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2' GAL B&B	60' HT x 50' H	34
RO	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL B&B	60' HT x 40' H	21
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B&B	45' HT x 35' H	101
AS	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2' GAL B&B	30' HT x 20' H	60
SL	GREENPINE LINDEN	TILIA CORDATA	2' GAL B&B	40' HT x 30' H	60
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'MESHIKI SKYGOLE'	2' GAL B&B	40' HT x 30' H	111
PA	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2' GAL B&B	40' HT x 40' H	65
SO	MORANE SWEETGUM	LIQUIDAMBAR STRYACIFLUA 'MORANE'	2' GAL B&B	40' HT x 40' H	44
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2' GAL B&B	50' HT x 30' H	121
ORNAMENTAL TREES (CLASS II)					
AM	AMER MAPLE	ACER SPINALE 'FLAME'	2' GAL B&B	20' HT x 20' H	21
CP	CANTICLEER PEAR	PYRUS CALLERYANA 'SILVENS FORSY'	2' GAL B&B	30' HT x 15' H	33
RR	ROYAL RAINDROPS CRABAPPLE	MALUS X 'SIF-SIF'	2' GAL B&B	20' HT x 15' H	47
SS	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2' GAL B&B	20' HT x 20' H	78
SUBS/ORNAMENTAL GRASSES/PERENNIALS					
BE	BLACK EYED SUSAN	RUDBECKIA FULSIDA 'GOLDSTREAM'	1 GAL 24" O.C.	2' HT x 2' W	326
BR	BLUE RUS JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL	6' HT x 6' W	24
CR	RED FLORES CARPET ROSE	ROSA FLORES CARPET - NOISE	3 GAL	3' HT x 2' W	248
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'NANMEL'	3 GAL	2' HT x 2' W	
	DWARF GOLD WINEBARK	PHYSCARPUS OBLIQUUS 'DWARF GOLD'	1 GAL	4' HT x 4' W	
	STELLA DORO DAYLILY	HEMEROCALLIS 'STELLA DORO'	3 GAL	15' HT x 2' W	
	EMERALD 'N' GOLD BURNING BUSH	BOENNINGHAUSIA 'EMERALD 'N' GOLD'	3 GAL	2' HT x 4' W	
	BELEGG SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'BELEGG'	3 GAL	6' HT x 25' W	
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	3 GAL	23' HT x 6' W	246
SL	GRASS ANEMONE	ANEMONE 'GRASS ANEMONE'	3 GAL	5' HT x 6' W	
	NORTH HALE DOGWOOD	CORNUS ALBA 'NORTH HALE'	1 GAL	4' HT x 2' W	
	KARL FORSTER REED GRASS	PHYSOCARPUS OBLIQUUS 'KARL FORSTER'	3 GAL	3' HT x 3' W	
	LITTLE DEVIL WINEBARK	PHYSCARPUS OBLIQUUS 'DONNA MAY'	3 GAL	3' HT x 3' W	
	HOGGOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HOGGOTE BLUE'	3 GAL	3' HT x 3' W	
	OTTO LUTKEN LABEL	PHIBIS LAURICARPUS 'OTTO LUTKEN'	3 GAL	3' HT x 3' W	
	PUM RHODODENDRON	RHODODENDRON 'PUM'	3 GAL	4' HT x 4' W	
	HAUSEN GRASS	MISCANTHUS SINENSIS 'HAUSEN'	1 GAL	3' HT x 4' W	
SH	SUMMER WINEBARK	PHYSCARPUS OBLIQUUS 'SEWARD'	3 GAL	6' HT x 6' W	101

QUANTITY FOR LANDSCAPE BUFFERS ONLY



DEVELOPMENT FEATURES

TOTAL AREA	1118 AC.
TOTAL LOTS	378 LOTS
BUILDABLE LOTS	342 LOTS
COMMON LOTS	36 LOTS
COMMON AREA	1402 AC.
COMMON AREA B	1268
EXISTING ZONING	RUT - M2
PROPOSED ZONING	R-6

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH IDAHO CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH IDAHO CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL INFILTRATE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 8' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACAD ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET ACAD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTERS PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET. TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1800' / 100' x	36 TREES	46 TREES (28 SHADE TREES + 36 ORNAMENTAL TREES)
N. KAY ST.	20'	2500' / 100' x	50 TREES	50 TREES (44 SHADE TREES + 26 ORNAMENTAL TREES)
E. DEER PLAT RD.	20'	1540' / 100' x	31 TREES	35 TREES (27 SHADE TREES + 16 ORNAMENTAL TREES)

NUMBER OF TREES PROVIDED ON BUFFERS: 376
 NUMBER OF TREES PROVIDED ON COMMON LOTS: 209
 NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS: 821
 TOTAL NUMBER OF TREES: 1406

THERE ARE NO EXISTING TREES ON SITE.

OWNER
MARGARET M. HILL FAMILY
LIMITED PARTNERSHIP
1558 E. LOCUST VIEW LN
MERIDIAN, IDAHO 83642

DEVELOPER
COLEMAN HOMES
3103 W. SHERY, DR., STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 424-0000
Fax (208) 424-0030

PLANNER/CONTACT
JUB ENGINEERS
250 S BEECHWOOD AVE, SUITE 201
BOISE, ID 83709
Phone (208) 376-7030
Fax (208) 376-4338

Issue Description Date
 ISSUE ACAD COMMENTS 4-14-16
 CITY/ACAD COMMENTS 11-28-16
 02-16-17

JENSEN BELT ASSOCIATES
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**WINFIELD SPRINGS
 PRELIMINARY PLAT LANDSCAPE PLAN
 KUNA, IDAHO**

Job Number 1630

Drawn Checked
 JN KCS

Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1.7
 Of 7 Sheets



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Winfield Subdivision Project
Preliminary Plat
16-06-AN, 16-03-S, 16-13-DR

DATE: March 3, 2017

The City Engineer has reviewed the Preliminary Plat request of the above applicant originally dated September 22, 2016 but subsequently revised by an amended submittal dat. It is noted that specific development plans are provided, which includes 343 firm buildable lots and 33 common lots. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this site. All wastewater flows from this project would receive treatment at the North Wastewater Treatment facility. The 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 Fee Resolution and Standard Table.
- b) The Sewer Master Plan for disposal of wastewater from the area south of the Kuna Canal (Profile Sewer Basin) proposes discharge to the Danskin Lift Station, which in turn, pumps to the North Wastewater Treatment facility. The area north of the Kuna Canal (Greyhawk Sewer Basin) proposes discharging to the Greyhawk Lift Station before pumping to the Danskin Lift Station.
- c) The portion of the project in the Profile Sewer Basin presently discharges through Sable Ridge and December Subdivisions into the Arbor Ridge sewer trunk line. At some point, the 12-inch sewer trunk in E. Snowy Owl Street will reach capacity and the sewer flows from the Profile Sewer Basin will need to be re-routed north along Kay Avenue into the Hubbard Sewer Trunk Line. The capacity of the Snowy Owl Trunk Line is 1156 EDUs. As of March 3, 2017, 301 EDUs are discharging into it. Depending on when capacity is reached, this project may need to participate in the construction of the re-routed line.



- d) This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved sewer treatment capacity. However, there are sufficient treatment connections available at standard rates 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.
- e) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- f) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- g) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths. This applies to a sewer mains extended to the property east of the project.
- h) 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. The project 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 Fee Resolution and Standard Table.
- b) The nearest available water main (12-inch) is located in the Deer Flat Road right-of-way on the south boundary of the project. There is also a 12-inch main in North Kay Street north of the project which will be accessible when Greyhawk Subdivision is complete.
- 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. This will include the requirement to construct 12-inch water mains in Ardell Road and Kay Street frontages to the project.
- e) 8-inch water mains should be installed by developer in internal subdivision streets.
- f) 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- 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 provided by existing facilities. Redundancy can be achieved by connecting to a water trunk line north in Kay Street.
- j) The City Engineer is in the process of evaluating the distribution of supply wells and available supply in the vicinity of the project and is also awaiting the results of a comprehensive Water Master Plan study. If the study concludes there is need for a well site within the bounds of the project, the City would construct the well but the project would be expected to provide the land, three phase power to the well site and a drain line for blow-off water. It is noted the applicant's documents show provision for the well site.

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. There is a 12-inch pressure main located in Kay/Boise Street right-of-way 0.5 miles south of the southwest corner of the project, a 12-inch pressure main located in Kay Street 0.2 miles north of the northwest corner of the project and a 12-inch pressure main in Ardell Road 0.15 miles west of the northwest corner of the project. Right-of-way does not exist in either direction from the northwest corner leaving the Kay/Boise Street location as the only viable source of pressurized irrigation water. Extension to a source of pressurized irrigation water supply is a requirement of the project.
 - b) The property's irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations and available supply in the vicinity of the project and concludes there is need for a pump station and 600,000 gallon reservoir along Kuna Canal within the bounds of the project. The City Engineer recommends the project provide sufficient land for the station and reservoir, provide three phase power to the pump station site and provide a drain line for over-flow water. The City would construct the pump station and reservoir as long as the project extends a 12-inch PI main from the Kay/Boise Street location to the project. The developer may be reimbursed for oversized facilities to the extent consistent with City policies. The applicant's documents note the need to provide a site for the pump station but the location is not identified.
 - 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) 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.
 - e) 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. For common lots, credit will be allowed for the cost of the pump station and reservoir site.
 - f) 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 a 10-inch trunk line in the Deer Flat Road frontage and 12-inch trunk lines in the Kay Street and Ardell Road frontages to the project.
 - g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines and extension of stub lines to project boundaries.
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 or 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 as part of 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. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

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 or its facilities. Kuna Canal is one of those facilities.
- 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 City Engineer approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official project improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community 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 irrigation related 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 one section line street (Deer Flat Road) and two mid-mile streets (Kay Street and Ardell Road). The traffic impact study has also identified certain street deficiencies and recommended improvements in connection with this project which will be addressed below.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets noted above should be provided and streets constructed 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 minimum side lot line easement and wider easements in instances where underground pipelines are constructed in them;
 - e. Additional easements as needed for facilities not in right-of-way - of width and alignment acceptable to the City Engineer.
- c) It is recommended the location of approaches onto classified streets comply with ACHD approach policies.
- d) The Traffic Impact Study identifies the Deer Flat/Kay intersection as operating at an unacceptable LOS E before project buildout. This intersection is also on the City priority list and recommends a round-about at this location. The approaches of Kay Street to Deer Flat, north and south, do not align. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that provides the round-about or signal and that is consistent with City priorities, TIS recommendations and ACHD policies.
- e) The Traffic Impact Study identifies the Hubbard/Hwy 69 intersection as operating at LOS F before project buildout. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that provides the signal and that is consistent with City priorities, TIS recommendations and ACHD policies.
- f) The Traffic Impact Study identifies the Deer Flat segment fronting the project presently operating at a volume that exceeds LOS D. This also is unacceptable. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that widens the road and that is consistent with City priorities, TIS recommendations and ACHD policies.
- g) ACHD has recommended extending Ardell to Hwy 69 and the City Engineer supports ACHD's recommendation.
- h) The proposed N. Snowfield Ave. cul-de-sac exceeds an acceptable length.
- i) 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.
- d) It is noted that the proposed Phase 1 provides one point of access to serve far in excess of 30 lots, which the fire district generally does not approve.

10. Property Description

- a) The applicant is required to provide a metes and bounds property description of the subject parcel.



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

- Return to:
- ACZ
 - Boise
 - Eagle
 - Garden City
 - Kuna
 - Meridian
 - Star

Rezone # 16-06-AM/16-03-S/16-13-DR

Conditional Use # _____

Preliminary / Final / Short Plat _____

Winfield Springs

RECEIVED
MAR 13 2017
CITY OF KUNA

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

14. _____ Reviewed By: Doni Bady
Date: 3/7/17

Exhibit
B-2

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



Click for detailed map.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Winfield Springs--348 single-family residential units on 111 acres

Summary: Winfield Springs proposes 348 residential units at the northwest intersection of Meridian Road and Deer Flat Road. Five proposed developments, comprising over 1,500 residential units are within 1 mile. Consider a pathway along the canal for future connections as detailed in Kuna's regional pathway planning as well as bikelanes along Deer Creek and the future Kay Ave segment as identified in ACHD and Kuna Master Plan. Work with VRT on bus stop location infrastructure along Meridian Road and Deer Flat Road.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown
- Employment Center
- Existing Neighborhood
- Foothills
- Future Neighborhood
- Mixed Use
- Prime Farmland
- Rural
- Small Town
- Transit Oriented Development

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
4	0	352	0	407	450

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
733	156	1,248	156	2,073	1,149

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
Email: info@compassidaho.org
Telephone: (208) 475-2239



Exhibit
B-3

Communities in Motion 2040 Development Checklist

Transportation

- Attached** **N/A** An Area of Influence Travel Demand Model Run is attached.
- Yes** **No** **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments:** In FY2020 intersection improvement at Linder Rd. and Deer Flat. FY2021 SH-69 resurfacing.
- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments:** The development proposes pathways and stub streets to adjacent properties.
- Yes** **No** **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments:** Future employer express services are proposed on Meridian Road (SH-69). See valleyconnect.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached** **N/A** Complete Streets LOS scorecard is attached.
- Yes** **No** **N/A** The proposal maintains or improves current automobile LOS.
- Yes** **No** **N/A** The proposal maintains or improves current bicycle LOS.
- Yes** **No** **N/A** The proposal maintains or improves current pedestrian LOS.
- Yes** **No** **N/A** The proposal maintains or improves current transit LOS.
- Yes** **No** **N/A** The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes** **No** **N/A** The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- Yes** **No** **N/A** The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- Yes** **No** **N/A** The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- Yes** **No** **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

Community Infrastructure

- Yes** **No** **N/A** The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- Yes** **No** **N/A** The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- Yes** **No** **N/A** The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

Health

- Yes** **No** **N/A** The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- Yes** **No** **N/A** The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- Yes** **No** **N/A** The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- Yes** **No** **N/A** The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

Economic Development

- Yes** **No** **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- Yes** **No** **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

Open Space

- Yes** **No** **N/A** The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- Yes** **No** **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

Farmland

- Yes** **No** **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- Yes** **No** **N/A** The proposal is outside prime farmland. (**Goal [8.2](#)**)

Communities in Motion 2040 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing	With bicycle lane and sidewalk
		Link LOS	Link LOS
State Highway 69 (Meridian Road)	Transit	F	F
	Bike	D	B
Hubbard Road to Deer Flat Road	Ped	E	C
Deer Flat Road State Highway 69 to Linder Road	Transit	F	F
	Bike	D	B
	Ped	E	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 17 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

Additional Comments:

The *Ada County Highway District Livable Street Design Guide* indicates that this section of Deer Flat is classified as an Arterial with no typology designated. A bicycle lane would improve bicycle LOS from D to LOS B and a detached sidewalk would improve pedestrian LOS E to LOS B.

More information on
COMPASS and
*Communities in Motion
2040* can be found at:
www.compassidaho.org



BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

RECEIVED
MAR 06 2017
CITY OF KUNA

27 February 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: J-U-B Engineers, c/o Scott Wonders
1925 N. Meridian Rd. **16-06-AN, 16-03-S, 16-13-DR**
Boise-Kuna Irrigation District
Kuna Canal 136+90, 137+40 **BK-1231**
Sec.13, T2N, R1W, BM.

Trevor Kesner, Planner II:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this facility is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement 28 feet northerly and 20 feet southerly of the canal's centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Project easements must be called out on the final plat.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the easement, to insure public safety and prevent encroachments.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and



long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

Pathways must be constructed just outside the easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

If the irrigation system will be incorporated into the City of Kuna's pressure system, Boise Project Board of Control will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

This office is requesting a full size set of plans for our review and approval.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter

Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

December 22, 2016

Trevor Kesner
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL**RE: 16-06-AN, 16-03-S, 16-13-DR WINFIELD SPRINGS SUBDIVISION REVISED**

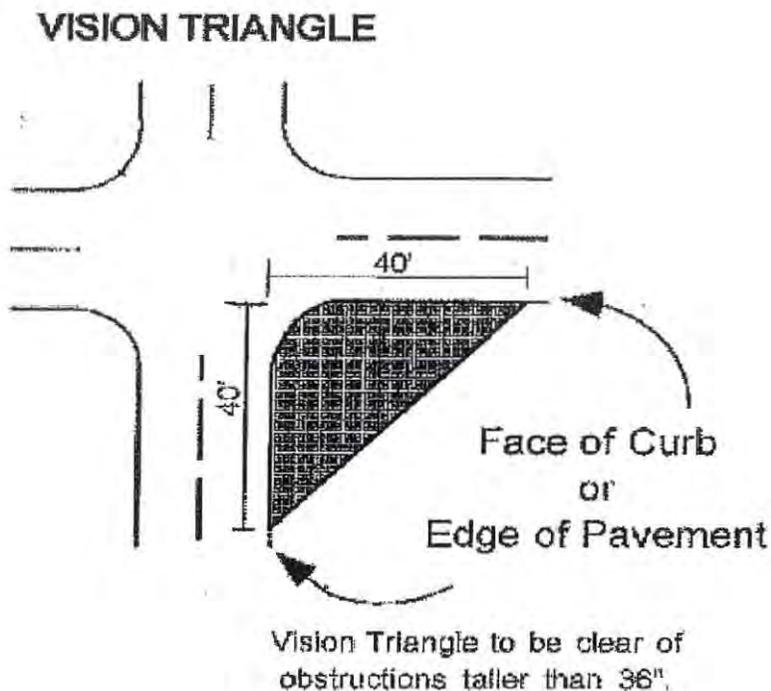
The Idaho Transportation Department (ITD) has reviewed the referenced annexation, subdivision, and design review permit applications with revised Preliminary Plat and revised Traffic Impact Study (TIS) for the Winfield Springs Subdivision at 1925 North Meridian Road, west of SH-69, milepost 3.50. ITD has the following comments:

1. ITD does not object to a subdivision being built on this parcel.
2. The revised preliminary plat shows East Ardell Road being connected to SH69. Applicant has submitted a permit application for the approach onto SH69. Applicant must acquire an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Applicant is working with Shona Tonkin (208-334-8341) to acquire this permit.
3. Access to the State highway system from the subdivision has been revised to include SH69 and East Ardell. The TIS did not include documentation showing how the signal warrants for SH69 and East Ardell Road were determined. Applicant will need to provide that documentation to ITD for review prior to any access permit being issued.
4. The revised traffic impact study conducted by Thompson Engineers, Inc. indicates that the intersection of SH-69 and Deerflat Road will reach service level F for southbound right turns at build out with the additional trips generated by this development. The developer will be required to install the southbound right turn lane on SH-69 at Deerflat Road for the safety and mobility of the highway users as a requirement of their access permit. ITD is willing to work with the developer and ACHD to determine the timing of the installation of the southbound right turn.
5. The revised traffic impact study conducted by Thompson Engineers, Inc. indicates that the intersection of SH-69 and West Ardell Road will reach service level E for southbound right turns at build out with the additional trips generated by this development. The developer will be required to install the southbound right turn lane on SH-69 at West Ardell Road for the safety and mobility of the highway users as a requirement of their access permit. ITD is willing to work with the developer and ACHD to determine the timing of the installation of the southbound right turn.

Exhibit

B-5

6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
7. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact ITD District 3 Traffic at 334-8300 for more information.
8. The City is reminded that this project will increase the number of vehicle trips in the corridor. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor.
9. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the "vision triangle" of vehicle operators. The boundaries of the "vision triangle" are defined as follows:
 - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
 - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.



If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov



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

DEQ Response to Request for Environmental Comment

Date: **March 9, 2017**
Agency Requesting Comments: City of Kuna
Date Request Received: February 27, 2017
Applicant/Description: Proposed Winfield Springs Residential Subdivision

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.

Exhibit
B-7

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).*

Page 4 of 4

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

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

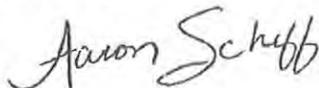
For questions, contact Dean Ehler, Waste & Remediation Manager, at 373-0550.

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,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK22
File # 2251

RECEIVED
4-6-17

Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Kent Goldthorpe, Commissioner
Jim Hansen, Commissioner

Date: April 6, 2017

(Via email)

To: JUB Engineers
Scott Wonders
250 S Beechwood Avenue, Ste. 201
Boise, ID 83709

Subject: Winfield Springs/ KPP16-0004/ 16-06-AN/ 16-03-S/ 16-13-DR
1925 N Meridian Road

On April 5, 2017, the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna (via email)
Coleman Homes (via email)

Exhibit

B-8



Project/File: Winfield Springs/ KPP16-0004/ 16-06-AN/ 16-03-S/ 16-13-DR
This is an annexation with rezone, preliminary plat, and design review application to construct 348 single-family lots and 35 common lots on 111.2-acres.

Lead Agency: City of Kuna
Site address: 1925 N Meridian Road
Commission Hearing: Regular Agenda
 April 5, 2017
Commission Approval: April 5, 2017
Applicant: Coleman Real Estate Mgt., LLC
 1116 S Vista Avenue, #471
 Boise, ID 83705
Owner: Kuna Hill Development, LLC
 1116 S Vista Avenue, #471
 Boise, ID 83705
Representative: JUB Engineers
 Scott Wonders
 250 S Beechwood Avenue, Ste. 201
 Boise, ID 83709
Staff Contact: Stacey Yarrington
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation with rezone from RUT (Rural Urban Transition) to R-6 (Medium density residential), preliminary plat and design review application to construct 348 single-family lots and 35 common lots on 111.2-acres. The applicant's proposal is consistent with the City of Kuna's comprehensive plan.
- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Residential (City of Kuna), Rural Residential (Ada County)	R-6, RR
South	Neighborhood Commercial (City of Kuna), Rural Urban Transition (Ada County)	C-1, RUT
East	Rural Urban Transition, General Industrial (Ada County)	RUT, M2
West	Medium Residential (City of Kuna), Rural Urban Transition (Ada County)	R-6, RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Profile Ridge, a mixed use development consisting of 137 residential lots and 17 commercial lots, located directly south of the site on 75-acres, was approved by ACHD on November 7, 2007, is in various stages of development.
 - Greyhawk Subdivision consists of 335 single-family lots, located directly north of the site on 80-acres, was approved by ACHD on September 5, 2006, and is in various phases of development.
 - Ardell Estates consists of 261 buildable lots and 27 commons lots, is located east of the site on 69-acres, and was approved by ACHD on August 24, 2015.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 4.6 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
 - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. Traffic Impact Study

Thompson Engineers prepared a traffic impact study for the proposed Winfield Springs. 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 341 single family dwelling units. The preliminary plat was not finalized at the time of this report. The site is expected to access the transportation system via Deer Flat Road and an extension of Ardell Road.

Study Area

The area of influence is anticipated to be Ada County, Idaho, including the City of Kuna. The primary impacts will be along Deer Flat Road, Kay Avenue, and SH-69/Meridian Road. The study areas include the intersections of:

- Deer Flat Road and Kay Avenue
- Hubbard Road and SH-69/Meridian Road

- Deer Flat Road and SH-69/Meridian Road
- Ardell Road and SH-69/Meridian 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 3,246 trips per day, of which 256 trips will occur during the AM peak hour and 341 trips will occur during the PM peak hour.
- The site will access the transportation system via Deer Flat Road, and an extension of Ardell Road to SH-69/Meridian Road.
- The intersection of SH-69/Meridian Road and Hubbard Road will operate at LOS F under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour. A signal is programmed for construction prior to the build out year. With a signal, the intersection will operate at LOS B under total traffic conditions.
- The intersection of SH-69/Meridian Road and Deer Flat Road will operate at LOS D under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Deer Flat Road and Kay Avenue will operate at LOS E under background and total traffic conditions. The critical peak hour is in the PM peak hour and the critical movement is the northbound left turn movement. This project does not add traffic to that movement. This intersection will meet warrants for a signal under background and total traffic conditions. If Deer Flat Road is widened to five lanes, the intersection will operate at an acceptable level of service.
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Ardell Road and SH-69/Meridian Road will operate at an acceptable level of service under total traffic conditions in the build out year. The critical peak hour is the AM peak hour.
- Deer Flat Road is operating above the maximum recommended volume for LOS D under existing traffic conditions. Widening this segment to five lanes will provide additional capacity and will improve the LOS of the segment to LOS D or better. Widening this segment to five lanes will also improve the operation of the intersection of Deer Flat and Kay Avenue. This project is included in the ACHD 20 year capital improvement plan.
- Ardell Road will be extended to SH-69/Meridian Road by this development and to developments to the west and north by future developments. When this extension is complete, it will provide an additional connection to the transportation system. This connection will lessen traffic on Deer Flat Road and especially the southbound right turn movement at Deer Flat Road and SH-69/Meridian Road.
- Kay Avenue will be extended from Deer Flat Road to Hubbard Road by this and future developments. When this extension is complete, it will provide an alternative connection to the transportation system. This will provide access to the new signal at Hubbard Road and SH-69/Meridian Road and lessen the traffic volume at Deer Flat Road and SH-69/Meridian Road.

Staff Comments/Recommendations: ACHD's Traffic Services and Planning Review staffs have reviewed and generally agree with the finding and conclusions of the submitted traffic impact study for Winfield Springs Subdivision.

The study notes that widening of Deer Flat Road to a 5-lane roadway is warranted abutting the site and that dedicated right turn lanes are warranted on SH-69/ Meridian Road at the Ardell Road and at Deer Flat Road intersections.

As noted above, Deer Flat Road and the intersection of Deer Flat Road and SH-69/Meridian Road and the intersection of Ardell Road and SH-69/Meridian are expected to operate at acceptable levels of service under build out conditions with these improvements.

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69/ Meridian Road	0-feet	Principal Arterial	951	N/A	N/A
*Deer Flat Road	1,657-feet	Minor Arterial	819	"F"	***Better than "E"

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

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

*** Acceptable level of service for a four-lane minor arterial is "E" (1,540 VPH). (After recommended widening improvements.)

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 16,411 on 7/20/2016.
- The average daily traffic count for Deer Flat Road west of SH-69/Meridian Road was 11,021 on 8/23/2016.

C. Findings for Consideration

1. State Highway 69/ Meridian Road

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

Staff Comments/Recommendations: As recommended in the submitted TIS, and if allowed by the Idaho Transportation Department (ITD), the applicant should be required to construct a dedicated southbound right turn lane at the SH-69/Meridian Road/Deer Flat Road intersection prior to plan approval or signature on the first final plat; and at the SH-69/Meridian Road/Ardell Road intersection when Ardell Road is extended to SH-69.

Construction of the southbound right turn lane at the SH-69/Meridian Road/Deer Flat Road intersection may require the relocation of the signal pole and cabinet at the intersection. The applicant will be responsible for all costs associated with the construction of the turn lane and the relocation of signal poles and cabinet necessary to facilitate the improvement.

Additionally, the applicant will need to obtain plan approval and a permit from ITD for construction of both turn lanes.

2. Deer Flat Road

a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 96-feet of right-of-way for Deer Flat Road (48-feet from centerline).

b. **Policy:**

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

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

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 Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

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.

c. **Applicant Proposal:** The applicant is proposing to construct 8-foot wide concrete sidewalk on Deer Flat Road located 49-feet from centerline to front face of sidewalk abutting the site.

d. **Staff Comments/Recommendations:** Deer Flat Road currently consists of 96-feet of right-of-way abutting the site. Therefore staff recommends that no additional right-of-way should be required as part of this application.

The applicant's proposal for the sidewalk width exceeds District policy, which requires 5-foot wide detached sidewalks and should be approved, as proposed.

The applicant should provide a permanent right-of-way easement for any sidewalk 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.

As noted in the TIS, this segment of Deer Flat Road (between SH-69 and Kay Avenue) exceeds the acceptable level of service threshold "E" for a 3 lane minor arterial roadway and additional widening is recommended to accommodate the site generated traffic. When a roadway is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development or that the applicant wait to develop until ACHD has made the improvements. This segment of Deer Flat Road (SH-69 to Linder Road) is listed in the CIP to be widened to 5-lanes between 2026 and 2030.

To accommodate the site generated traffic the applicant should be required to enter into a Cooperative Development Agreement (CDA) with ACHD to widen Deer Flat Road as one-half of a 72-foot street section with curb, gutter, bike lane, and sidewalk, from the SH-69/Meridian Road intersection, west to the proposed main entrance to this site, Windmill Avenue, prior to ACHD's signature on the first final plat. The CIP lists Deer Flat Road as a 5 lane section including curb, gutter, bike lanes, and sidewalk.

The Cooperative Development Agreement should include the roadway design and construction, as well as allocation of costs. ACHD will only provide reimbursement for impact fee eligible costs of permanent roadway improvements consistent with the CIP. The applicant should be responsible for all other project costs.

IF, the applicant does not enter into a CDA, at a minimum, the applicant should construct interim roadway improvements necessary to serve the site, including widening Deer Flat Road with 12 feet of additional pavement (one additional thru lane) and 3-foot wide gravel shoulder, and sidewalk, to make Deer Flat Road a 4-lane roadway from SH-69/Meridian Road west to Windmill Avenue prior to ACHD's signature on the first final plat.

In order to ensure the roadway segment will be improved when warranted, the following items must be in place prior to final plans acceptance and ACHD's signature on the first final plat:

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the roadway widening;

Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

3. Kay Avenue

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

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

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

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way

width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

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

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

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

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

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Stub Street Policy: District policy 7206.2.4 (collector) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 (collector), 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 IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Kay Avenue Road on the south side of Deer Flat Road and continue through the property

stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

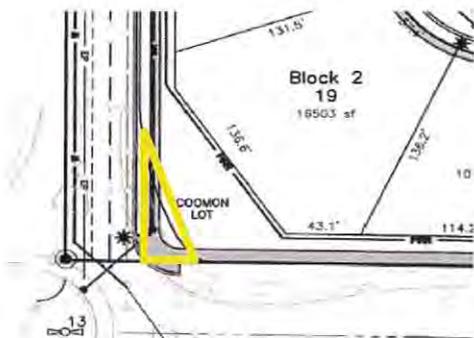
- c. **Applicant Proposal:** The applicant is proposing to construct a new north/south collector street, Kay Avenue, located at the mid-mile between Ardell Road and Deer Flat Road abutting the west property line. Kay Avenue is proposed to be constructed as one-half of a 36-foot residential collector street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way, and 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, abutting the site.
- d. **Staff Comments/Recommendations:** Staff recommends approval of the applicant's proposal for the street section. However, staff recommends that the southern portion of Kay Street between the proposed Thorndale Street and Deer Flat Road not be constructed until such time as the Kay Avenue/Deer Flat intersection is improved. Additional right-of-way is necessary to improve this intersection, which should be obtained at such time as the property on the southeast corner of the intersection is redeveloped. The right-of-way dedication is required for the entire frontage and a road trust deposit should be provided for these improvements in the amount of \$82,900.00, with phase 3, that includes this section of Kay Street, prior to final plat.

The applicant should be required to install a sign at the terminus of the residential collector, south of Thorndale Street, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

4. Deer Flat Road/Kay Avenue Intersection

- a. **Policy: ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the Deer Flat Road and Kay Avenue intersection.
- b. **Applicant's Proposal:** The applicant is proposing to dedicate additional right-of-way at the northeast corner of the Deer Flat Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM. The proposed right-of-way dedication is shown in yellow below.



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

5. Ardell Road (on-site)

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

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

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

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

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

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

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

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

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Stub Street Policy: District policy 7206.2.4 (collector) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 (collector), 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 IS A DESIGNATED

COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road on the west side of Kay Avenue and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a new west/east collector street, Ardell Road, located at the mid-mile between Kay Avenue and SH-69/Meridian Road abutting the north property line. Ardell Road is proposed to be constructed as one-half of a 36-foot street section with vertical curb, gutter, 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, plus 12-feet of additional pavement within 43.5-feet of right-of-way.



- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Half Street policy, because there is no shoulder or barrow ditch and insufficient right-of-way behind the proposed sidewalk.

Abutting the site, the applicant should be required to construct Ardell Road as one-half of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side, and either 7-foot wide attached concrete sidewalk OR, 8-foot wide parkway strip, and detached minimum 5-foot wide concrete sidewalk abutting the site. The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

The adjoining property to the north is part of the Greyhawk Subdivision, which also abuts the future Ardell roadway. As part of Greyhawk's 2006 approvals, that applicant was required to construct Ardell Road as one-half of a collector street.

The phasing plan for the Winfield Springs development indicates that the construction of Ardell Road is not proposed until phases 4, 6, and 7 (shown in Section 8 below). Therefore, staff recommends the applicant coordinate with the adjoining development (Greyhawk) to the north, to either provide or obtain additional right-of-way for the 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadway for both on-site and off-site sections of Ardell Road dependent on which development constructs the roadway first. It should be noted that the applicant's proposal aligns the future section of Ardell Road with the existing Ardell Road to the west.



The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

The applicant should be required to install a sign at the west terminus of the residential collector, west of Kay Avenue, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

6. Ardell Road (off-site)

- a. **Off-site Streets Policy:** If the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or with a minimum of 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot gravel shoulders from the site to a public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are not limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian "attractors" and "generators" (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

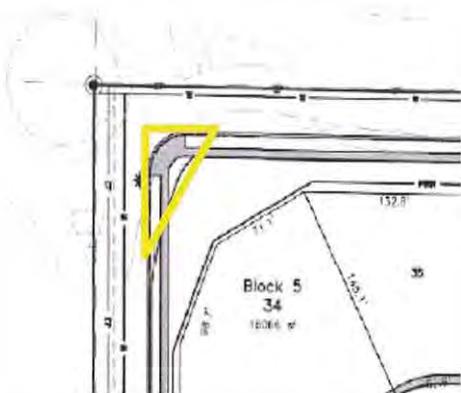
- b. **Applicant's Proposal:** The applicant is proposing to construct Ardell Road off-site to the east from the east property line to intersect SH-69/Meridian Road at the mid-mile with 30-feet of pavement, and 3-foot gravel shoulder with barrow ditch on the south side, within 37-feet of right-of-way.

- c. **Staff Comment/Recommendations:** The applicant's proposed street section does not meet District policy. The applicant should be required to construct the off-site portion of Ardell Road with 30-feet of pavement and 3-foot gravel shoulders on both sides of the roadway from the east property line of the site to SH-69/Meridian Road.



7. Ardell Road/Kay Avenue Intersection

- a. **Policy: ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the Ardell Road and Kay Avenue intersection.
- b. **Applicant's Proposal:** The applicant is proposing to dedicate sufficient right-of-way for the planned roundabout at the Ardell Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM. The proposed right-of-way dedication is shown in yellow below.



- c. **Staff Comment/Recommendation:** The applicant's proposal meets District policy and should be approved, as proposed.

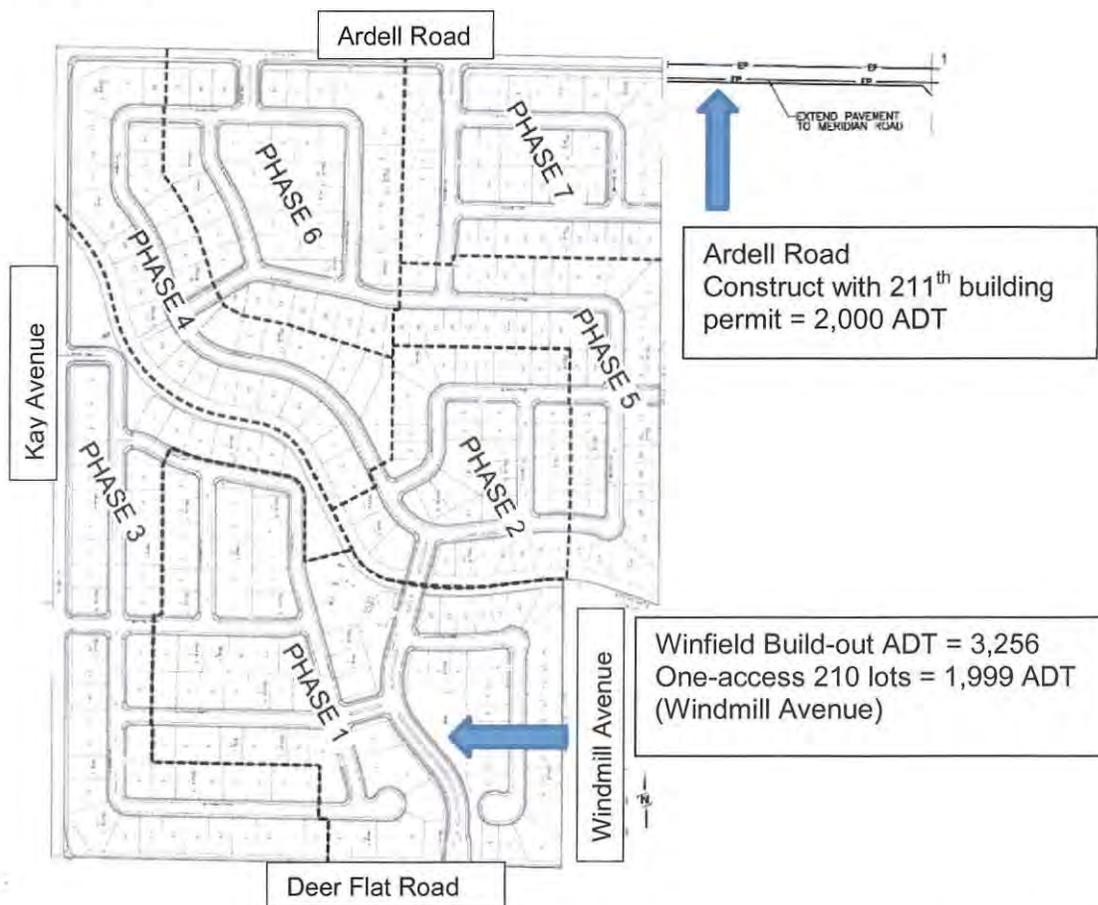
8. Phasing and Access/Maximum Traffic on One Access

- a. **Applicant's Proposal:** The applicant is proposing 7 phases for the Winfield Springs development. The first phase is proposed to access Deer Flat Road via Windmill Avenue. Windmill Avenue is classified as a local street, but will function as a collector street with no front-on housing for the first 1,150-feet north of Deer Flat Road.

New developments with only one access from a local street are allowed to have a maximum forecast of 1,000 ADT. The phasing plan does not show a secondary access until phases 4, 6, and 7 with the construction of Ardell Road. Kay Avenue, which is shown to be built with

phases 3 and 4, is not proposed to connect to Deer Flat Road until the Kay/Deer Flat intersection can be built as stated in Section 3.d above. It should also be noted that Ardell Road will not connect to the existing Ardell Road to the west. There are 342 total lots (3,256 ADT) proposed within the development. Approximately 128 lots are shown in phases 4, 6 and 7 (1,219 ADT), leaving 214 lots (2,037 ADT) on one access. The estimated trips on one access would exceed the maximum Traffic on One Access policy prior to the Ardell Road connection.

Phasing Plan:



- b. **Staff Comment/Recommendations:** Staff recommends a modification of policy to allow up to 210 residential lots (1,999 ADT) be constructed, prior to the secondary access being constructed. The Average Daily Trip (ADT) policy threshold on new and existing local streets is typically 2,000 ADT. The applicant should be required to construct the off-site portion of Ardell Road prior to ACHD's signature on the final plat that contains the 211th building lot. Staff's recommendation is due to the fact that a portion of Windmill Avenue is proposed to function as a collector street, and ACHD ADT policy allows up to 2,000 trips on a local street, and no other existing street will add traffic to this roadway.

9. Internal Local Streets

- a. **Existing Conditions:** There are no existing roadways 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.

Principals of Access Management: District policy 7202.3. Preserve the functional area of intersections and interchanges. The functional area of an intersection or interchange is the area that is critical to its function. This is the area where motorists are responding to the intersection or interchange, decelerating, and maneuvering to stop or complete a turn.

Tangent Length Approaching Intersections: District policy 7207.5.14 states the minimum centerline tangent length approaching an intersection shall be 150-feet from the near edge of the travel way.

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

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

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

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

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant is proposing to construct Windmill Avenue, as a 54-foot street section with two 22-foot wide travel lanes, varying landscape medians, vertical curb, gutter, 8-foot wide parkway strip, within 66-feet of right-of-way; and detached 5-foot wide concrete sidewalk.

At the entrance of Windmill Avenue and Deer Flat Road, the applicant is proposing a 74-foot street section with vertical curb, gutter, two 22-foot travel lane on the east side of a landscape median, within 86-feet of right-of-way; and 8-foot wide parkway strip and 5-foot wide detached concrete sidewalk.

The applicant is proposing to construct the following roads as 54-foot street sections, two 22-foot travel lanes, varying landscape medians, vertical curb, gutter, 8-foot wide parkway strip within 66-feet of right-of-way; and 5-foot wide detached concrete sidewalks:

- Rockfield Street between Windmill Avenue and Brevet Way,
- Whig Avenue at the entrance of Whig Avenue/Ardell Road, and
- Woodfield Avenue at the entrance of Woodfield Ave/Ardell Road

The applicant is proposing to construct the remaining internal local streets as 36-foot street sections with curb, gutter, 8-foot wide parkway strip within 51-feet of right-of-way; and detached 5-foot wide concrete sidewalks.

- d. **Staff Comments/Recommendations:** Staff recommends that the applicant construct Windmill Avenue with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, and 5-foot wide concrete sidewalk, within 58-feet of right-of-way.

The applicant should construct the entrance of Windmill Avenue and Deer Flat Road with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 12-foot wide landscape median for a minimum distance of 150-feet, and 5-foot wide concrete sidewalk.

The applicant should construct the new streets that contain landscape medians as 56-foot street sections with curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, within 60-feet of right-of-way; and 5-foot wide concrete sidewalks.

The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

The applicant should be required to provide a permanent right-of-way easement for any public sidewalks 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.

The applicant should be required to plat the medians as right-of-way owned by ACHD; and the Developer or Homeowners Association apply for a license agreement if landscaping is to be placed within the median.

The District strongly discourages "Y" type intersections due to potential traffic conflict. The applicant should be required to redesign the Lundy Avenue/Millard Street intersection to a "T" type intersection to meet District policy.



10. Roadway Offsets

a. **Existing Conditions:** There are no roadways internal to the site.

b. **Policy:**

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 minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is $\frac{1}{4}$ mile to allow for adequate signal spacing and alignment.

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 construct two new roadways to intersect Deer Flat Road as follows:

- A new north/south collector roadway, Kay Avenue, located at the half-mile.
- A new local street, Windmill Avenue, located approximately 1,712-feet west of SH-69/Meridian Road and 1,098-feet west of Abstein Lane (measured centerline to centerline).

The applicant is proposing to construct two new local roadways to intersect Kay Avenue as follows (measured centerline to centerline):

- Rockfield Street located approximately 506-feet north of Deer Flat Road and 1,154-feet south of Wabash Street.
- Wabash Street, located approximately 988-feet south of Ardell Road.

The applicant is proposing to construct two new local roadways to intersect Ardell Road as follows (measured centerline to centerline):

- Whig Avenue located approximately 627-feet east of Kay Avenue and 658-feet west of Woodfield Avenue.
- Woodfield Avenue located approximately 1,348-feet west of SH-69/Meridian Road.

The applicant is proposing to offset all internal local streets minimum 125-feet from any other street (measured centerline to centerline).

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

11. Stub Streets

- a. **Existing Conditions:** There are no stub streets to the site.

b. **Policy:**

Stub Street Policy: District policy 7207.2.4 (local) 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 (local), 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 7206.2.4 (collector)/ 7207.2.4 (local) 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 2 stub streets to the east, Wabash Street and Fort Erie Street. All of the stub streets are less than 150-feet in length.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to install signage at the terminus of Wabash Street and Fort Erie Street, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

A stub street was not required to the parcel in the southeast corner of the adjoining property as the City of Kuna has indicated this corner is most likely to be redeveloped as a commercial use site. The site will most likely take access to Deer Flat Road via a right-in/right-out access in alignment with Abstein Lane; and will also have access to Ardell Road and SH-69/Meridian Road.



12. Bridge for Kuna Canal Crossing

The District will require that the applicant submit the bridge plans for the 2 crossings of the Kuna Canal (Windmill Avenue and Kay Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

13. 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.

14. 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.

15. Other Access

Deer Flat Road is classified as a minor arterial roadway, Kay Avenue and Ardell Road are classified as collector 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.

E. Site Specific Conditions of Approval

1. Construct a 5-foot wide concrete sidewalk on Deer Flat Road located 49-feet from centerline to front face of sidewalk abutting the site. Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way.
2. Enter into a Cooperative Development Agreement (CDA) with ACHD to widen Deer Flat Road per the CIP; one-half of a 72-foot street section including curb, gutter, bike lane, and either 7-foot wide attached or 5-foot wide detached sidewalk from the SH-69/Meridian Road intersection, west to Windmill Avenue intersection prior to ACHD's signature on the first final plat. The CDA should include the roadway design and construction, as well as allocation of costs. ACHD will only provide reimbursement for impact fee eligible costs of permanent roadway improvements consistent with the CIP. The applicant should be responsible for all other project costs.

OR

Construct the interim roadway improvements necessary to serve the site that include widening Deer Flat Road with 12 feet of additional pavement (one additional thru lane) and 3-foot wide gravel shoulder, from SH-69/Meridian Road west to Windmill Avenue prior to ACHD's signature on the first final plat.

3. Dedicate and construct a new north/south collector street, Kay Avenue, located at the mid-mile between Ardell Road and Thorndale Street abutting the west property line. Construct Kay Avenue as one-half of a 36-foot residential collector street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way, and 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, abutting the site.
4. Right-of-way should be dedicated for the southern portion of Kay Street between Thorndale Street and Deer Flat Road, improvements should not be constructed until such time as the intersection at the Kay Avenue/Deer Flat intersection is improved. The right-of-way dedication is required for the entire frontage and a road trust deposit should be provided for these improvements in the amount of \$82,900.00, with phase 3, that includes this section of Kay Street, prior to final plat.
5. Install a sign at the terminus of Kay Avenue, south of Thorndale Street, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
6. Dedicate additional right-of-way at the northeast corner of the Deer Flat Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM.
7. Construct Ardell Road from the west property line to the east property line as one-half of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side, and either 7-foot wide attached concrete sidewalk OR, 8-foot wide parkway strip, and detached minimum 5-foot wide concrete sidewalk abutting the site. The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

8. Install a sign at the west terminus of Ardell Road, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
9. Coordinate with the adjoining development (Greyhawk) to the north, to either provide or obtain additional right-of-way for the 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadway for both on-site and off-site sections of Ardell Road dependent on which development constructs the roadway first.
10. Dedicate sufficient right-of-way for the planned roundabout at the Ardell Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM.
11. Construct the off-site portion of Ardell Road from the east property line east to intersect SH-69/ Meridian Road with 30-feet of pavement and 3-foot wide gravel shoulders on both sides of the roadway, prior to ACHD's signature on the final plat that contains the 211th building lot.
12. Construct Windmill Avenue with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, and 5-foot wide concrete sidewalks, within 58-feet of right-of-way.
13. Construct the entrance of Windmill Avenue and Deer Flat Road with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 12-foot wide by minimum 150-foot long landscape median, and 5-foot wide concrete sidewalk, within 60-feet of right-of-way..
14. Construct the new internal local streets that contain landscape medians as 56-foot street sections with curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, within 60-feet of right-of-way; and 5-foot wide concrete sidewalks.
15. Except for the new streets with median landscape islands, construct the internal local streets as 33 to 36-foot street sections with curb, gutter, 8-foot wide parkway strip within 51-feet of right-of-way; and detached 5-foot wide concrete sidewalks as proposed.
16. The right-of-way for the new local streets should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk. Provide a permanent right-of-way easement for any public sidewalks 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.
17. Plat the medians as right-of-way owned by ACHD; and the Developer or Homeowners Association apply for a license agreement if landscaping is to be placed within the median.
18. Construct two new roadways to intersect Deer Flat Road as follows:
 - A new north/south collector roadway, Kay Avenue, located at the half-mile.
 - A new local street, Windmill Avenue, located approximately 1,712-feet west of SH-69/Meridian Road.
19. Construct two new local roadways to intersect Kay Avenue as follows:
 - Rockfield Street located approximately 506-feet north of Deer Flat Road.
 - Wabash Street, located approximately 988-feet south of Ardell Road.
20. Construct two new local roadways to intersect Ardell Road as follows:
 - Whig Avenue located approximately 627-feet east of Kay Avenue.
 - Woodfield Avenue located approximately 1,348-feet west of SH-69/Meridian Road.
21. Offset all internal local streets a minimum of 125-feet from any other street.

22. Construct 2 stub streets, less than 150-feet in length to the east, Wabash Street and Fort Erie Street. Install signage at the terminus of Wabash Street and Fort Erie Street, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
23. Submit the bridge plans for the 2 crossings of the Kuna Canal (Windmill Avenue and Kay Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Plans should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.
24. Payment of impacts fees are due prior to issuance of a building permit.
25. 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.

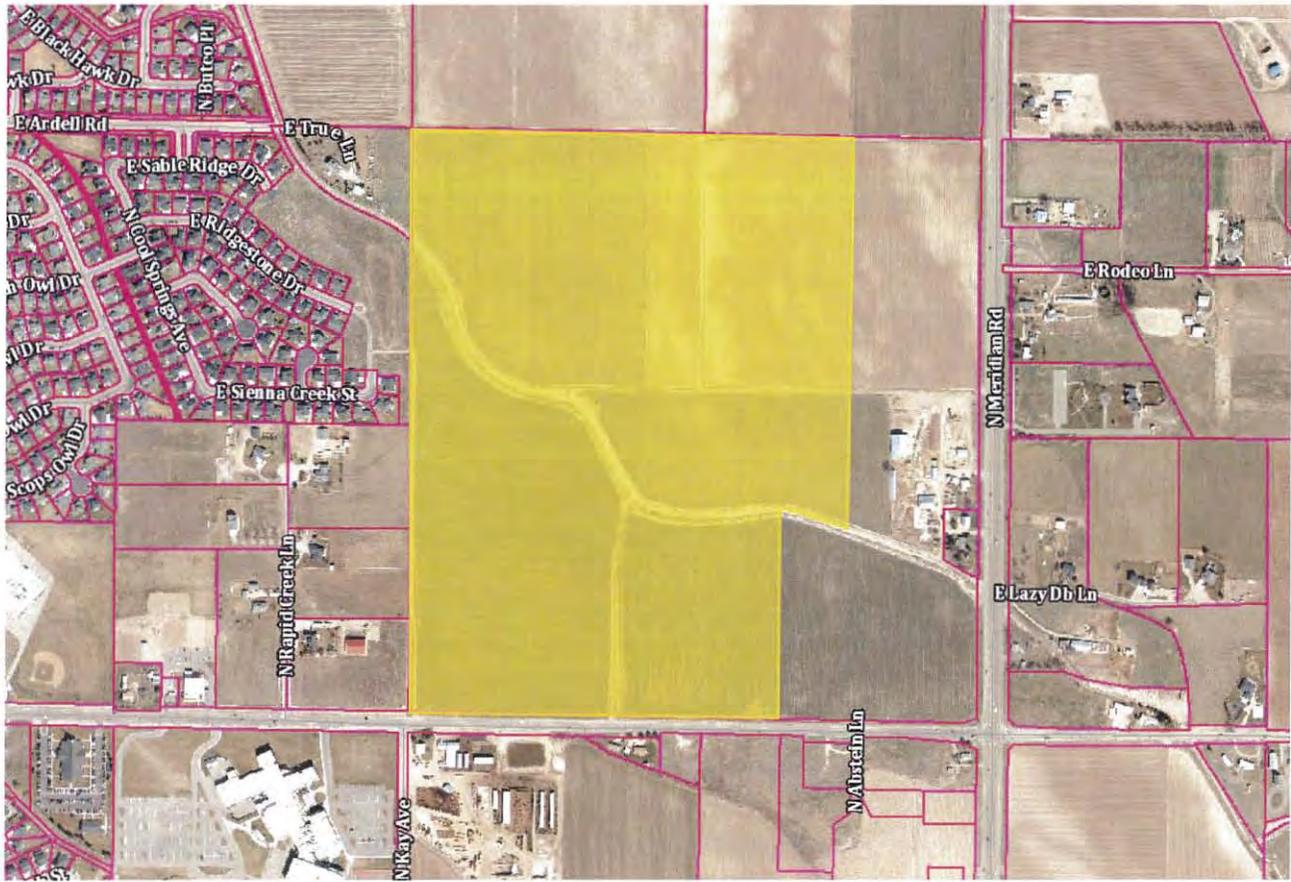
F. Conclusions of Law

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



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- Driveway or Property Approach(s)**
 - Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
 - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
 - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
 - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
 - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
 - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
 - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



City of Kuna

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

Planning & Zoning Findings of Fact and Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review):
Winfield Springs Subdivision

Location: North of Deer Flat Road, east of N. Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: March 28, 2017
(tabled to April 11, 2017)

Findings: **April 25, 2017**

Applicant: Coleman Real Estate Holdings LLC
1116 S Vista Avenue, #471
Boise ID 83705
208-917-7216

Engineer/ Representative: **J-U-B Engineers, Scott Wonders**
250 S. Beechwood Ave., Ste. 201
Boise, ID 83709
208.323.9336
swonders@jub.com



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A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as public meetings, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and annexations and subdivisions are designated as public hearings, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- i. Neighborhood Meeting August 2, 2016
- ii. Agencies September 22, 2016 (Original Concept)
February 27, 2017 (Final Design)
- iii. 300' Property Owners March 2, 2017
- iv. Kuna, Melba Newspaper March 8, 2017
- v. Site Posted March 17, 2017

B. Applicant Request:

1. Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

2. Site Location Map:



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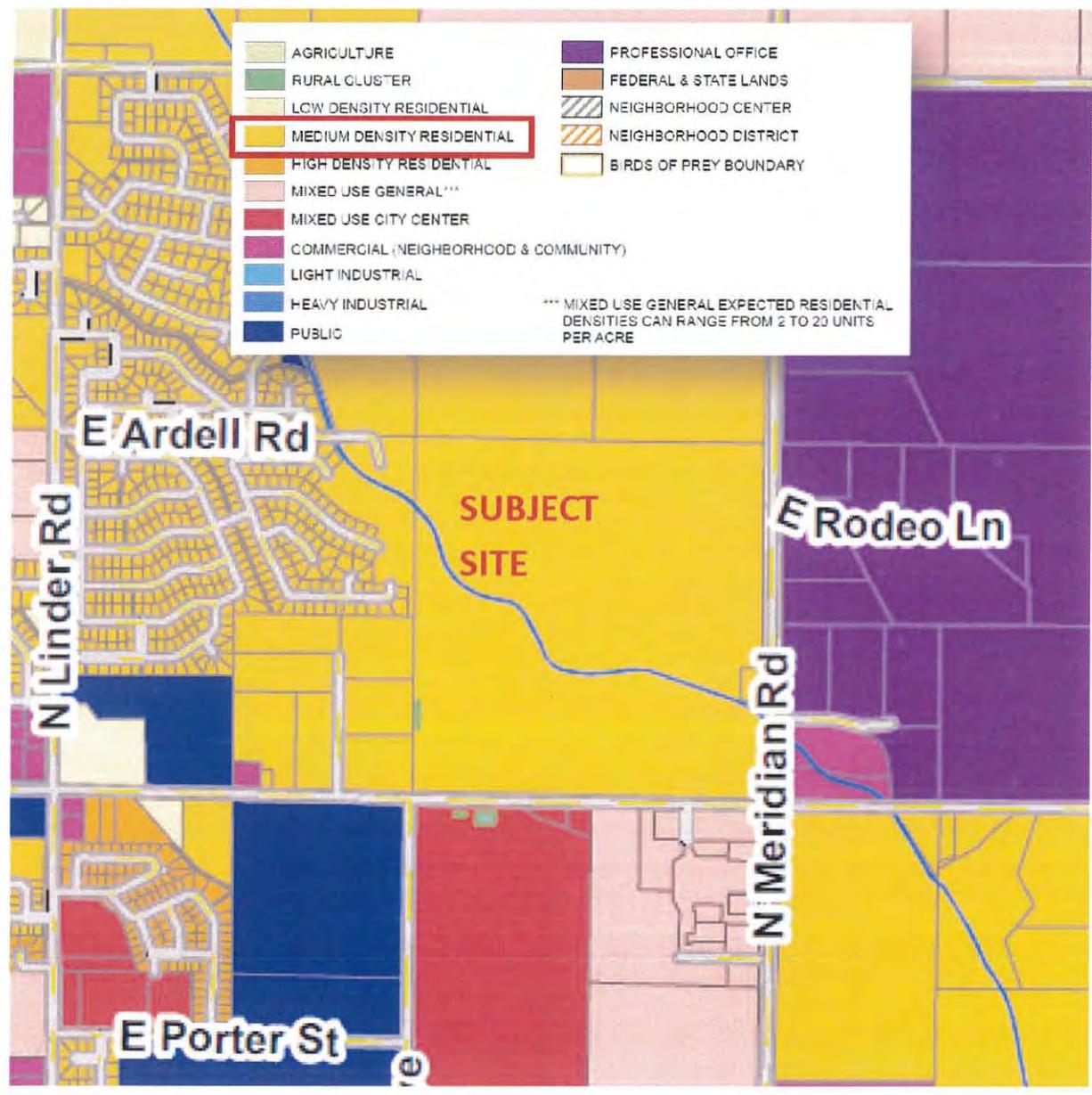
C. History: The approximately 111.18-acre subject site was split from the original parcel of approximately 152.17 acres in Ada County and is contiguous to Kuna City limits on the north and west portions of the parcel. The remaining lands (approximately 41.66 acres) from the lot split which front Highway 69/Meridian Road are not part of this annexation request. This property has historically been used for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the 111.18-acre subject parcel as Medium Density Residential. Staff views this land use request to be consistent with the approved Future Land Use Map.

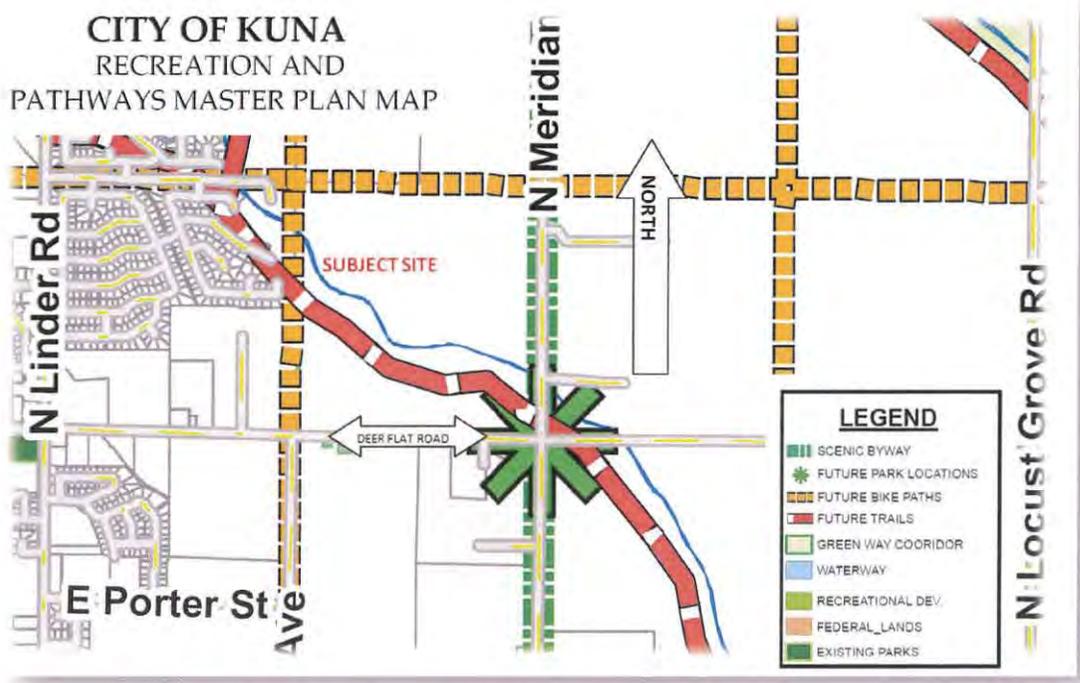
2. **Kuna Comprehensive Plan Future Land Use Map:**

The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is consistent with the Future Land Use Map designation.



3. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodates this trail designation along the Kuna Canal.



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

North	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
South	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
East	RUT	Rural Urban Transitional – Ada County
West	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

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

- Approx. 111.18 total acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # S1313449115 (Original Parcel)

6. **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

7. **Existing Structures, Vegetation and Natural Features:** Currently there no structures on the subject site. This site slopes just slightly from the southwest to the north, but is otherwise generally flat. The Kuna Canal Lateral flows through the center of the subject parcel. On-site vegetation consists of agricultural crops which have historically been harvested annually.
8. **Transportation / Connectivity:** The applicant proposes to construct North Kay Avenue as a half street section from East Deer Flat Road to East Ardell Road; and extend East Ardell Road as a half street section from North Kay Avenue eastward to the project's eastern boundary, and extend the pavement to Highway 69 as an access road. The applicant has proposed to permit an access along Highway 69 at the alignment of East Ardell Road with Idaho Transportation Department (ITD). ITD and Ada County Highway District (ACHD) have accepted the applicant's revised Traffic Impact Study (TIS).

ITD will require the applicant to install southbound right turn lanes on State Highway 69/Meridian Road. at both West Ardell and Deer Flat Roads. ITD recommends timing the installation of said southbound right turn lanes be coordinated with ACHD, as trips in the Highway 69 corridor increase with development.

ACHD recommends a 36-foot wide street section for the extension of Kay Avenue and Ardell Roads, with vertical curb, gutter, 12-feet of additional pavement and a 3-foot wide gravel shoulder. Applicant proposes a borrow ditch on the unimproved sides of Kay Avenue and Ardell Roads; and either 7-foot wide attached concrete sidewalks, or 8-foot wide parkway strips with detached minimum 5-foot wide concrete sidewalk abutting the project site. Internal streets are proposed as a 51-foot street width (back-of-curb to back-of-curb) with 8-foot wide parkway strips and detached 5-foot wide concrete sidewalks; except for North Windmill Avenue (primary subdivision entrance) off Deer Flat Road, which will utilize a 66-foot street width and include centerline landscape islands.

The applicant proposes seven access points to the site:

- Two (2) access streets on the west side of the project along North Kay Avenue extension (proposed *East Thorndale Street* and *East Wabash Street*);
- Two (2) access streets on the north side of the project (proposed *North Whig Avenue* and *North Woodfield Avenue*) along East Ardell Street extension;
- One (1) access on the south side of the project, from East Deer Flat Road (*proposed North Windmill Way*) to align with the future roadway constructed behind the Ridley's development.
- Two (2) stub streets on the east side of the project (proposed *East Wabash Street* and *East Fort Erie Street*), which are intended to be future points of access to the remaining lands that are not a part of these requests.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

9. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendation surface and groundwater protection practices and requirements for development of the site.
10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
- Kuna City Engineer (Gordon Law, P.E.) – Exhibit B-1
 - Central District Health Department (CDHD) – Exhibit B-2
 - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-3
 - Boise Project Board of Control – Exhibit B-4
 - Idaho Transportation Department (ITD) – Exhibit B-5

- Ada County Highway District (ACHD) – Exhibit B-6
- Idaho Department of Environmental Quality – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 111.18 acres with a current county zoning designation of Rural-Urban Transition (RUT) into Kuna City limits with an R-6 (Medium-Low Density Residential) zoning designation; and subdivide the subject property to create a 343-single family residential building lot subdivision (Winfield Springs). The applicant also proposes to develop 33 additional lots into common lots for the use by residents. The common lots will comprise 12.6% of the site, or approximately 14 acres, respectively. The common lots will be developed as open space (lawn), a playground, a community clubhouse and a swimming pool facility. Applicant also proposes a multi-use pathway/greenway that runs through the project adjacent the Kuna Canal. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots.

The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing seven (7) phases of development which will be driven by the consumer market. A design review application for the common area landscaping and buffers accompanies the applicant's annexation and preliminary subdivision plat request.

Public services will be extended by the developer to the property from the existing facilities north and south of the project. The project anticipates a new potable water supply and distribution well site to serve this development.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 16-03-S, 16-06-AN and 16-13-DR, to the Commission with the recommended conditions of approval.

F. Applicable Standards:

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

G. Procedural Background:

The Commission held a Public Hearing on April 11, 2017, to consider Cases No.'s 16-03-S, 16-06-AN and 16-13-DR, including the submitted application documents, agency comments, staff's report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located near the northwest corner (NWC) of the intersection of West Deer Flat and North Meridian Roads. Applicant proposes to annex approximately 111.18 acres into the City of Kuna as an R-6 (medium density residential) zoning designation. Applicant has submitted a preliminary plat to subdivide the parcel into 347 lots (342 buildable; 33 common).

I. Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property takings.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes, pathways and greenways to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilization of the Kuna Canal corridor for the future pathway, varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides pathways through the development as well as a trail along the Kuna Canal for recreation and alternate transportation modes.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: Applicant provided a Traffic Impact Study. ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City by extending public rights-of-way on North Kay Avenue and East Ardell Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along the Kuna Canal, open spaces, a playground, a pool facility for residents among other gathering places for the community (clubhouse), meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed 342 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds trails and open space throughout the subdivision, creating a pleasant and walkable neighborhood environment.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Planning and Zoning Commission Conclusions of Law:

Based on the evidence contained in Case No's 16-03-S, 16-06-AN and 16-13-DR, the Kuna Planning and Zoning Commission finds Case No's 16-03-S, 16-06-AN and 16-13-DR comply with Kuna City Code and the Kuna Comprehensive Plan.

5. This request appears to be consistent and in compliance with Kuna City Code (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

6. The site is physically suitable for a subdivision.

Comment: The 111.18 acre subdivision is large enough to include a mix of lot sizes, a community clubhouse and pool facility, a playground, open spaces, pathways and a trail along the Kuna Canal.

7. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is currently used as farmland and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the development.*

8. The annexation application is not likely to cause adverse public health problems.

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.*

9. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to the Kuna Canal, arterial and collector roadways (North Kay Avenue, East Deer Flat and East Ardell Roads) and the highway system (Highway 69/Meridian Road). The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are public, commercial and agriculture as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

10. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for the residential project. A traffic impact study (TIS) prepared by Thompson Engineers was submitted with the application and accepted by ACHD and ITD. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development. With the addition of a southbound right-hand turn lane off Highway 69/Meridian Road onto Deer Flat Road and West Ardell Road, as recommended by Idaho Transportation Department (ITD), the roadways in proximity to the project are adequate for the traffic that will be generated by the development.*

K. Findings of Fact:

1. This request appears to be consistent and in compliance with 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; 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, public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 16-03-S, 16-06-AN and 16-13-DR, 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, conditional 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.

L. Decision by the Commission:

Note: 16-03-S (Subdivision) and 16-06-AN (Annexation): *The proposed motion is to recommend approval for these requests to City Council. If the Commission wishes to recommend approval or denial of specific parts of the requests as detailed in this report, those changes must be specified.*

Note: 16-13-DR (Design Review): *The proposed motion is to approve the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No's 16-03-S and 16-06-AN; annexation and preliminary plat and hereby approves 16-13-DR; Design Review 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 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.

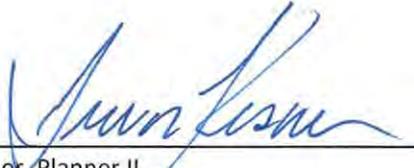
A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

 - 2.1- Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
6. Fencing within and around the site shall comply with KCC standards.

7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City (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.
10. Should the City Engineer conclude there is a need for a potable water supply well in the area (based upon the forthcoming results of a comprehensive water master plan study), the developer will be required to provide land for the well site, three (3) phase power to the well site and a drain line for blow-off water.
11. The City Engineer concludes there is a need for a Pressure Irrigation pump station and a 600,000-gallon reservoir along the Kuna Canal. The City will construct the pump station and reservoir, if the developer extends a 12-inch Pressure Irrigation main from an existing 12-inch Pressure Irrigation main, located .05 miles south of the southwest boundary of the property in the Kay Street/Boise Avenue right-of-way; and the developer provide sufficient land for the pump station, three (3) phase power to the pump station site, and a drain line for water over-flow. The developer may be eligible for reimbursement for oversized facilities consistent with City policy.
12. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
13. The applicant's proposed preliminary plat (dated 02/02/17) and landscape plan (dated 09/16/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Compliance with all local, state and federal laws is required.

DATED: this 25th day of April 2017.

ATTEST:



Trevor Kesner, Planner II
 Kuna Planning and Zoning Department



Lee Young, Chairman
 Kuna Planning and Zoning Commission



**CITY OF KUNA
PLANNING & ZONING
DEPARTMENT**

Dear Property Owner:

PO Box 13 • 751 W. 4th St • Kuna,
Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-
5989

In all future correspondence concerning this case, please refer to the case name: **16-03-S, 16-06-AN and 16-13-DR (Winfield Springs Subdivision)**

NOTICE IS HEREBY GIVEN that the Kuna City Council is scheduled to hold a public hearing on **May 2nd, 2017** beginning at **6:00 pm** or as soon after as it may be heard for the following case:

Mailed: April 14, 2017

A request from J-U-B Engineers representing property owner **Coleman Homes, LLC**, to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation; and subdivide the property into 342 single family residential lots and 33 common lots, for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request.

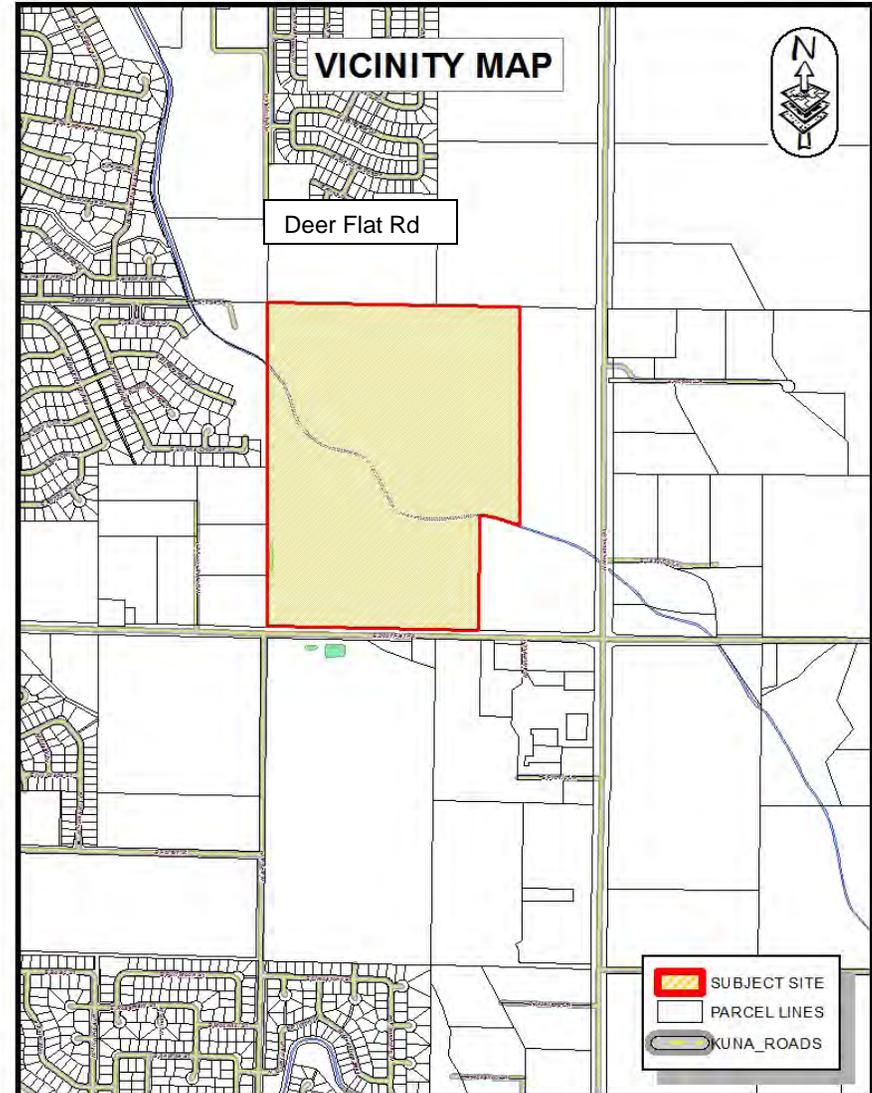
The site is located approximately 950' northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

Assessor's Parcel Number S1313428000 (Refer to vicinity map shown).

The hearing will be held at 6:00 pm in Council Chambers at Kuna City Hall located at **751 W. 4th Street**, Kuna, Idaho.

All documents concerning public hearing items may be viewed at Kuna City Hall. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the City Council for the hearing. Please note that all testimony made to the Council during the public hearing will be restricted to three (3) minutes per person. Written comments may be submitted to the Planning & Zoning Department at least seven (7) days prior to the hearing. These comments will be forwarded to the City Council to be entered into the public record.



Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

Kuna Classified ads KMN 208-467-9253

Announcements

CITY OF KUNA P.O. Box 13 Kuna, ID 83634 Phone: 922-5274 Fax: 922-5989 Case # 16-03-S (Subdivision), 16-06-AN (Annexation) & 16-13-DR (Design Review)

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, May 2nd, 2017, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request from J-U-B Engineers representing Coleman Homes to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho. Assessor's Parcel Number S1313428000

The public is invited to present written and/or oral comments to the Council. No person shall speak at the hearing until recognized by the Council. A three (3) minute time limit may be placed on all verbal testimony. Any written testimony must be received by 4:00 PM April 27th, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall; 751 W. 4th Street, Kuna, ID. If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274. Kuna Planning & Zoning Department

Lost & Found



Black, swivel top, 1 shelf, 16Wx27Lx17H, \$10.00 (208)546-0349

Miscellaneous MISC.

AVON For those of you who enjoy Avon products and don't already have a representative, please stop inside Avalanche Glass and see Diane, Avon Representative.

CANNING JARS Ball & Kerr, 1 1/2 dozen, wide mouth. (208)459-1325

KILL BED BUGS & THEIR EGGS! Buy Harris Bed Bug Killers/KIT Complete Treatment System. Hardware Stores, The Home Depot, homedepot.com

SEWING BY SUZY Call Suzy for all your sewing and alteration needs. 703-3878.

TREADMILL Weslo Cadence 340 CS \$100.00 (208)459-0306

WHITE ORNAMENTAL Screen Door, 36 x 6ft, 8in. \$20.00 (208)880-0425

Musical Instruments

Kimball Baby Grand Piano Tiger striped blonde oak, excellent condition. \$10,000 negotiable. (208)571-4697

METAL GUITAR STAND \$10.00 (208)615-0859

Sports Equipment

Charbroil BBQ Grill Excellent shape. \$100.00, Tank extra. (208)846-9686

GOLF CART



2004 E-Z GO 36 Volt with cover, excellent condition. \$1650.00 (208)722-7412 (208)631-5910

TRADE: My Electrical Experience for almost anything of VALUE. (208)880-7967

Lawn & Garden

RASPBERRY ROOTS

Public Hearing 16-03-S & 16-03-AN rate/wage information for the employer can be obtained from your local State Work Force Agency. Anticipate a 39hr work week and will guarantee 75% of hours. Free housing available for workers who cannot reasonably return to their residence each day. Tools, supplies, and equipment will be provided. Transportation and Subsistence expenses to the worksite will be provided upon 50% completion of the contract. Workers can apply at the nearest SWA office or Worksource Wenatchee office. For questions contact Margarito Cabrera (509) 665-3722. For an over the phone interview call (360) 701-7661, please reference job order number 181503414.

Walla and employer member (s) are offering 6 temporary outdoor agricultural positions in Cashmere Washington. Name and location(s) can be obtained from your nearest State Work Force Agency. Anticipated period of employment is 5/15/2017 through 09/15/2017. Qualified workers must have 3 months of experience with tree fruit and expect to perform tree-fruit based agricultural work with apples, pears and cherries. A guaranteed wage of 13.38/hour. Piece rates for apple from \$25.00 per bin, pears \$24.00-\$25.00 per bin, cherries \$0.22-\$0.30 per pound. Specific piece rate/wage information for the employer can be obtained from your local State Work Force Agency. Anticipate a 40hr work week and will guarantee 75% of hours. Free housing available for workers who cannot reasonably return to their residence each day. Tools, supplies, and equipment will be provided. Transportation and Subsistence expenses to the worksite will be provided upon 50% completion of the contract. Workers can apply at the nearest SWA office or Worksource Wenatchee office, for questions call (509) 665-3722. For an over the phone interview call (360) 701-7661, please reference job order number 181532346.

Walla and employer member (s) are offering 8 temporary full-time outdoor agricultural positions in Chelan County located in the state of Washington. Name and location(s) can be obtained from your nearest State Work Force Agency. Anticipated period of employment is 5/15/2017 through 9/30/2017. Qualified workers must have 3 months of experience with tree fruit and expect to perform tree-fruit based agricultural work with apples and pears. A guaranteed wage of 13.38/hour. Piece rates for apple \$24.00 per bin, pears \$24.00-\$25.00 per bin.

Public Hearing 16-03-S & 16-03-AN rate/wage information for the employer can be obtained from your local State Work Force Agency. Anticipate a 40hr work week and will guarantee 75% of hours. Free housing available for workers who cannot reasonably return to their residence each day. Tools, supplies, and equipment will be provided. Transportation and Subsistence expenses to the worksite will be provided upon 50% completion of the contract. Workers can apply at the nearest SWA office or Worksource Central Basin office, for questions call (509) 766-4105. For an over the phone interview call (360) 701-7661, please reference job order number 182178324.

Farm Supplies & Equipment

Balewagons: NH pull-type & self propelled models/parts/tires. Buy/Sell/Trade/Finance (208)880-2889 anytime Jim www.balewagon.com

Feed & Seed

Straw, \$3.50/bale, Straw, top and bottom, \$2/bale. Old Hay, for compost, \$1/bale, Delivery available. Discounts on full loads (208)454-5146 (208)570-2603

Livestock

BABY GOAT 8 weeks old. \$30.00 Leave message. (208)250-7699

One 11 Week Old Nanny Goat Kid \$25.00 Leave a message (208)250-7699

Auctions

HORSE SADDLE AUCTION Tuesday, April 18th, 7 PM Western Idaho Fairgrounds 5610 North Glenwood St. Western Town Building Three full-size bronzes by Frederick Remington, plus a full store of new tack and Saddles. Over 70 Saddles (Roping saddles, Ranch saddles, Wade saddles, Stockyard Saddles, Cowboy Saddles, Australian Saddles, Barrel racing, Silver Show, Pleasure and pony saddles)

NOTICES

Code 45-1506 Today's March 2, 2017 File No.: 17813 Sale date and local time: July 17, at 9:00 AM Sale location: Courtyard by Marriott Downtown, 222 S. Vay Avenue, Boise, ID Auction.com Room address: 9897 West Drive Boise, ID 83704 Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 586-1900 Deed of Trust information Original grantor: J Feltman; unmarried original trustee: Alliance Escrow Original beneficiary: Mortgage Electronic Registration Systems, Inc., as nominee for Hyperipital Group, LLC, a Liability Company, successors and assigns Recording date: December 4, 2009 Deed's instrument number: 09135647 County: ADA owing on the obligation: March 2, 2017: 31.18 Because of interest charges, and other as that may vary from day, the amount due day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. Further information write to the Successor Trustee at address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 5 in Block 6 of Camelot Subdivision No. 1, according to the Official Plat thereof, filed in Book 6 of Plats at Page(s) 11867 through 11869, official Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described above. The sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Grantor: James J. (TS# 117813) 1002.290713-File No.

as of March 21, 2017: \$96,729.28 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 1 Block 1 of Caribou Place Subdivision No. 1, according to the Plat thereof, filed in Book 60 of Plats at Pages 5892 and 5893, Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Avina, Raul and Quintero, Armando (TS# 7023.117969) 1002.291040-File No.

April 19, 26, 2017
May 3, 10, 2017
1603687

LEGAL NOTICE NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: March 22, 2017 File No.: 7023.118048 Sale date and time (local time): July 28, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 312 West Broadway Avenue Meridian, ID 83642 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: April Santamaria, a single woman Original trustee: Alliance Title and Escrow Original beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Silver State Financial Services, Inc d/b/a Silver State Mortgage, successors and assigns Recording date: 08/17/2006 Recorder's instrument number: 106133752 County: ADA Sum owing on the obligation: as of March 22, 2017: \$101,694.13 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: The West 50 feet of Lot 4 in Block 7 of West View Addition to Meridian, according to the official Plat thereof, filed in Book 2 of Plats at

April 19, 26, 2017
May 3, 10, 2017
1603687

LEGAL NOTICE NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: March 21, 2017 File No.: 7367.23134 Sale date and time (local time): July 31, 2017 at 9:00 AM Sale location: Courtyard by Marriott Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room address: 803 North Hampton Road Boise, ID 83704 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Raul Avina and Armando Quintero, unmarried original trustee: Pioneer a Company of Ada County original beneficiary: Wells Fargo Bank, N.A. Recording date: December 15, 2004 Recorder's instrument number: 104158553 County: ADA owing on the obligation:

April 19, 26, 2017
May 3, 10, 2017
1603687

LEGAL NOTICE NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: March 2, 2017 File No.: 8277.20040 Sale date and time (local time): August 1,

page(s) 68, official Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Santamaria, April (Deceased) (TS# 7023.118048) 1002.290967-File No.

April 12, 19, 26, 2017
May 3, 2017
1600834

LEGAL NOTICE NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: March 24, 2017 File No.: 7367.23134 Sale date and time (local time): July 31, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 4231 Saint Andrews Drive Boise, ID 83705 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Brandon Cruz, a married man as his sole and separate property Original trustee: Nextitle Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Excel Mortgage Servicing, Inc., a corporation Recording date: August 31, 2012 Recorder's instrument number: 112089475 County: Ada Sum owing on the obligation: as of March 24, 2017: \$196,727.25 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 32 in Block 1 of South Hillcrest Subdivision, according to the Official Plat thereof, filed in Book 18 of Plats at Pages 1181 and 1182, and amended by Affidavit recorded November 21, 1962 as Instrument No. 542701, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Cruz, Brandon and Erica (TS# 7367.23134) 1002.288670-File No.

April 12, 19, 26, 2017
May 3, 2017
1600825

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

Case # 16-03-S (Subdivision)
16-06-AN (Annexation)
& 16-13-DR (Design Review)

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, May 2nd, 2017, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 04th Street, Kuna, ID; in connection with a request from J-U-B Engineers representing Coleman Homes to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho. Assessor's Parcel Number S1313428000

April 19, 26, 2017
May 3, 2017
1607128

present written and/or oral comments to the Council. No person shall speak at the hearing until recognized by the Council. A three (3) minute time limit may be placed on all verbal testimony. Any written testimony must be received by 4:00 PM April 27th, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall; 751 W. 04th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

April 19, 2017 1606435

LEGAL NOTICE

REQUEST FOR BIDS

Kuna Joint School District No. 3 Refurbished Desktop Computer RFP 2017

Kuna Jt. School District is seeking proposals for Refurbished Desktop Computers. Proposals will be accepted at the Kuna School District Office, 711 E Porter St., Kuna, Idaho 83634 until May 2, 2017 at 2 PM MST. Request For Proposal documents are posted at <http://www.kunaschools.org/departments/technology>.

If you wish to be considered as a potential supplier by Kuna Jt. School District, you must fully complete the Request for Proposal as required. The district reserves the right to reject any and all proposals and to waive any irregularity therein.

Kuna Joint School District No. 3 Chromebook RFP 2017

Kuna Jt. School District is seeking proposals for Chromebooks. Proposals will be accepted at the Kuna School District Office, 711 E Porter St., Kuna, Idaho 83634 until May 2, 2017 at 2 PM MST. Request For Proposal documents are posted at <http://www.kunaschools.org/departments/technology>.

If you wish to be considered as a potential supplier by Kuna Jt. School District, you must fully complete the Request for Proposal as required. The district reserves the right to reject any and all proposals and to waive any irregularity therein.

Kuna Joint School District No. 3 Cisco Network Equipment RFP 2017

Kuna Jt. School District is seeking proposals for Cisco Network Equipment. Proposals will be accepted at the Kuna School District Office, 711 E Porter St., Kuna, Idaho 83634 until May 2, 2017 at 2 PM MST. Request For Proposal documents are posted at <http://www.kunaschools.org/departments/technology>.

If you wish to be considered as a potential supplier by Kuna Jt. School District, you must fully complete the Request for Proposal as required. The district reserves the right to reject any and all proposals and to waive any irregularity therein.

April 19, 26, 2017 1607128

City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on May 2, 2017 at the Kuna City Hall, starting at 6:00 p.m.

Purpose: Applications for Annexation, Subdivision (Preliminary Plat), and Design Review of Winfield Springs Subdivision. A 111.2 acre parcel, designated as R-6 (residential) to be subdivided creating 348 single-family lots with 35 common lots.

Location: 1925 N. Meridian Road Kuna, ID

Application by: J-U-B Engineers

City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on May 2, 2017 at the Kuna City Hall, starting at 6:00 p.m.

Purpose: Applications for Annexation, Subdivision (Preliminary Plat), and Design Review of Winfield Springs Subdivision. A 111.2 acre parcel, designated as R-6 (residential) to be subdivided creating 348 single-family lots with 35 common lots.

Location: 1925 N. Meridian Road Kuna, ID

Application by: J-U-B Engineers



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634

Phone (208) 922-5274

Fax: (208) 922-5989

www.kunacity.id.gov

SIGN-UP SHEET

04-11-2017 – KUNA PLANNING & ZONING COMMISSION

Case Name: **16-03-S, 16-06-AN and 16-13-DR – Winfield Springs Sub**

Case Type: Subdivision, Annexation and Design Review

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Kuna City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
----------	---------	---------------

Testify Not Testify

Kristi Watkins - SUB Eng.
 Print Name
250 Beechwood
 Print Address
Boise ID 83709
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

Richard Hersey
 Print Name
2702 Meridian Rd
 Print Address
Kuna ID 83634
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

DAN THOMPSON
 Print Name
121 E 50th
 Print Address
GRANDVIEW
 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

**RESOLUTION NO. R35-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING THE 2015 CITY OF KUNA, IDAHO FUTURE LAND USE MAP; AFFIRMING THAT THE PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the *City of Kuna, Idaho Comprehensive Plan* was prepared in accordance with the Idaho Local Planning Act, Idaho Code §67-6508; and

WHEREAS, the City of Kuna, Idaho adopted the *City of Kuna, Future Land Use Map* on December 15, 2015, as provided for in City of Kuna, Idaho Resolution No. 04-2016; and

WHEREAS, Idaho Code §67-6509 allows the amendments to such plans; and

WHEREAS, the *City of Kuna, Idaho Future Land Use Map* has been amended from time to time by resolution of the City Council of Kuna, Idaho; and

WHEREAS, pursuant to Idaho Code §67-6509(a), on March 14, 2017, the Planning and Zoning Commission for the City of Kuna, Idaho conducted a public hearing after providing legal notice, transmitting notice to other jurisdictions, agencies and entities, to consider the recommendation for adoption of the amendment to the *City of Kuna, Idaho Future Land Use Map*, to the City Council for the City of Kuna, Idaho; and

WHEREAS, pursuant to Idaho Code § 67-6509(a), on March 14, 2017, the Planning and Zoning Commission recommended adoption of the designation from Medium Density Residential to Commercial on the *City of Kuna, Idaho Future Land Use Map* of approximately 6.0 acres located on the northwest corner of Deer Flat and Ten Mile Roads (Parcel #S1315449280), Kuna, Idaho, to the City Council for the City of Kuna, Idaho; and,

WHEREAS, pursuant to Idaho Code §67-6509(b), on April 18, 2017, the City Council for the City of Kuna, Idaho conducted a public hearing, after providing legal notice, transmitting notice to other jurisdictions, agencies and entities to consider adoption of the amendment to the *City of Kuna, Idaho Future Land Use Map*; and,

WHEREAS, upon conclusion of the public hearing, the City Council for the City of Kuna, Idaho approved adoption of the designation from Medium Density Residential to Commercial on the *City of Kuna, Idaho Future Land Use Map* of approximately 6.0 acres located on the northwest corner of Deer Flat and Ten Mile Roads (Parcel #S1315449280), Kuna, Idaho, as a map amendment to the *City of Kuna, Idaho Future Land Use Map*, a copy of said map is attached hereto as **EXHIBIT A**.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 1. The *City of Kuna, Idaho Future Land Use Map* is hereby amended to incorporate the *Findings of Facts and Conclusions of Law*, as approved by the City Council of Kuna, Idaho on May 2, 2017.

Section 2. This Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of May 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of May 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engel, City Clerk



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

Telephone (208) 922-5546

Email: CEngels@kunaID.gov

MEMORANDUM

TO: Mayor Stear and Council
FROM: Chris Engels, City Clerk – Bob Bachman, Facilities Director
RE: Downtown Revitalization Fund Raising
DATE: April 28, 2017

Mayor and Council,

As downtown continues to move forward, we would ask for consideration to open a Go Fund Me account to work on fundraising.

This funding will go towards an improved streetscape along Avenue E and Main Street. The public has expressed an interest in including art and other features not covered with grant funds.

The goal of the fund raising is to include a reflection of community history and values to further enhance the revitalization of Downtown Kuna.

Attached is the draft donation sheet, recognition levels and a resolution.

Thank you,
Chris Engels Bob Bachman
City Clerk Facilities Director

We Need Your Help to Raise Funds for the Revitalization of Downtown Kuna!

The City of Kuna has secured approximately \$1.3 million in state and federal grants, local agency funding, as well as private funding for the Kuna Downtown Revitalization project. This funding will go towards an improved streetscape along Avenue E and Main Street with wider sidewalks, landscaping, decorative street lights, etc. The public has expressed an interest in including art and other features not covered with grant funds. The goal is to reflect community history and values to further enhance the revitalization of Downtown Kuna.

The Goal: \$60,000

Banners, Flower Pots & Flowers

\$18,000

(banners \$150/ea, flower pots \$1,600/ea, flowers \$100/ea)



Banners for the decorative street light poles, flower pots & flowers.

Birds of Prey Sidewalk Art

\$16,000

(\$4,000/ea)



Steel Birds of Prey within the widened sidewalk along Main Street between Ave D & Ave C.

Kuna Caves Receptacle Art

\$14,000

(\$2,000/ea)



Decorative Kuna Caves art-themed trash receptacles.

Mini Water Tower Exhibit

\$12,000

(tower \$9,000; benches \$500/ea; signage \$2,000)



Mini water tower art exhibit, seating, interpretive signage, etc.

How You Can Help

- **City Hall:** Drop off your donation at the City Clerk’s office at City Hall.
- **Online:** Go to www.xyz.com to donate.
- **Volunteer/Materials:** Contact xyz at 208-xxx-xxxx for details.

Donation Recognition

- **\$1-1,499:** Recognition at ribbon cutting, social media and city of Kuna website.
- **\$1,500:** Your business or name will be included in a “Contributor” exhibit.
- **\$3,000:** Additional naming rights (i.e. engraving within an art piece, etc.).

Contact

Donations

Chris Engels, City Clerk
751 W. 4th Street
Kuna, ID 83634
208-327-7727
cengels@kunaid.gov

Website

www.xyz.com

Follow Us

www.xyz.com

**RESOLUTION NO. R36-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE CITY CLERK TO ESTABLISH AN ACCOUNT AT GOFUNDME TO RAISE FUNDS IN THE AMOUNT OF AT LEAST \$60,000.00 TO FUND DOWNTOWN KUNA REVITALIZATION PROJECTS AND TO ESTABLISH MONUMENT RECOGNITION FOR SPONSORS WHO DONATE AT LEAST \$1,500.00.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the city clerk is hereby authorized to establish an account at GoFundMe to raise funds in the amount of \$60,000.00 to fund downtown Kuna revitalization projects and establish monument recognition for sponsors who donate at least \$1,500.00.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of May 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of May 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

7C
Planning & Zoning Commissioner Volunteer
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov
1 of 2

MEMO

DATE: May 2, 2017
TO: Kuna City Council
FROM: Wendy I. Howell, PCED
RE: Planning and Zoning Commissioner

Attached is a letter of interest for John B. Laraway, whom is interested in volunteering as a Planning and Zoning Commissioner. He will be replacing Ron Herther who resigned on March 29, 2017. Mr. Herther's term was to expire on November 1, 2018. If the City Council choses to appoint Mr. Laraway to the Planning and Zoning Commission, he will complete Mr. Herther's term.

April 25, 2017

Mrs. Wendy I Howell, Planning and Zoning Director
City of Kuna
751 W 4th st.
Kuna, Id 83634

Please accept my letter of interest for the open position on the Planning and Zoning Commission.

I have served the public for more than forty years. I retired from the United States Coast Guard after 21 years of service. I followed that with another twenty years at the Ada County Sheriff's Office. While with the Ada County Sheriff's Office I had the honor of serving as Chief of Police in Kuna from 2005 to 2007. I retired from the Ada County sheriff's Office as the Chief of Police of Star Idaho in August of 2016.

I believe my experience in law enforcement will provide a unique perspective to the Planning and Zoning Commission. I understand the needs of a growing community to balance its identity with responsible and managed growth. I also understand the zoning regulations and the importance of land use and the impacts on infrastructure like our local school district, first responders and city government. As a citizen of Kuna, I welcome the opportunity to represent my neighbors and continue my service to my community

Thank you for your consideration. Please contact me at jblaraway@gmail.com or my cell phone at (208) 870-8419 if you have any questions.

Sincerely,

John B. Laraway

John B. Laraway



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

BOBBY WITHROW
PARKS DIRECTOR

Telephone (208) 573-7668; Fax (208) 287-1731
Email: BWithrow@cityofkuna.com

MEMORANDUM

To: Mayor and City Council

From: Bobby Withrow

Subject: Title Search

Mayor and Council;

Staff and I have been in communication with Union Pacific Rail Road the past couple months figuring out the likelihood of the City purchasing the land we currently lease. After many conversations, emails, and meetings we are getting closer. At this point we will need to do a Title Search on the property to make sure there isn't any underlying property owner(s). I have spoken to a title company, who has worked with other cities in the valley on this same issue, and they quoted me a price of approximately \$1,400.00. I am not asking for funds, but will take out of the Operating and Maintenance budget.

I would like City Councils blessing moving forward in the process of acquisitioning this property.

Thank You,

Bobby Withrow
Parks Director