

OFFICIALS

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



CITY OF KUNA

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

City Council Meeting AGENDA

Wednesday, November 8, 2017

Note: The regular City Council Meeting is moved to Wednesday to accommodate the elections held on the first Tuesday of this November, the regular meeting date for Council.

6:00 P.M. REGULAR CITY COUNCIL

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** Justin Sturgeon, New Beginnings Christian Church
- 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:

- I. Regular City Council Minutes, October 17, 2017**

B. Accounts Payable Dated November 1, 2017 in the Amount of \$409,579.93

C. Resolutions

- I. Consideration to approve Resolution No. R87-2017**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO
AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH
THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL
SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE FISCAL
YEAR OCTOBER 1, 2017 TO SEPTEMBER 30, 2018.**

2. Consideration to approve Resolution No. R88-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT FOR ANNUAL ASSESSMENT WITH VALLEY REGIONAL TRANSIT AND THE CITY OF KUNA; AUTHORIZING THE CITY OF KUNA TO PAY THE ANNUAL ASSESSMENT IN THE AMOUNT OF SEVEN THOUSAND EIGHT HUNDRED AND FORTY-FOUR DOLLARS (\$7,844.00); AND AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST THE AGREEMENT.

3. Consideration to approve Resolution No. R89-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

4. Consideration to approve Resolution No. R90-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE II-A & PHASE II-B, AS DESCRIBED IN EXHIBIT A – CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE II-A & PHASE II-B SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-04-AN (Annexation) for John Browning.
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-04-CPM (Comprehensive Plan Map Amendment) and 16-13-AN (Annexation) for Indian Creek Sports by Troy and Vicki Todd.

5. Community Reports or Requests: None

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

- A.** Public Hearing and consideration to approve Resolution R86-2017 – Richard Roats, City Attorney

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, REPEALING RESOLUTION R52-2011, ESTABLISHING A PROCEDURE FOR MAKING PUBLIC RECORDS REQUESTS, AND ESTABLISHING THE FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS WITH THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

- B.** *Public Hearing that was tabled from October 17, 2017 and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I*

A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

- C.** Public Hearing and consideration to approve 17-03-AN (Annexation) and 17-07-S (Subdivision) for Rising Sun Estates Subdivision – Troy Behunin, Planner III

Request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots with a proposed greenbelt dedication to the City. A Design Review application for landscaping was previously approved by the Commission. The site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads, site address is next to 2067 E Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

7. Business Items:

- A.** Disabled American Veterans Forget-Me-Not Days Proclamation – Mayor Stear

- B.** Consideration to approve 17-01-LS (Lot Split) for Sid Anderson – Jace Hellman, Planner I

A request from Sid Anderson to split approximately seven acres out of a 115-acre parent parcel. The site is located on the east side of Cloverdale road, south of the railroad tracks and north of Barker Road.

- C.** Request for funds to do an appraisal of the 20 acres at Meadow View – Bob Bachman, Public Works Director

- D.** Request for contingency funds to complete the purchase of the splash pad components – Bobby Withrow, Parks Director

8. Ordinances:

A. Consideration to approve Ordinance No. 2017-23

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1407347180 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

B. Consideration to approve Ordinance No. 2017-24

AN ORDINANCE REZONING PARCEL R9442000081; THE EAST ONE-HALF OF LOT 4 OF WILSON SUBDIVISION, ADDRESSED AS 315 EAST AVALON STREET, KUNA, IDAHO, FROM R-6 TO C-2; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

9. Mayor/Council Announcements:

10. Executive Session:

A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing a Personnel Matter

11. Consideration to increase starting salary for Economic Development Specialist based on qualifications – Mayor Stear

12. Adjournment:

**OFFICIALS**

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

CITY OF KUNA

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

**City Council Meeting
 MINUTES
 Tuesday, October 17, 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:

Chris Engels, City Clerk
 Bob Bachman, Public Works Director
 Bobby Withrow, Parks Director
 John Marsh, City Treasurer
 Wendy Howell, Planning & Zoning Director
 Richard Roats, City Attorney
 Troy Behunin, Planner III
 Jace Hellman, Planner I

- 2. Invocation:** None
- 3. Pledge of Allegiance:** Mayor Stear
- 4. Consent Agenda:**
 (Timestamp 00:00:59)

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:**I. Regular City Council Minutes, October 3, 2017**

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.

B. Accounts Payable Dated October 12, 2017 in the Amount of \$903,845.96

C. Resolutions

I. Consideration to approve Resolution No. R82-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH BLACK CREEK LIMITED PARTNERSHIP TO PERMIT THE DELAYED INSTALLATION OF STREET LIGHTS, LANDSCAPING AND FENCING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$120,293.03; AND APPROVING THE RELEASE OF SAID CASH BOND UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

2. Consideration to approve Resolution No. R83-2017

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R71-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Consideration to approve Resolution No. R84-2017

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R74-2016 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

Council President Cardoza asked about an item in accounts payable for Downtown Revitalization and if it was part of the original contingency amount approved by Council.

Public Works Director Bob Bachman explained it was part of relocating utilities underground in front of Super C which was already approved by Council as a pre-phase.

Council Member Buban-Vonder Haar moved to approve the consent agenda. 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.

5. Community Reports or Requests:

A. Allumbaugh House Presentation - Diana Lachiondo, Director of Community Partnerships

(Timestamp 00:03:13)

Diana Lachiondo presented a brief history, the data for 2016, and the program details for the Allumbaugh House. She stood for questions.

Council Member Buban-Vonder Haar asked about the ages they served.

Ms. Lachiondo responded 18 years old and up.

Mayor Stear thanked Ms. Lachiondo for the work being done.

B. KPAL Appreciation Presentation – Captain Kody Aldrich, Ada County Sheriff’s Office

(Timestamp 00:12:00)

Captain Kody Aldrich thanked the City for the support of the program. One of the youth presented Mayor Stear with the KPAL youth softball/baseball 2017 season trophy they won to display at city hall on loan.

Captain Aldrich and Britnie Shofner, KPAL Soccer Director, presented Council Member Buban-Vonder Haar an acknowledgement of appreciation for all of her support.

Council Member Buban-Vonder Haar thanked them and added that she appreciated all that KPAL did for the community.

Mayor Stear shared that Parks Director Bobby Withrow was working diligently on getting some new fields so this could expand. He also acknowledged the huge amount of support Kuna Police Chief Jon McDaniel provided for KPAL and the entire community.

Mayor Stear acknowledged troop 808 and their attendance at the meeting. Mayor Stear also invited them to attend the every other month question and answer with him.

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

A. *Staff requests this item be tabled to the public hearing scheduled for November 8, 2017.*

Public Hearing and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I

(Timestamp 00:18:33)

A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

Council Member Buban-Vonder Haar moved to table the Public Hearing and consideration to approve 17-07-ZC (Rezone) until the November 8, 2017 Council Meeting. Seconded by Council Member Jones. Motion carried 4-0.

B. Public Hearing and consideration to approve 17-04-AN (Annexation) – Jace Hellman, Planner I

(Timestamp 00:19:24)

A request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-6 (medium density) residential zoning designation.

Planner I Jace Hellman reviewed the application and stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Cardoza asked if the change from an R-8 to an R-6 needed to be advertised.

Planning & Zoning Director Wendy Howell responded no because R-6 was less dense with less impact than R-8.

Council Member Buban-Vonder Haar moved to approve 17-04-AN (Annexation). Seconded by Council Member Jones. Motion carried 4-0.

- C. *Public Hearing that was tabled from September 19, 2017 and October 3, 2017 and consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III (Timestamp 00:24:57)*

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

Planner III Troy Behunin indicated the applicant would present first.

David Bailey from Bailey Engineering presented the application and stood for questions.

Council Member Jones asked if this project was north of the proposed new high school.

Mr. Bailey replied it was directly across Mason Creek.

Council Member Jones was wondering about bike routes for kids to get to the school from the subdivision.

Mr. Bailey was not sure anyone had talked to the school district and did not know their plans for improving Linder because the new high school was a new idea. He did know there were not any connections across Mason Creek.

Planner III Troy Behunin provided Council with staff information on the application and supported the conditions of Ada County Highway District. Mr. Behunin stood for questions.

Council President Cardoza asked a question. (*Unintelligible – mic not on*)

Mr. Behunin replied there was a small portion below the applicant's property that was not for sale that was the owner at the time of the original 2007 approval. There was an additional property below the Durant property that was also part of it so the

project actually stretched from Lake Hazel to Columbia. Those 2 parcels had since sold to private ownership and that would be the minus.

Mayor Stear opened the public hearing.

Support: None

Against:

Wendy Hamlin, 7640 S. Linder Road, Meridian, Idaho 83642, testified that she hadn't received a notice in 2007 or any posting or notices for the original approval. The surrounding properties were rural and traffic would be too much with the subdivision and the new high school. She was concerned about safety with that kind of traffic. She would prefer 2 houses per acre. She was also concerned about the impact on home values.

Neutral: None

Tim Eck, the applicant, provided a rebuttal and stood for questions.

Council Member Jones asked why they removed the access from Lake Hazel.

Mr. Eck replied the future plan or anticipated design of Lake Hazel had limited access to half mile intervals. They would have an access at Kay which was the half mile. They anticipated Lake Hazel to someday be a five lane, high speed corridor.

Council President Cardoza said something. (*Unintelligible – mic not on*)

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Jones moved to approve 17-05-S (Preliminary Plat). Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

- D.** Public Hearing and consideration to approve 17-02-AN (Annexation) and 17-06-S (Preliminary) for Cazador Subdivision – Troy Behunin Planner III
(*Timestamp 00:52:27*)

A request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

Kevin McCarthy, KM Engineering, presented the application and stood for questions.

Council Member Jones asked about the width of Ardell.

Mr. McCarthy responded it would be one half plus one lane.

Planner III Troy Behunin provided Council with staff information on the application and stood for questions.

Council Member Jones asked when Ardell would be completed.

Mr. Behunin replied that was completely development driven.

Council Member Jones brought up concerns expressed during other subdivisions regarding the hill and visibility. He asked how that was going to be addressed.

Mr. Behunin said the access point on Ten Mile would be a significant distance south of Ardell and that hill.

David Corcoran from ACHD stated it beat their standards but he would take the concerns back to their traffic engineers. They would see if they needed to look at something different.

Council Member Jones was also concerned about people already using School Street to get to Linder and this creating more traffic for that street.

Mr. Corcoran replied they would take a look at that as well.

Council Member Buban-Vonder Haar added that taking a left off Ardell to go south on Ten Mile was the diciest thing because of people coming over the hill and not having enough time to slow down. She suggested not allowing lefts onto Ten Mile.

Mr. Corcoran would follow up on that.

Mayor Stear opened the public hearing.

Support:

Julie Ocamica, 1113 W. Oaktree Drive, Kuna, Idaho 83634, explained their property was bordered by Ardell on the south side of their property. Mr. Behunin and Mr. Eck had been very helpful in working with her and her husband. Their concern was with the amount of traffic that would be on that one little road. They had no issues with the subdivisions and felt Mr. Eck had been more than gracious. They just wanted to be sure the traffic dangers would be taken care of.

Against: None

Neutral: None

Tim Eck, the applicant gave a rebuttal and stood for questions.

Council President Cardoza asked when Ardell would become a four lane road.

Mr. Eck did not know.

Council President Cardoza asked if Ada County was anticipating five lanes coming down Ten Mile and if they were required to leave space for that.

Mr. Eck replied yes.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Jones moved to approve 17-02-AN (Annexation) and 17-06-S (Preliminary). Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

- E.* Public Hearing on progress of Downtown Revitalization for CDBG-funded activities – Lisa Bachman, JUB Engineers Planner and Project Manager, Chris Engels, City Clerk, and Bob Bachman, Public Works Director
(Timestamp 01:16:39)

Lisa Bachman, JUB Engineers, updated Council on the progress of downtown in compliance with the conditions of the CDBG Grant. She stood for questions.

Council President Cardoza was impressed with the work.

Mike Cole, Knife River Construction, reiterated Ms. Bachman's statements regarding the patience and cooperativeness of the business owners. He also appreciated how good City Staff and JUB were to work with. He reviewed where they were at in their schedule. They would definitely be done by the November 10 deadline. He stood for questions.

Mayor Stear thanked Mr. Cole for all their hard work.

Public Works Director Bob Bachman thanked Knife River Construction for being so good to work with.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council President Cardoza thanked JUB.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Consideration to reallocate available funds from City contribution from Downtown Revitalization Phase I to the Design and Engineering for Phase IIa and Phase IIb. – Chris Engels, City Clerk and Bob Bachman, Public Works Director
(Timestamp 01:27:36)

City Clerk Chris Engels reviewed the project and the money that had been allocated in July 2017. After the money had been allocated \$300,000.00 plus in grant funding was approved making that \$279,000.00 available to go back to city coffers unless Council chose to reallocate those funds.

Ms. Engels explained the new break down for Phase II of the project. If Council were to reallocate the funds not used in Phase I to Phase II they would be able to assemble the design and engineering for Phase IIa and a second packet for Phase IIb. That would then enable them to pursue a funding opportunity that would be available in the next couple months to fund ‘a’ and they were still in line to work towards funding for ‘b’. She added that if council did reallocate the funding from Phase I to Phase II, they were always pursuing funding so, if funding was received they would leverage that against what Council put forth and return anything back to city coffers they could.

Ms. Engels reiterated that with the additional federal funds received they were at \$514,417.00 for Phase I from them with an additional \$300,000.00 pending for Phase IIb. She stood for questions.

Council Member Buban-Vonder Haar asked if Phase II, when it was just Phase II, had already gone for design and engineering.

Ms. Engels replied it had not been done yet.

Mayor Stear pointed out that this project was very complicated and he was very pleased that Council’s support inspired more grant funding. He added that being shovel ready was also reason for funding to come through.

Ms. Engels commented on the enormity of the project and the involvement of all the city departments, JUB, COMPASS, ITD and ACHD. Other cities were watching to see how Kuna did with assembling all the different funding sources and agencies and bring the project to fruition. The complexity was such that not everybody was confident Kuna would be successful but they had been and they were setting a template for how other cities and agencies would work through projects going forward. Kuna had an outstanding project.

Council Member Jones clarified the money to be spent for designing and engineering Phase IIa and IIb would not be additional contingency money that had not already been approved; the funds were just being moved over from Phase I.

Ms. Engels replied that was correct.

Council Member Jones asked if Ms. Engels anticipated any design changes after the design review was done for IIa and IIb.

Ms. Engels reviewed the desire for consistency that was expressed by the design committee. The design for Phase II would reflect Phase I; there would not be any substantial changes.

Council Member Jones asked if the bulb outs would match Avenue C or Avenue D.

Public Works Director Bob Bachman explained on where the bulb outs would differ.

Council Member Buban-Vonder Haar reviewed the discussion Council had when the funds were previously allocated for Phase I. She felt it made sense to reallocate the funds.

Council President Cardoza asked a couple questions. (*Unintelligible – mic not on*)

Ms. Engels replied to his questions. She added that any federal funds not used at the end of the project would be returned to the funding source.

Council Member Buban-Vonder Haar moved to reallocate the \$279,000.00 previously approved for Phase I to be used in the design and engineering and anything else necessary for Phase II. 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.

- B.** Preliminary financial results for fiscal year ending September 30, 2017 – John Marsh, City Treasurer
(Timestamp 01:42:54)

City Treasurer John Marsh gave an update on the previous year balances on the major funds. He stood for questions.

Council Member Jones asked why beer and liquor licenses were down.

City Clerk Chris Engels replied there had not really been any businesses with liquor licenses close down so she would have to work with Mr. Marsh to get those numbers to give him an informed response.

Council Member Jones stated he was disappointed in the county fine revenue. He added that he appreciated all the effort that had gone into the budget and that numbers were relatively where they needed to be.

- C.** Request to approve Kuna off premise beer and off premise wine liquor license for Bi-Mart Corporation upon receipt of approved Idaho State liquor license and Ada County liquor license and appropriate fees – Chris Engels, City Clerk
(Timestamp 01:49:51)

Bi-Mart Corporation was scheduled to open prior to the Council Meeting on November 8, 2017 but the State and County licenses would not be available until October 18, 2017, therefor missing the opportunity to have all documents for Kuna City Council review and consideration. The request was to allow the City Clerk to issue the Kuna license upon receipt of all required documents.

Ms. Engels reviewed the liquor licensing process and the request. She added that she would be bringing a resolution for consideration to Council at a later date providing for the possibility of temporary liquor licenses for these types of situations. She stood for questions.

Council Member Buban-Vonder Haar moved to approve a Kuna off premise beer and off premise wine liquor license for Bi-Mart Corporation upon receipt of approved Idaho State liquor license and Ada County liquor license and appropriate fees. Seconded by Council Member McPherson. Motion carried 4-0.

- D.** Consideration to approve Resolution No. R85-2017 – Bob Bachman, Public Works Director
(Timestamp 01:52:13)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR THE 2018 IRRIGATION SEASON; RECEIVING

AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2018 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2018 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2018 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2018 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

Public Works Director Bob Bachman reviewed the changes to the irrigation assessment and fees. He stood for questions.

Council Member Buban-Vonder Haar noted on page 4 of 11, in the Conversion to Pressure Irrigation paragraph, the City would be charging only 50% of the full amount chargeable through January 1, 2018. It was previously 2017 so she wanted to know if there was a firm cutoff date for returning to the full amount chargeable regarding the conversion to pressure irrigation.

Mr. Bachman replied that was an error on his part and it should have stayed January 1, 2017.

City Attorney Richard Roats explained where they were at in the conversion process and that it might take until 2018 or 2019.

Council Member Buban-Vonder Haar suggested moving the date to 2019.

Mr. Roats thought that was appropriate.

Council Member Jones asked how many people had taken advantage of that.

City Treasurer John Marsh replied close to 40 and it seemed to be working.

Council President Cardoza asked a question. *(Unintelligible – mic not on)*

Mr. Bachman replied that was the actual cost which stayed the same and they did not anticipate it going up.

Council Member Buban-Vonder Haar thought all the annexations into the Boise-Kuna Irrigation District might account for part of it as well.

Mr. Bachman agreed that would definitely have an impact on it.

Council President Cardoza asked some more questions. *(Unintelligible – mic not on)*

Mr. Bachman did not know the answers yet because those numbers usually came in in November.

Council Member Jones noted a fee for afterhours turn ons on page 9 of 11 but the City no longer did after hours turn ons.

Mr. Marsh replied that language could be removed.

Council Member Buban-Vonder Haar had one more editing note to remove an extra comma on page 6 of 11 in the Capital Reimbursement paragraph, third line down, before 2 percent.

Council Member Buban-Vonder Haar moved to approve Resolution No. R85-2017 with the changes noted. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances: *None*

9. Mayor/Council Announcements:
(Timestamp 02:00:29)

Council Member Jones asked about a handicap spot in front of the community hall.

Public Works Director Bob Bachman said ADA requirements say there should be one there. They would have to submit a request to ACHD and then help them to get that done.

Council Member Jones asked if the Council Chambers were set up to go live.

Mr. Bachman replied there was some software that was needed and once they had that they could go live.

Council Member Buban-Vonder Haar requested information be included on the website about parks amenities.

Parks Director Bobby Withrow said that was something they definitely wanted to do with the website update.

Mayor Stear reminded everyone of the Candidate Forum that would be held on Thursday, October 19, 2017 at the Kuna High School Commons at 6:30 pm.

Council Member Jones added it would be streamed live on the Chambers and Kuna Melba News Facebook pages.

Council Member Buban-Vonder Haar reminded everyone the next Council Meeting would be on a Wednesday because of the election.

10. Executive Session:

11. Adjournment: 8:04 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 11.08.2017



CITY OF KUNA

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SIGN-UP SHEET

October 17, 2017 – City Council Public Hearing

Case Name: 17-04-AN (Annexation) – John Browning

Case Type: The applicant requests approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID with an R-6 residential zoning designation.

Please print your name below if you would like to present oral testimony or written exhibits about this item to the City Council.

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SIGN-UP SHEET

October 17, 2017 – Council, Public Hearing

Case Name: Annexation and Preliminary Plat; Rep. Kirsti Grabo KM Engineering

Case Type: A request for approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approximately), currently zoned R-6. The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No.s; S1301212425 and S1301325480.

CASE No(s):17-05-S (Partial Re-Preliminary Plat) - **Springhill Subdivision**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>DAVID BAILEY</u> Print Name <u>4242 N BROOKSIDE</u> Print Address <u>BOISE ID 83714</u> City State, Zip	City State, Zip <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Wendy Hamlin</u> Print Name <u>7640 S. Linder Rd.</u> Print Address <u>Meridian Id. 83642</u> City State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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SIGN-UP SHEET

October 17, 2017 – Council, Public Hearing

Case Name: Annexation and Preliminary Plat; Rep. Kirsti Grabo KM Engineering

Case Type: A request for approval to annex approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads; address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

CASE No(s): 17-02-AN (Annex) and 17-06-S (Pre-Plat) - **Cazador Subdivision**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council.

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<input type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> <u>Julie Deanica</u> Print Name <u>1113 W. Oak Tree Dr.</u> Print Address <u>Kuna, Id. 83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 10/13/2017-10/31/2017

Nov 01, 2017 04:06AM

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.	4123165-000	6217	VALVE BOX, 6 ADAPTERS AND FLAGS FOR PROJECT BEHIND CITY HALL, IRRIGATION, J CRUMPTON, OCT 17, PARKS, OCT 17	10/19/2017	84.50	.00	40-6020 CAPITAL IMPROVEMENTS	1080	10/17		
Total 4123165-000:						84.50	.00					
Total 2M COMPANY, INC.:						84.50	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	B-286504		HITECH RESTROOM, SN#GT168, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, WINCHESTER PARK, EOW, PARKS, OCT 17	10/15/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	10/17		
Total B-286504:						90.50	.00					
1463	A COMPANY, INC.	B-286522		HITECH RESTROOM, SN#GT651, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, SEGO PRAIRIE/NICHOLSON PARK, EOW, PARKS, OCT 17	10/15/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	10/17		
Total B-286522:						90.50	.00					
1463	A COMPANY, INC.	B-286564		HITECH RESTROOM, SN#11T416, RENTAL 10.00, SERVICE 88.00, DAMAGE WAIVER 7.50, SADIE CREEK PARK, WKLY, OCT 17	10/15/2017	105.50	.00	01-6212 RENT- EQUIPMENT	1004	10/17		
Total B-286564:						105.50	.00					

City of Kuna

Payment Approval Report - City Council Approval

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1463	A COMPANY, INC.	B-286572		<u>HITECH RENTAL, SN#T273, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, CITY FARM, EOW, OCT 17</u>	10/15/2017	90.50	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	10/17		
Total B-286572:						90.50	.00					
1463	A COMPANY, INC.	B-286682		<u>HITECH RENTAL, SN#KG717, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, ARBOR RIDGE PARK, EOW, OCT 17</u>	10/15/2017	90.50	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	10/17		
Total B-286682:						90.50	.00					
1463	A COMPANY, INC.	B-286683		<u>HITECH RESTROOM, SN#GT765, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, FARM PARK, EOW, OCT 17</u>	10/15/2017	90.50	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	10/17		
Total B-286683:						90.50	.00					
1463	A COMPANY, INC.	B287078		<u>HITECH RESTROOM CITY HALL AMERICAN DISABILITIES ACT UNIT, SN#ADA508, RENTAL, 10.00, SERVICE 170.00, DAMAGE WAIVER 7.50, WKLY, PARKS, OCT 17</u>	10/25/2017	187.50	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	10/17		
Total B287078:						187.50	.00					
Total A COMPANY, INC.:						745.50	.00					
ABLE PAINTING & REMODELING, INC.												
1260	ABLE PAINTING & REMODELING, INC.	378302	6260	<u>PREP AND PAINTING THE PARK BATHROOMS, B.WITHROW, OCT.'17</u>	10/24/2017	800.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	10/17		
Total 378302:						800.00	.00					

City of Kuna

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Report dates: 10/13/2017-10/31/2017

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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
Total ABLE PAINTING & REMODELING, INC.:						800.00	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14509		<u>ACHD SHOP RENT FOR NOV, PARKS, NOV</u>	10/17/2017	148.50	.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	1004	11/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14509		<u>ACHD SHOP RENT FOR NOV, NOV 17, WATER</u>	10/17/2017	126.00	.00	<u>20-6211 RENT-BUILDINGS & LAND</u>	0	11/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14509		<u>ACHD SHOP RENT FOR NOV, NOV 17, SEWER</u>	10/17/2017	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	11/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14509		<u>ACHD SHOP RENT FOR NOV, NOV 17, PI</u>	10/17/2017	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	11/17		
Total 14509:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	NOV 2017		<u>PROSECUTORIAL SERVICES NOV 17</u>	10/26/2017	4,379.33	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	11/17		
Total NOV 2017:						4,379.33	.00					
176	ADA COUNTY PROSECUTING ATTORNE	OCT 2017		<u>PROSECUTORIAL SERVICES OCT 17</u>	10/26/2017	4,379.37	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	10/17		
Total OCT 2017:						4,379.37	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						8,758.70	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	16105		<u>CENTURY LINK CONNECT 922-9179 FOR ELEVATOR LINE, OCT 17</u>	10/16/2017	32.76	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16105		<u>CENTURY LINK CONNECT 922-9179 FOR ELEVATOR LINE, OCT 17, P&Z</u>	10/16/2017	11.70	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	10/17		

City of Kuna

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Report dates: 10/13/2017-10/31/2017

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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
1566	ADVANCED COMMUNICATIONS, INC.	16105		<u>CENTURY LINK CONNECT 922-9179 FOR ELEVATOR LINE, OCT 17, WATER</u>	10/16/2017	30.42	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16105		<u>CENTURY LINK CONNECT 922-9179 FOR ELEVATOR LINE, OCT 17, SEWER</u>	10/16/2017	30.42	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	10/17		
1566	ADVANCED COMMUNICATIONS, INC.	16105		<u>CENTURY LINK CONNECT 922-9179 FOR ELEVATOR LINE, OCT 17, PI</u>	10/16/2017	11.70	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	10/17		
Total 16105:						117.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						117.00	.00					
AFFORDABLE TRANSMISSION & AUTO REPAIR												
1780	AFFORDABLE TRANSMISSION & AUTO REPAIR	0010275	6221	<u>EMISSIONS TRUCK#6, S HOWELL, OCT 17, WATER</u>	10/23/2017	13.50	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/17		
Total 0010275:						13.50	.00					
Total AFFORDABLE TRANSMISSION & AUTO REPAIR:						13.50	.00					
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	6834		<u>CONTRACT FOR SERVICES ON COMP PLAN, WORK COMPLETED 9-1-17 TO 9-30-17, OCT 17, P&Z</u>	10/09/2017	28,921.83	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	9/17		
Total 6834:						28,921.83	.00					
Total AGNEW BECK CONSULTING, INC.:						28,921.83	.00					
ALBERTSON'S LLC												
1840	ALBERTSON'S LLC	803552	6255	<u>2 BOTTLES RUBBING ALCOHOL FOR WATER SAMPLES (R. JONES)</u>	10/27/2017	5.96	.00	<u>20-6150 M & R - SYSTEM</u>	0	10/17		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 10/13/2017-10/31/2017

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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
Total 803552:						5.96	.00					
Total ALBERTSON'S LLC:						5.96	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	43702	6191	<u>BALLAST FOR CITY HALL LIGHTING OUTSIDE, S HOWELL, OCT 17</u>	10/10/2017	237.31	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	10/17		
Total 43702:						237.31	.00					
Total ALLOWAY ELECTRIC CO:						237.31	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	89985		<u>SODIUM HYPOCHLORITE TOTE, STERILE/CLEAN, WATER, OCT 17</u>	10/14/2017	1,485.00	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	10/17		
Total 89985:						1,485.00	.00					
Total BHS SPECIALTY CHEMICALS:						1,485.00	.00					
BOEHLKE TRUCKING												
1376	BOEHLKE TRUCKING	3966	6244	<u>CONTRACTED TRUCK WORK FOR SPLASH PAD, B.WITHROW, OCT.'17</u>	10/17/2017	1,575.00	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	10/17		
Total 3966:						1,575.00	.00					
Total BOEHLKE TRUCKING:						1,575.00	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	10302017BW		<u>LICENSE RENEWALS FOR R.WITHROW, #BAT-17574, DWD3-18259, WWC1-15519, WWT1-14920</u>	10/30/2017	120.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1004	10/17		

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
				P&Z	10/20/2017	10.39	10.39	01-6255 TELEPHONE	1003	10/17	10/20/2017	
62	CENTURYLINK	208922917910		PHONE LINE FOR ELEVATOR, 10-07-17 TO 11-06-17, OCT 17, WATER	10/20/2017	27.00	27.00	20-6255 TELEPHONE EXPENSE	0	10/17	10/20/2017	
62	CENTURYLINK	208922917910		PHONE LINE FOR ELEVATOR, 10-07-17 TO 11-06-17, OCT 17, SEWER	10/20/2017	27.00	27.00	21-6255 TELEPHONE EXPENSE	0	10/17	10/20/2017	
62	CENTURYLINK	208922917910		PHONE LINE FOR ELEVATOR, 10-07-17 TO 11-06-17, OCT 17, PI	10/20/2017	10.39	10.39	25-6255 TELEPHONE EXPENSE	0	10/17	10/20/2017	
Total 20892291791007171106:						103.86	103.86					
62	CENTURYLINK	N72952548A		TELEPHONE FOR ELEVATOR, 208-922-9179, SEPT 17	09/22/2017	14.56	.00	01-6255 TELEPHONE	0	9/17		
62	CENTURYLINK	N72952548A		TELEPHONE FOR ELEVATOR, 208-922-9179, SEPT 17, P&Z	09/22/2017	5.20	.00	01-6255 TELEPHONE	1003	9/17		
62	CENTURYLINK	N72952548A		TELEPHONE FOR ELEVATOR, 208-922-9179, SEPT 17, WATER	09/22/2017	13.52	.00	20-6255 TELEPHONE EXPENSE	0	9/17		
62	CENTURYLINK	N72952548A		TELEPHONE FOR ELEVATOR, 208-922-9179, SEPT 17, SEWER	09/22/2017	13.52	.00	21-6255 TELEPHONE EXPENSE	0	9/17		
62	CENTURYLINK	N72952548A		TELEPHONE FOR ELEVATOR, 208-922-9179, SEPT 17, PI	09/22/2017	5.20	.00	25-6255 TELEPHONE EXPENSE	0	9/17		
Total N72952548A:						52.00	.00					
Total CENTURYLINK:						155.86	103.86					
CORE & MAIN LP												
63	CORE & MAIN LP	H823511	6180	4 IN REGISTER FOR REED ELEMENTARY METER REPAIR, B BURR, WATER, OCT 17	10/06/2017	100.10	.00	20-6142_MAINT. & REPAIRS- EQUIPMENT	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 10/13/2017-10/31/2017

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				LIFT STATION, T.FLEMING, OCT.'17 - SEWER	10/27/2017	623.18	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	10/17		
Total 7778:						623.18	.00					
Total CUSTOM ELECTRIC, INC.:						3,013.18	.00					
D & B SUPPLY												
75	D & B SUPPLY	005 53516 001	6203	BLUE COLLAR BOOTS, QUARRY USA NMT BRN BOOTS, XLR INSULATED BIBS, FOR K.DUTRA & D. POLENTZ, B.WITHROW, OCT.'17	10/13/2017	444.97	.00	01-6285_UNIFORMS	1004	10/17		
75	D & B SUPPLY	005 53516 001	6203	OVERALLS AND BOOTS FOR K.DUTRA & D. POLENTZ, B.WITHROW, OCT.'17	10/13/2017	129.99	.00	01-1200_ACCTS RECEIVABLE EMPLOYEES	1004	10/17		
Total 005 53516 001:						574.96	.00					
Total D & B SUPPLY:						574.96	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	N51258-IN		PROPANE FOR SHORTLINE, PARKS, OCT 17	10/18/2017	116.42	.00	01-6290_UTILITIES	1004	10/17		
1731	ED STAUB & SONS PETROLEUM, INC	N51258-IN		PROPANE FOR SHORTLINE, WATER, OCT 17	10/18/2017	98.77	.00	20-6290_UTILITIES EXPENSE	0	10/17		
1731	ED STAUB & SONS PETROLEUM, INC	N51258-IN		PROPANE FOR SHORTLINE, SEWER, OCT 17	10/18/2017	95.25	.00	21-6290_UTILITIES EXPENSE	0	10/17		
1731	ED STAUB & SONS PETROLEUM, INC	N51258-IN		PROPANE FOR SHORTLINE, PI, OCT 17	10/18/2017	42.33	.00	25-6290_UTILITIES EXPENSE	0	10/17		
Total N51258-IN:						352.77	.00					
Total ED STAUB & SONS PETROLEUM, INC:						352.77	.00					

EDNETICS INC

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1831	EDNETICS INC	82135		<u>MONTHLY INTERNET CHARGES, OCT 17</u>	10/10/2017	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/17		
1831	EDNETICS INC	82135		<u>MONTHLY INTERNET CHARGES, OCT 17, WATER</u>	10/10/2017	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/17		
1831	EDNETICS INC	82135		<u>MONTHLY INTERNET CHARGES, OCT 17, SEWER</u>	10/10/2017	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/17		
1831	EDNETICS INC	82135		<u>MONTHLY INTERNET CHARGES, OCT 17, PI</u>	10/10/2017	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/17		
Total 82135:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	7507	6198	<u>CHLORINE INJECTIONS TUBES REPLACEMENT FOR WELL #10, R JONES, WATER, OCT 17</u>	10/12/2017	1,246.88	.00	<u>20-6150 M & R - SYSTEM</u>	0	10/17		
Total 7507:						1,246.88	.00					
Total FILTRATION TECHNOLOGY:						1,246.88	.00					
HACH COMPANY												
157	HACH COMPANY	10662923	6138	<u>2 AS950 ONLINE SAMPLERS, REPLACEMENTS, T SHAFER, SEWER, SEPT 17</u>	10/05/2017	4,574.82	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/17		
Total 10662923:						4,574.82	.00					
157	HACH COMPANY	10671067	6188	<u>POWER ADAPTOR CABLE, 2 TO 3 PIN FOR USE WITH SD900 LEGACY BATTERY, CABLES, CONNECTION ADAPTORS FOR NEW SAMPLERS, AND FREIGHT, T SHAFFER, OCT 17, SEWER</u>	10/11/2017	405.67	.00	<u>21-6150 M & R - SYSTEM</u>	0	10/17		

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Total 10671067:						405.67	.00					
Total HACH COMPANY:						4,980.49	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540155, B&W COPIER, 10 -3-17 TO 11-2-17, OCT 17</u>	10/16/2017	38.64	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540155, B&W COPIER, 10 -3-17 TO 11-2-17, OCT 17, P&Z</u>	10/16/2017	13.80	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540155, B&W COPIER, 10 -3-17 TO 11-2-17, OCT 17, WATER</u>	10/16/2017	35.88	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540155, B&W COPIER, 10 -3-17 TO 11-2-17, OCT 17, SEWER</u>	10/16/2017	35.88	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540155, B&W COPIER, 10 -3-17 TO 11-2-17, OCT 17, PI</u>	10/16/2017	13.80	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540938, COLOR COPIER, 10-3-17 TO 11-2-17, OCT 17</u>	10/16/2017	38.64	.00	<u>01-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540938, COLOR COPIER, 10-3-17 TO 11-2-17, OCT 17, P&Z</u>	10/16/2017	13.80	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540938, COLOR COPIER, 10-3-17 TO 11-2-17, OCT 17, WATER</u>	10/16/2017	35.88	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/17		
1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540938, COLOR COPIER, 10-3-17 TO 11-2-17, OCT 17, SEWER</u>	10/16/2017	35.88	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/17		

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1619	HOCOCHAN HOLDINGS, INC.	AR579437		<u>MONTHLY COPIER CARE, C737M540938. COLOR COPIER, 10-3-17 TO 11-2-17. OCT 17, PI</u>	10/16/2017	13.80	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/17		
Total AR579437:						276.00	.00					
Total HOCOCHAN HOLDINGS, INC.:						276.00	.00					
IDAHO FIRST AID & SAFETY, INC.												
1576	IDAHO FIRST AID & SAFETY, INC.	59069	6257	<u>REFILLS, 1 BX MED GLOVES, 1 BX XL GLOVES, D.CROSSLEY, OCT.'17, PARKS</u>	10/30/2017	27.50	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	10/17		
1576	IDAHO FIRST AID & SAFETY, INC.	59069	6257	<u>REFILLS, 1 BX MED GLOVES, 1 BX XL GLOVES, D.CROSSLEY, OCT.'17, WATER</u>	10/30/2017	36.29	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/17		
1576	IDAHO FIRST AID & SAFETY, INC.	59069	6257	<u>REFILLS, 1 BX MED GLOVES, 1 BX XL GLOVES, D.CROSSLEY, OCT.'17, SEWER</u>	10/30/2017	36.29	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/17		
1576	IDAHO FIRST AID & SAFETY, INC.	59069	6257	<u>REFILLS, 1 BX MED GLOVES, 1 BX XL GLOVES, D.CROSSLEY, OCT.'17, PI</u>	10/30/2017	9.90	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	10/17		
Total 59069:						109.98	.00					
Total IDAHO FIRST AID & SAFETY, INC.:						109.98	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	102720171		<u>ELECTRIC SERVICE FOR OCTOBER 2017 - ADMIN</u>	10/27/2017	166.72	.00	<u>01-6290 UTILITIES</u>	0	10/17		
38	IDAHO POWER CO	102720171		<u>ELECTRIC SERVICE FOR OCTOBER 2017 - SENIOR CENTER</u>	10/27/2017	279.10	.00	<u>01-6290 UTILITIES</u>	1001	10/17		
38	IDAHO POWER CO	102720171		<u>ELECTRIC SERVICE FOR OCTOBER 2017 - STREET LIGHTS</u>	10/27/2017	6,815.33	.00	<u>01-6290 UTILITIES</u>	1002	10/17		
38	IDAHO POWER CO	102720171		<u>ELECTRIC SERVICE FOR OCTOBER 2017 - P & Z</u>	10/27/2017	33.45	.00	<u>01-6290 UTILITIES</u>	1003	10/17		

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				OCT.'17	10/25/2017	59.76	.00	01-6125 LEGAL PUBLICATIONS	1003	10/17		
Total 1076940-B:						59.76	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1076940-C	6218	AD#1686463-LEGAL PUBLICATION FOR KUNA KAVES STORAGE PHASE 2. J HELLMAN. OCT.'17	10/25/2017	46.44	.00	01-6125 LEGAL PUBLICATIONS	1003	10/17		
Total 1076940-C:						46.44	.00					
Total IDAHO PRESS TRIBUNE, LLC:						307.68	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI11480		FILTERS FOR KUBOTA U25 EXCAVATOR. OCT 17. PARKS	10/23/2017	88.54	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		
34	IDAHO TRACTOR INC	PI11480		FILTERS FOR KUBOTA U25 EXCAVATOR. OCT 17. WATER	10/23/2017	116.89	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/17		
34	IDAHO TRACTOR INC	PI11480		FILTERS FOR KUBOTA U25 EXCAVATOR. OCT 17. SEWER	10/23/2017	116.89	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		
34	IDAHO TRACTOR INC	PI11480		FILTERS FOR KUBOTA U25 EXCAVATOR. OCT 17. PI	10/23/2017	31.83	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		
Total PI11480:						354.15	.00					
Total IDAHO TRACTOR INC:						354.15	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	102936		SET UP 2 PCS FOR J LORENTZ AND J MORFIN IN PARKS. OCT 17	10/08/2017	114.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		

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				SHOOT DNS ISSUE ON SERVER, REBOOTED SERVER, FIXED DNS SETTING ON LOCAL SERVER, FIXED CONNECTIVITY ISSUES WITH EDNETICS FIBER, OCT 17	10/15/2017	125.66	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/17		
1595	INTEGRINET SOLUTIONS, INC.	103181		INSTALLED IDRAC. RAID DRIVER, RAID FIRMWARE, BIOS UPDATES ON KUNA CHSRV SERVER. TROUBLE SHOOT DNS ISSUE ON SERVER, REBOOTED SERVER, FIXED DNS SETTING ON LOCAL SERVER, FIXED CONNECTIVITY ISSUES WITH EDNETICS FIBER, OCT 17. P&Z	10/15/2017	44.88	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/17		
1595	INTEGRINET SOLUTIONS, INC.	103181		INSTALLED IDRAC. RAID DRIVER, RAID FIRMWARE, BIOS UPDATES ON KUNA CHSRV SERVER. TROUBLE SHOOT DNS ISSUE ON SERVER, REBOOTED SERVER, FIXED DNS SETTING ON LOCAL SERVER, FIXED CONNECTIVITY ISSUES WITH EDNETICS FIBER, OCT 17, WATER	10/15/2017	116.69	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/17		
1595	INTEGRINET SOLUTIONS, INC.	103181		INSTALLED IDRAC. RAID DRIVER, RAID FIRMWARE, BIOS UPDATES ON KUNA CHSRV SERVER. TROUBLE SHOOT DNS ISSUE ON SERVER, REBOOTED SERVER, FIXED DNS SETTING ON LOCAL SERVER, FIXED CONNECTIVITY ISSUES WITH EDNETICS FIBER, OCT 17, SEWER	10/15/2017	116.69	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		
1595	INTEGRINET SOLUTIONS, INC.	103181		INSTALLED IDRAC. RAID DRIVER, RAID FIRMWARE, BIOS UPDATES ON KUNA CHSRV SERVER. TROUBLE SHOOT DNS ISSUE ON SERVER, REBOOTED SERVER, FIXED DNS SETTING ON LOCAL SERVER, FIXED CONNECTIVITY ISSUES WITH EDNETICS FIBER, OCT 17. PI	10/15/2017	44.88	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		

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Total 103181:						448.80	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,474.70	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196912		<u>NATURAL GAS CONSUMPTION, 9-12-17 TO 9-30-17, SR CTR, SEPT 17</u>	10/20/2017	166.92	166.92	<u>01-6290 UTILITIES</u>	1005	9/17	10/20/2017	
Total 48213519691217101117:						166.92	166.92					
37	INTERMOUNTAIN GAS CO	482195000928		<u>NATURAL GAS CONSUMPTION NWWTP, 9-28-17 TO 10-25-17, WATER</u>	10/26/2017	207.40	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	10/17		
37	INTERMOUNTAIN GAS CO	482195000928		<u>NATURAL GAS CONSUMPTION NWWTP, 9-28-17 TO 10-25-17, SEWER</u>	10/26/2017	207.40	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	10/17		
37	INTERMOUNTAIN GAS CO	482195000928		<u>NATURAL GAS CONSUMPTION NWWTP, 9-28-17 TO 10-25-17, PI</u>	10/26/2017	78.99	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	10/17		
Total 48219500092817102517:						493.79	.00					
37	INTERMOUNTAIN GAS CO	482634665912		<u>NATURAL GAS CONSUMPTION CITY HALL, 9-12-17 TO 9-30-17, SEPT 17</u>	10/20/2017	19.14	19.14	<u>01-6290 UTILITIES</u>	0	9/17	10/20/2017	
37	INTERMOUNTAIN GAS CO	482634665912		<u>NATURAL GAS CONSUMPTION CITY HALL, 9-12-17 TO 9-30-17, SEPT 17, PI</u>	10/20/2017	6.84	6.84	<u>01-6290 UTILITIES</u>	1003	9/17	10/20/2017	
37	INTERMOUNTAIN GAS CO	482634665912		<u>NATURAL GAS CONSUMPTION CITY HALL, 9-12-17 TO 9-30-17, SEPT 17, WATER</u>	10/20/2017	17.78	17.78	<u>20-6290 UTILITIES EXPENSE</u>	0	9/17	10/20/2017	
37	INTERMOUNTAIN GAS CO	482634665912		<u>NATURAL GAS CONSUMPTION CITY HALL, 9-12-17 TO 9-30-17, SEPT 17, SEWER</u>	10/20/2017	17.78	17.78	<u>21-6290 UTILITIES EXPENSE</u>	0	9/17	10/20/2017	
37	INTERMOUNTAIN GAS CO	482634665912		<u>NATURAL GAS CONSUMPTION CITY HALL, 9-12-17 TO 9-30-17, SEPT 17, PI</u>	10/20/2017	6.84	6.84	<u>25-6290 UTILITIES EXPENSE</u>	0	9/17	10/20/2017	

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Total 48263466591217101117:						68.38	68.38					
Total INTERMOUNTAIN GAS CO:						729.09	235.30					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10062017-101		<u>DISPOSAL/SLUDGE REMOVAL 10-06-17 TO 10-12-17, SEWER, OCT 17</u>	10/13/2017	46,706.04	46,706.04	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/17	10/13/2017	
230	J & M SANITATION, INC.	10062017-101		<u>DISPOSAL/SLUDGE REMOVAL LESS FRANCHISE FEE, 10-06- 17 TO 10-12-17, SEWER, OCT 17</u>	10/13/2017	-4,614.55	-4,614.55	<u>01-4170 FRANCHISE FEES</u>	0	10/17	10/13/2017	
Total 10062017-10122017:						42,091.49	42,091.49					
230	J & M SANITATION, INC.	10132017-101		<u>SANITATION TRANSFER, 10-13- 17 TO 10-9-17, OCT 17</u>	10/20/2017	54,663.70	54,663.70	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/17	10/20/2017	
230	J & M SANITATION, INC.	10132017-101		<u>SANITATION TRANSFER, LESS FRANCHISE FEE 10-13-17 TO 10-9-17, OCT 17</u>	10/20/2017	-5,400.77	-5,400.77	<u>01-4170 FRANCHISE FEES</u>	0	10/17	10/20/2017	
Total 10132017-10192017:						49,262.93	49,262.93					
230	J & M SANITATION, INC.	10202017-102		<u>SANITATION TRANSFER, 10/20- 26/17</u>	10/30/2017	16,502.34	16,502.34	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/17	10/30/2017	
230	J & M SANITATION, INC.	10202017-102		<u>SANITATION TRANSFER LESS FRANCHISE FEES, 10/20-26/17</u>	10/30/2017	-1,630.43	-1,630.43	<u>01-4170 FRANCHISE FEES</u>	0	10/17	10/30/2017	
Total 10202017-10262017:						14,871.91	14,871.91					
Total J & M SANITATION, INC.:						106,226.33	106,226.33					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2687077		<u>BANK FEES, OCT 17</u>	09/30/2017	22.81	.00	<u>01-6505 BANK FEES</u>	0	10/17		

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1328	JACK HENRY & ASSOCIATES, INC.	2687077		<u>BANK FEES, OCT 17, P&Z</u>	09/30/2017	1.15	.00	01-6505 BANK FEES	1003	10/17		
1328	JACK HENRY & ASSOCIATES, INC.	2687077		<u>BANK FEES, OCT 17, WATER</u>	09/30/2017	37.68	.00	20-6505 BANK FEES	0	10/17		
1328	JACK HENRY & ASSOCIATES, INC.	2687077		<u>BANK FEES, OCT 17, SEWER</u>	09/30/2017	37.68	.00	21-6505 BANK FEES	0	10/17		
1328	JACK HENRY & ASSOCIATES, INC.	2687077		<u>BANK FEES, OCT 17, PI</u>	09/30/2017	14.85	.00	25-6505 BANK FEES	0	10/17		
Total 2687077:						114.17	.00					
Total JACK HENRY & ASSOCIATES, INC.:						114.17	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0111763		<u>PROFESSIONAL SERVICES FOR KUNA DOWNTOWN REVITALIZATION, 7-2-17 TO 9-30-17, OCT 17</u>	10/03/2017	9,000.00	.00	03-6378 EXPENDITURE-CDBG DWNTWN REVIT.	0	9/17		
Total 0111763:						9,000.00	.00					
1236	J-U-B ENGINEERS, INC.	0112035		<u>GENERAL ENGINEERING, PROFESSIONAL SERVICES, FROM NTP TO 9-30-17, KUNA SEWER REVIEW CHANGES, SEPT17, WATER</u>	10/16/2017	1,355.55	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
1236	J-U-B ENGINEERS, INC.	0112035		<u>GENERAL ENGINEERING, PROFESSIONAL SERVICES, FROM NTP TO 9-30-17, KUNA SEWER REVIEW CHANGES, SEPT17, SEWER</u>	10/16/2017	1,355.55	.00	21-6202 PROFESSIONAL SERVICES	0	9/17		
1236	J-U-B ENGINEERS, INC.	0112035		<u>GENERAL ENGINEERING, PROFESSIONAL SERVICES, FROM NTP TO 9-30-17, KUNA SEWER REVIEW CHANGES, SEPT17, PI</u>	10/16/2017	516.40	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 0112035:						3,227.50	.00					

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Total J-U-B ENGINEERS, INC.:						12,227.50	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	217070-000		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, ORCHARD REGIONAL LIFT STATION PROJECT, SEPT 17</u>	10/18/2017	36,585.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1104	9/17		
Total 217070-000:						36,585.00	.00					
429	KELLER ASSOCIATES, INC.	217086-009		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MERLIN POINTE NO.#1, SEPT 17, WATER</u>	10/18/2017	261.98	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-009		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MERLIN POINTE NO.#1, SEPT 17, SEWER</u>	10/18/2017	261.98	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-009		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MERLIN POINTE NO.#1, SEPT 17, PI</u>	10/18/2017	99.79	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	9/17		
Total 217086-009:						623.75	.00					
429	KELLER ASSOCIATES, INC.	217086-012		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, CRIMSON POINT SOUTH, SEPT 17, WATER</u>	10/18/2017	349.13	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-012		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, CRIMSON POINT SOUTH, SEPT 17, SEWER</u>	10/18/2017	349.13	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-012		<u>PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, CRIMSON POINT SOUTH, SEPT 17, PI</u>	10/18/2017	132.99	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	9/17		
Total 217086-012:						831.25	.00					

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				PI	10/18/2017	69.79	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-015:						436.25	.00					
429	KELLER ASSOCIATES, INC.	217086-016		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, SILVER TRAIL SUB NO #4, SEPT 17, WATER	10/18/2017	393.75	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-016		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, SILVER TRAIL SUB NO #4, SEPT 17, SEWER	10/18/2017	393.75	.00	21-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-016		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, SILVER TRAIL SUB NO #4, SEPT 17, PI	10/18/2017	150.00	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-016:						937.50	.00					
429	KELLER ASSOCIATES, INC.	217086-017		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MEMORY RANCH NO #2, SEPT 17, WATER	10/18/2017	488.78	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-017		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MEMORY RANCH NO #2, SEPT 17, SEWER	10/18/2017	488.78	.00	21-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-017		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, MEMORY RANCH NO #2, SEPT 17, PI	10/18/2017	186.19	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-017:						1,163.75	.00					
429	KELLER ASSOCIATES, INC.	217086-018		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, ASHTON ESTATES, SEPT 17, WATER	10/18/2017	334.95	.00	20-6202 PROFESSIONAL SERVICES	0	9/17		

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429	KELLER ASSOCIATES, INC.	217086-018		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, ASHTON ESTATES, SEPT 17, SEWER	10/18/2017	334.95	.00	21-6202 PROFESSIONAL SERVICES	0	9/17		
429	KELLER ASSOCIATES, INC.	217086-018		PROFESSIONAL SERVICES FROM 9-1-17 TO 9-30-17, ASHTON ESTATES, SEPT 17, PI	10/18/2017	127.60	.00	25-6202 PROFESSIONAL SERVICES	0	9/17		
Total 217086-018:						797.50	.00					
Total KELLER ASSOCIATES, INC.:						43,040.00	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	102317		NEW FORD F-150 FOR PARKS DEPT, OCT 17	10/23/2017	27,688.64	.00	40-6166 PP&E PURCHASES OPERATIONS	1123	10/17		
Total 102317:						27,688.64	.00					
Total KENDALL FORD OF MERIDIAN LLC:						27,688.64	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	637		FIBER OPTIC LINE LEASE FOR OCTOBER, P&Z	10/27/2017	30.00	.00	01-6255 TELEPHONE	1003	10/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	637		FIBER OPTIC LINE LEASE FOR OCTOBER	10/27/2017	84.00	.00	01-6255 TELEPHONE	0	10/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	637		FIBER OPTIC LINE LEASE FOR OCTOBER, WATER	10/27/2017	78.00	.00	20-6255 TELEPHONE EXPENSE	0	10/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	637		FIBER OPTIC LINE LEASE FOR OCTOBER, SEWER	10/27/2017	78.00	.00	21-6255 TELEPHONE EXPENSE	0	10/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	637		FIBER OPTIC LINE LEASE FOR OCTOBER, PI	10/27/2017	30.00	.00	25-6255 TELEPHONE EXPENSE	0	10/17		
Total 637:						300.00	.00					

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Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A94253	6232	<u>15 BAGS OF 80 LB. CEMENT POST MIX FOR DOG PARK (J. CRUMPTON), OCT 17</u>	10/24/2017	58.35	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1081	10/17		
Total A94253:						58.35	.00					
499	KUNA LUMBER	A94258	6234	<u>2' LEVEL FOR GENERAL PARK TOOLS (J. CRUMPTON), OCT 17</u>	10/24/2017	7.19	.00	<u>01-6175 SMALL TOOLS</u>	1004	10/17		
Total A94258:						7.19	.00					
499	KUNA LUMBER	B105711	6261	<u>REPLACEMENT LIGHTS FOR STREETLIGHTS, J.ADAMS, OCT.'17</u>	10/30/2017	76.51	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	10/17		
499	KUNA LUMBER	B105711	6261	<u>ITEMS FOR REPAIRS TO THE GREENBELT ELECTRIC BOXES, J.ADAMS, OCT.'17</u>	10/30/2017	196.88	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	10/17		
499	KUNA LUMBER	B105711	6261	<u>SNOW STOP/ LEAK SEALER FOR THE SENIOR CENTER ROOF, J.ADAMS, OCT.'17</u>	10/30/2017	19.78	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	10/17		
499	KUNA LUMBER	B105711	6261	<u>SUREGRIP AND SNOW STOP/SEALER FOR THE TREATMENT PLANT ROOF, J.ADAMS, OCT.'17 - WATER</u>	10/30/2017	233.54	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
499	KUNA LUMBER	B105711	6261	<u>SUREGRIP AND SNOW STOP/SEALER FOR THE TREATMENT PLANT ROOF, J.ADAMS, OCT.'17 - SEWER</u>	10/30/2017	233.54	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	10/17		
499	KUNA LUMBER	B105711	6261	<u>SUREGRIP AND SNOW STOP/SEALER FOR THE TREATMENT PLANT ROOF, J.ADAMS, OCT.'17 - P.I</u>	10/30/2017	88.97	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	10/17		
Total B105711:						849.22	.00					

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499	KUNA LUMBER	B106108	6199	<u>4 STAINLESS STEEL HOSECLAMPS, PROJECT BEHIND CITY HALL, J CRUMPTON, PARKS, OCT 17</u>	10/12/2017	5.36	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1080	10/17		
Total B106108:						5.36	.00					
499	KUNA LUMBER	B106118	6201	<u>BOLTS AND WASHERS FOR THE WHEEL LINES, C.MCDANIEL, OCT.'17</u>	10/12/2017	5.62	.00	<u>21-6090 FARM EXPENDITURES</u>	0	10/17		
Total B106118:						5.62	.00					
499	KUNA LUMBER	B106125	6209	<u>5 GAL PAINT FOR PARK BATHROOMS, B.WITHROW, OCT.'17</u>	10/16/2017	116.99	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	10/17		
Total B106125:						116.99	.00					
499	KUNA LUMBER	B106231	6208	<u>STAKES, MARKING PAINT, FLAGS, STRING, FOR SPLASH PAD, B.WITHROW, OCT.'17</u>	10/16/2017	80.47	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	10/17		
Total B106231:						80.47	.00					
499	KUNA LUMBER	B106241		<u>NEUTRAL PAINT AND EXT SATIN WHITE PAINT, PARK BATHROOMS, PARKS, OCT 17</u>	10/25/2017	107.96	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	10/17		
Total B106241:						107.96	.00					
Total KUNA LUMBER:						1,231.16	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	101617		<u>REIMBURSE \$0.125 PER MILE FOR MILEAGE TO SUN VALLEY, IDAHO TO APA IDAHO ANNUAL CONFERENCE, OCT 17</u>	10/16/2017	23.50	.00	<u>01-6270 TRAVEL</u>	1003	10/17		

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Total 101617:						23.50	.00					
Total MISCELLANEOUS VENDORS:						23.50	.00					
PARTS, INC.												
470	PARTS, INC.	150706	6202	<u>2 HOSE CLAMPS TO REPAIR RV DUMP STATION HOSE, B.GILLOGLY, OCT.'17 - PARKS</u>	10/13/2017	1.22	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/17		
Total 150706:						1.22	.00					
470	PARTS, INC.	150748	6204	<u>DOOR HANDLE FOR TRUCK #14, J.CRUMPTON, OCT.'17</u>	10/13/2017	18.59	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	10/17		
Total 150748:						18.59	.00					
470	PARTS, INC.	150938	6211	<u>POWER SERVICE FOR DIESEL/WINTERIZING EQUIPMENT, OCT.'17 - PARKS</u>	10/16/2017	19.49	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/17		
Total 150938:						19.49	.00					
470	PARTS, INC.	151043	6212	<u>MAP SENSOR AND TESTER FOR TRUCK #6, S.HOWELL, OCT.'17 - WATER</u>	10/17/2017	102.90	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/17		
Total 151043:						102.90	.00					
470	PARTS, INC.	151076	6214	<u>FUEL PRESSURE REGULATOR, HOSE, AND RADIATOR CAP FOR TRUCK #6, S.HOWELL, OCT.'17 - WATER</u>	10/18/2017	72.52	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/17		
Total 151076:						72.52	.00					
470	PARTS, INC.	151088	6215	<u>SERPENTINE BELT FOR TRUCK #6, S.HOWELL, OCT.'17</u>	10/18/2017	34.49	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/17		

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Total 151088:						34.49	.00					
470	PARTS, INC.	151294	6231	<u>FUEL FILTER FOR KUBOTA, B.GILLOGLY, OCT.'17</u>	10/20/2017	4.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		
470	PARTS, INC.	151294	6231	<u>ANTIFREEZE FOR FLEET, B.GILLOGLY, OCT.'17 - ADMIN</u>	10/20/2017	9.59	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/17		
470	PARTS, INC.	151294	6231	<u>ANTIFREEZE FOR FLEET, B.GILLOGLY, OCT.'17 - WATER</u>	10/20/2017	3.83	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	10/17		
470	PARTS, INC.	151294	6231	<u>ANTIFREEZE FOR FLEET, B.GILLOGLY, OCT.'17 - SEWER</u>	10/20/2017	3.83	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		
470	PARTS, INC.	151294	6231	<u>ANTIFREEZE FOR FLEET, B.GILLOGLY, OCT.'17 - P.I</u>	10/20/2017	1.93	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/17		
Total 151294:						23.93	.00					
470	PARTS, INC.	151582	6235	<u>SWITCH FOR TRUCK #19, WATER, B. GILLOGLY OCT. '17</u>	10/01/2017	2.79	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/17		
Total 151582:						2.79	.00					
470	PARTS, INC.	151820	6254	<u>FANBELT FOR BACK HOE, S.HOWELL, OCT.'17</u>	10/27/2017	86.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		
Total 151820:						86.02	.00					
470	PARTS, INC.	151837		<u>RETURNED FANBELT FOR BACK HOE, CREDIT, OCT.'17</u>	10/27/2017	-86.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		

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470	PARTS, INC.	151837		<u>FANBELT FOR BACK HOE, S.HOWELL, OCT.'17</u>	10/27/2017	74.39	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/17		
Total 151837:						-11.63	.00					
Total PARTS, INC.:						350.32	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	839046		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 11/1/17- 11/30/17 - WATER</u>	10/16/2017	210.88	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	11/17		
1021	PEAK ALARM COMPANY, INC	839046		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 11/1/17- 11/30/17 - P.I</u>	10/16/2017	52.72	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	11/17		
Total 839046:						263.60	.00					
Total PEAK ALARM COMPANY, INC:						263.60	.00					
REXEL, INC.												
1613	REXEL, INC.	0027149	6107	<u>LIGHTS AND PHOTO CELLS, C.OSWALD, SEPT.'17</u>	09/29/2017	1,588.67	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	9/17		
Total 0027149:						1,588.67	.00					
1613	REXEL, INC.	0164580	6183	<u>LIGHT BULBS FOR THE CITY HALL SIGN/READER BOARD, S.HOWELL, OCT.'17 - ADMIN</u>	10/09/2017	18.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
Total 0164580:						18.00	.00					

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Total REXEL, INC.:						1,606.67	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	101160018	6074	<u>WEED EATER STRING, AND 2-CYCLE OIL, J.CRUMPTON, SEPT.'17</u>	09/11/2017	75.68	75.68	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/17	10/13/2017	
Total 101160018:						75.68	75.68					
Total RIDGEWOOD ENTERPRISES, INC:						75.68	75.68					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5004291875		<u>COPIER LEASE, SHARP MX2615N, 10/1/17-10/31/17 - PARKS</u>	10/07/2017	17.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	10/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004291875		<u>COPIER LEASE, SHARP MX2615N, 10/1/17-10/31/17 - WATER</u>	10/07/2017	27.92	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004291875		<u>COPIER LEASE, SHARP MX2615N, 10/1/17-10/31/17 - SEWER</u>	10/07/2017	34.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004291875		<u>COPIER LEASE, SHARP MX2615N, 10/1/17-10/31/17 - P.I</u>	10/07/2017	16.36	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
Total 5004291875:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SIGNS NOW												
1060	SIGNS NOW	41407	6219	<u>4 SIGNS FOR GREENBELT, DOGS/LEASH, OCT.'17</u>	10/16/2017	175.00	.00	<u>01-6188 SIGNAGE</u>	1004	10/17		
Total 41407:						175.00	.00					
Total SIGNS NOW:						175.00	.00					

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				CANISTERS SUGAR, FOR TREATMENT PLANT, OCT.'17 - WATER	10/26/2017	66.53	.00	20-6165 OFFICE SUPPLIES	0	10/17		
992	TREASURE VALLEY COFFEE	2160:05261779		2 EA 5-GAL BOTTLES OF WATER, 2 CASES FRENCH VANILLA COFFEE, 1 CASE REG COFFEE, 1 BOX HOT CHOCOLATE PACKETS, 2 CANISTERS CREAMER, 2 CANISTERS SUGAR, FOR TREATMENT PLANT, OCT.'17 - SEWER	10/26/2017	66.53	.00	21-6165 OFFICE SUPPLIES	0	10/17		
992	TREASURE VALLEY COFFEE	2160:05261779		2 EA 5-GAL BOTTLES OF WATER, 2 CASES FRENCH VANILLA COFFEE, 1 CASE REG COFFEE, 1 BOX HOT CHOCOLATE PACKETS, 2 CANISTERS CREAMER, 2 CANISTERS SUGAR, FOR TREATMENT PLANT, OCT.'17 - P.I	10/26/2017	25.34	.00	25-6165 OFFICE SUPPLIES	0	10/17		
Total 2160:05261779:						158.40	.00					
992	TREASURE VALLEY COFFEE	2160:05271529	6256	3 WATER BOTTLES AND ONE COOLER RENTAL AT THE MAINTENANCE SHOP, OCT.'17	10/27/2017	26.35	.00	01-6165 OFFICE SUPPLIES	1004	10/17		
Total 2160:05271529:						26.35	.00					
992	TREASURE VALLEY COFFEE	2160:05271599	6256	7 BOTTLES WATER AND 2 WATER COOLER RENTALS FOR CITY HALL, OCT.'17	10/27/2017	38.15	.00	01-6165 OFFICE SUPPLIES	0	10/17		
Total 2160:05271599:						38.15	.00					
992	TREASURE VALLEY COFFEE	50651	6102	2 WATER COOLERS, 8 BOTTLES WATER (5 GAL) FOR CITY HALL, D CROSSLEY, SEPT 17	09/19/2017	61.60	61.60	01-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	

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Total 50651:						61.60	61.60					
992	TREASURE VALLEY COFFEE	50652	6102	<u>1 WATER COOLER, 5 BOTTLES WATER (5 GAL), PLUS CUPS, AT THE TREATMENT PLANT, SEPT.'17</u>	09/19/2017	17.12	17.12	21-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
992	TREASURE VALLEY COFFEE	50652	6102	<u>1 WATER COOLER, 5 BOTTLES WATER (5 GAL), PLUS CUPS, AT THE TREATMENT PLANT, SEPT.'17 - WATER</u>	09/19/2017	17.12	17.12	20-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
992	TREASURE VALLEY COFFEE	50652	6102	<u>1 WATER COOLER, 5 BOTTLES WATER (5 GAL), PLUS CUPS, AT THE TREATMENT PLANT, SEPT.'17 - P.I</u>	09/19/2017	6.51	6.51	25-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
Total 50652:						40.75	40.75					
992	TREASURE VALLEY COFFEE	50653	6102	<u>2 CASES COFFEE, 2 CASES VANILLA, 1 CONTAINER SWISS MISS, 1 PKG CUPS, 3 CANISTERS CREAMER, 3 CANISTERS SUGAR, FOR TREATMENT PLANT, SEPT.'17</u>	09/19/2017	115.37	115.37	21-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
992	TREASURE VALLEY COFFEE	50653	6102	<u>2 CASES COFFEE, 2 CASES VANILLA, 1 CONTAINER SWISS MISS, 1 PKG CUPS, 3 CANISTERS CREAMER, 3 CANISTERS SUGAR, FOR TREATMENT PLANT, SEPT.'17</u>	09/19/2017	115.37	115.37	20-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
992	TREASURE VALLEY COFFEE	50653	6102	<u>2 CASES COFFEE, 2 CASES VANILLA, 1 CONTAINER SWISS MISS, 1 PKG CUPS, 3 CANISTERS CREAMER, 3 CANISTERS SUGAR, FOR TREATMENT PLANT, SEPT.'17</u>	09/19/2017	43.96	43.96	25-6165 OFFICE SUPPLIES	0	9/17	10/13/2017	
Total 50653:						274.70	274.70					
Total TREASURE VALLEY COFFEE:						605.50	377.05					

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TREASURE VALLEY PARTNERSHIP												
800	TREASURE VALLEY PARTNERSHIP	1718-16		<u>ANNUAL MEMBERSHIP DUES, FY 2017-2018</u>	10/10/2017	1,905.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	10/17		
Total 1718-16:						1,905.00	.00					
Total TREASURE VALLEY PARTNERSHIP:						1,905.00	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	064172770451	5927	<u>FREDPRYOR CAREER TRACK, EXCEL BASICS, CLASS REGISTRATION FOR J.MORFIN, B.WITHROW, OCT.'17</u>	10/04/2017	79.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	10/17		
Total 06417277045193569698:						79.00	.00					
1444	U.S. BANK (VISA)	064172810453		<u>GO DADDY.COM, CITYOFKUNA.COM EMAIL DOMAIN NAME RENEWAL, OCT.'17 - ADMIN</u>	10/08/2017	42.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	10/17		
1444	U.S. BANK (VISA)	064172810453		<u>GO DADDY.COM, CITYOFKUNA.COM EMAIL DOMAIN NAME RENEWAL, OCT.'17 - P & Z</u>	10/08/2017	14.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	10/17		
1444	U.S. BANK (VISA)	064172810453		<u>GO DADDY.COM, CITYOFKUNA.COM EMAIL DOMAIN NAME RENEWAL, OCT.'17 - WATER</u>	10/08/2017	39.00	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
1444	U.S. BANK (VISA)	064172810453		<u>GO DADDY.COM, CITYOFKUNA.COM EMAIL DOMAIN NAME RENEWAL, OCT.'17 - SEWER</u>	10/08/2017	39.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
1444	U.S. BANK (VISA)	064172810453		<u>GO DADDY.COM, CITYOFKUNA.COM EMAIL DOMAIN NAME RENEWAL, OCT.'17 - P.]</u>	10/08/2017	15.00	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
Total 06417281045343648917:						149.99	.00					

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				FOR CUSTOMIZED ONLINE PAYMENT FORM PROCESSING REMOTELY, OCT.'17	10/03/2017	71.60	.00	01-6052 CONTRACT SERVICES	1085	9/17		
Total 30997276083309835155:						71.60	.00					
1444	U.S. BANK (VISA)	310672984005	6227	CHEESECAKE FACT, DINNER FOR N.STAUFFER-K.RICE- G.SMITH WHILE AT TRAINING IN SLC, OCT.'17	10/25/2017	10.33	.00	01-6270 TRAVEL	0	10/17		
1444	U.S. BANK (VISA)	310672984005	6227	CHEESECAKE FACT, DINNER FOR N.STAUFFER-K.RICE- G.SMITH WHILE AT TRAINING IN SLC, OCT.'17	10/25/2017	13.63	.00	20-6270 TRAVEL EXPENSES	0	10/17		
1444	U.S. BANK (VISA)	310672984005	6227	CHEESECAKE FACT, DINNER FOR N.STAUFFER-K.RICE- G.SMITH WHILE AT TRAINING IN SLC, OCT.'17	10/25/2017	13.63	.00	21-6270 TRAVEL EXPENSES	0	10/17		
1444	U.S. BANK (VISA)	310672984005	6227	CHEESECAKE FACT, DINNER FOR N.STAUFFER-K.RICE- G.SMITH WHILE AT TRAINING IN SLC, OCT.'17	10/25/2017	3.72	.00	25-6270 TRAVEL EXPENSES	0	10/17		
Total 31067298400523000389:						41.31	.00					
1444	U.S. BANK (VISA)	378972772066	6175	IBOL, LICENSE RENEWALS, J.WEBB (LEVEL 2), R.JONES (LEVEL 3), OCT.'17	10/04/2017	99.20	.00	20-6075 DUES & MEMBERSHIPS	0	10/17		
1444	U.S. BANK (VISA)	378972772066	6175	IBOL, LICENSE RENEWALS, J.WEBB (LEVEL 2), R.JONES (LEVEL 3), OCT.'17	10/04/2017	24.80	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	10/17		
Total 37897277206641600038:						124.00	.00					
1444	U.S. BANK (VISA)	554272701527	6133	DEQ, REGISTRATION OF M.MEADE, NOV.'17	09/27/2017	75.00	.00	01-6265 TRAINING & SCHOOLING	1004	9/17		
Total 55427270152705733537:						75.00	.00					

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1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASSES ATTENDED AT NO CHARGE, D.CROSSLEY, OCT.'17 - WATER</u>	10/12/2017	-18.90	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASSES ATTENDED AT NO CHARGE, D.CROSSLEY, OCT.'17 - SEWER</u>	10/12/2017	-18.90	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASSES ATTENDED AT NO CHARGE, D.CROSSLEY, OCT.'17 - P.I</u>	10/12/2017	-7.20	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
Total 55427289152867006361:						-45.00	.00					
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASS ATTENDED NO CHARGE, T.FLEMING, OCT.'17</u>	10/12/2017	-45.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
Total 55427289152867006387:						-45.00	.00					
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASS ATTENDED NO CHARGE, T.SHAFFER, OCT.'17</u>	10/12/2017	-45.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
Total 55427289152867006395:						-45.00	.00					
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASS ATTENDED AT NO CHARGE, M.FISETTE, OCT.'17</u>	10/12/2017	-45.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
Total 55427289152867006403:						-45.00	.00					
1444	U.S. BANK (VISA)	554272891528		<u>123 SIGNUP, CREDIT/REFUND FOR CLASS ATTENDED AT NO CHARGE, C.MCDANIEL, OCT.'17</u>	10/12/2017	-45.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	10/17		
Total 55427289152867006411:						-45.00	.00					

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1444	U.S. BANK (VISA)	586172749762	6164	<u>TERRABOUNDSOLUTIONS.CO M. DOGGIE WASTE STATIONS, B.WITHROW, SEPT.'17</u>	09/29/2017	936.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1081	9/17		
Total 58617274976273494270:						936.00	.00					
1444	U.S. BANK (VISA)	893072918844	6207	<u>ORIENTAL TRADING POST, CANDY CANES FOR THE EVENT WITH THE MAYOR, DEC.'17</u>	10/17/2017	31.84	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	1031	10/17		
Total 89307291884401521894:						31.84	.00					
1444	U.S. BANK (VISA)	921572898943	6210	<u>IDAHO ECONOMIC DEVELOPMENT ASSOC., REGISTRATION FOR W.HOWELL, OCT.'17</u>	10/16/2017	125.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1003	10/17		
Total 92157289894301145638:						125.00	.00					
1444	U.S. BANK (VISA)	921672731007		<u>AMAZONPRIME.COM MEMBERSHIP RENEWAL, B.WITHROW, OCT.'17</u>	09/30/2017	11.65	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1004	9/17		
Total 92167273100763026703:						11.65	.00					
1444	U.S. BANK (VISA)	921672731008	6163	<u>WALMART.COM, PURCHASE OF MICROSOFT SURFACE TABLET FOR REMOTE PROCESSING FOR CUSTOMIZED ONLINE PAYMENT FORMS, A.WELKER, OCT.'17</u>	09/30/2017	347.99	.00	<u>01-6052 CONTRACT SERVICES</u>	1085	9/17		
Total 92167273100862145107:						347.99	.00					
1444	U.S. BANK (VISA)	921672741005	6111	<u>EMPLOYMENT PUBLICATION ON INDEED.COM FOR CITY ENGINEER 9/19/17-9/30/17 (C. OSWOLD)</u>	10/01/2017	48.54	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	10/17		

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1444	U.S. BANK (VISA)	921672741005	6111	EMPLOYMENT PUBLICATION ON INDEED.COM FOR CITY ENGINEER 9/19/17-9/30/17 (C. OSWOLD)	10/01/2017	48.54	.00	21-6125 LEGAL PUBLICATIONS EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672741005	6111	EMPLOYMENT PUBLICATION ON INDEED.COM FOR CITY ENGINEER 9/19/17-9/30/17 (C. OSWOLD)	10/01/2017	8.45	.00	25-6125 LEGAL PUBLICATIONS	0	10/17		
Total 92167274100549165212:						105.53	.00					
1444	U.S. BANK (VISA)	921672961008	6227	SQ READ, GOSQ.COM, READY TRANSPORTATION, TAXI FROM AIRPORT TO HOTEL, N.STAUFFER-G.SMITH-K.RICE, OCT.'17	10/23/2017	9.00	.00	01-6265 TRAINING & SCH00LING	0	10/17		
1444	U.S. BANK (VISA)	921672961008	6227	SQ READ, GOSQ.COM, READY TRANSPORTATION, TAXI FROM AIRPORT TO HOTEL, N.STAUFFER-G.SMITH-K.RICE, OCT.'17	10/23/2017	11.88	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672961008	6227	SQ READ, GOSQ.COM, READY TRANSPORTATION, TAXI FROM AIRPORT TO HOTEL, N.STAUFFER-G.SMITH-K.RICE, OCT.'17	10/23/2017	11.88	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672961008	6227	SQ READ, GOSQ.COM, READY TRANSPORTATION, TAXI FROM AIRPORT TO HOTEL, N.STAUFFER-G.SMITH-K.RICE, OCT.'17	10/23/2017	3.24	.00	25-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
Total 92167296100816088273:						36.00	.00					
Total U.S. BANK (VISA):						2,031.45	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	342163250		SERVICE CONTRACT FOR RICOH MPC4504EX COPIERS AT CITY HALL, CONTRACT #500 -0519539-000 - ADMIN	10/18/2017	125.37	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/17		

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1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	342163250		<u>SERVICE CONTRACT FOR RICOH MPC4504EX COPIERS AT CITY HALL, CONTRACT #500 -0519539-000 - P & Z</u>	10/18/2017	44.77	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	10/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	342163250		<u>SERVICE CONTRACT FOR RICOH MPC4504EX COPIERS AT CITY HALL, CONTRACT #500 -0519539-000 - WATER</u>	10/18/2017	116.42	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	10/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	342163250		<u>SERVICE CONTRACT FOR RICOH MPC4504EX COPIERS AT CITY HALL, CONTRACT #500 -0519539-000 - SEWER</u>	10/18/2017	116.42	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	342163250		<u>SERVICE CONTRACT FOR RICOH MPC4504EX COPIERS AT CITY HALL, CONTRACT #500 -0519539-000 - P.I</u>	10/18/2017	44.77	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
Total 342163250:						447.75	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						447.75	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA589313	6177	<u>2 DRUMS OF BISULFITE, CITRIC ACID, SODIUM HYPOCHLORIDE, T.SHAFER, OCT.'17</u>	10/09/2017	5,117.40	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	10/17		
1410	UNIVAR USA, INC.	NA589313	6177	<u>DEPOSIT ON 4 EA. RETURNABLE POLY CONTAINERS, T.SHAFER, OCT.'17</u>	10/09/2017	1,480.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	10/17		
Total NA589313:						6,597.40	.00					
Total UNIVAR USA, INC.:						6,597.40	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	384073	6174	<u>23 BOXES NITRILE DISPOSABLE GLOVES, T.SHAFER</u>	10/04/2017	343.55	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/17		

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265	USA BLUE BOOK	384073	6174	<u>PH ELECTRODE, ELECTRODE STORAGE, HACH REAGENT, HACH TESTS, T.SHAFFER, OCT.'17 - SEWER</u>	10/04/2017	511.90	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	10/17		
265	USA BLUE BOOK	384073	6174	<u>FREIGHT CHARGES FOR DISPOSABLE GLOVES, T.SHAFFER, OCT.'17</u>	10/04/2017	36.12	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/17		
265	USA BLUE BOOK	384073	6174	<u>FREIGHT CHARGES FOR CHEMICAL TESTING ITEMS, T.SHAFFER, OCT.'17</u>	10/04/2017	54.18	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	10/17		
Total 384073:						945.75	.00					
Total USA BLUE BOOK:						945.75	.00					
UTILITY REFUNDS #4												
1887	UTILITY REFUNDS #4	121685.02		<u>VIRGINIA HILDRETH, 842 N PASTURE AVE, UTILITY REFUND</u>	10/27/2017	55.43	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/17		
Total 121685.02:						55.43	.00					
1887	UTILITY REFUNDS #4	130260.01		<u>SUSAN FOX, 1334 W RYEGRASS CT, UTILITY REFUND</u>	10/27/2017	71.32	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/17		
Total 130260.01:						71.32	.00					
1887	UTILITY REFUNDS #4	132035.02		<u>LAWRENCE ZIRTZMAN, 642 N LAUREN AVE, UTILITY REFUND</u>	10/12/2017	44.41	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/17		
Total 132035.02:						44.41	.00					
1887	UTILITY REFUNDS #4	163065.00		<u>JOSE ALMANZA & JANET AVILA, 299 E LINMAR DR, UTILITY REFUND</u>	10/18/2017	68.09	.00	<u>99-1075 Utility Cash Clearing</u>	0	10/17		

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Total 163065.00:						68.09	.00					
1887	UTILITY REFUNDS #4	170465.01		<u>DONALD YATES, 361 S SADDLEROCK AVE, UTILITY REFUND</u>	10/12/2017	80.00	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 170465.01:						80.00	.00					
1887	UTILITY REFUNDS #4	174001.01A		<u>CBH, 1135 S KALAHARI AVE, UTILITY REFUND</u>	10/12/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174001.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	174004.01A		<u>CBH, 1071 S KALAHARI AVE, UTILITY REFUND</u>	10/12/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174004.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	174006.01		<u>CBH, 1047 S KALAHARI AVE, UTILITY REFUND</u>	10/12/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174006.01:						47.06	.00					
1887	UTILITY REFUNDS #4	174007.01		<u>CBH, 1025 S KALAHARI AVE, UTILITY REFUND</u>	10/12/2017	41.19	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 174007.01:						41.19	.00					
1887	UTILITY REFUNDS #4	175018.01		<u>CBH, 1505 W ARMAND ST, UTILITY REFUND</u>	10/12/2017	48.96	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 175018.01:						48.96	.00					
1887	UTILITY REFUNDS #4	183120.02		<u>KENT WADE, 1337 W KESLER DR, UTILITY REFUND</u>	10/12/2017	63.93	.00	99-1075 Utility Cash Clearing	0	10/17		

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				UTILITY REFUND	10/13/2017	76.62	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 260750.01:					76.62	.00					
1887	UTILITY REFUNDS #4	264100.01		CBH, 1940 W CRENSHAW ST, UTILITY REFUND	10/13/2017	108.53	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264100.01:					108.53	.00					
1887	UTILITY REFUNDS #4	264440.01A		CBH, 2073 W MELON DR, UTILITY REFUND	10/13/2017	67.69	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264440.01A:					67.69	.00					
1887	UTILITY REFUNDS #4	264490.01		CBH, 1952 W MELON DR, UTILITY REFUND	10/13/2017	52.04	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264490.01:					52.04	.00					
1887	UTILITY REFUNDS #4	264505.01		CBH, 1896 W MELON DR, UTILITY REFUND	10/17/2017	58.12	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264505.01:					58.12	.00					
1887	UTILITY REFUNDS #4	264850.02		LEVI MILBURN, 2131 N FIREBRICK DR, UTILITY REFUND	10/17/2017	75.40	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264850.02:					75.40	.00					
1887	UTILITY REFUNDS #4	264855.02		DAVID MONGER, 2153 N FIREBRICK DR, UTILITY REFUND	10/18/2017	63.97	.00	99-1075 Utility Cash Clearing	0	10/17		
	Total 264855.02:					63.97	.00					

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1887	UTILITY REFUNDS #4	265005.01		<u>RIVERWOOD HOMES, 2335 N OLD LACE AVE, UTILITY REFUND</u>	10/17/2017	58.12	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 265005.01:						58.12	.00					
1887	UTILITY REFUNDS #4	265106.01		<u>RIVERWOOD HOMES, 2130 W BEIGE ST, UTILITY REFUND</u>	10/17/2017	58.32	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 265106.01:						58.32	.00					
1887	UTILITY REFUNDS #4	265110.01		<u>RIVERWOOD HOMES, 2296 N VAN DYKE AVE, UTILITY REFUND</u>	10/18/2017	54.99	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 265110.01:						54.99	.00					
1887	UTILITY REFUNDS #4	265126.01		<u>RIVERWOOD HOMES, 2317 N VAN DYKE AVE, UTILITY REFUND</u>	10/17/2017	58.12	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 265126.01:						58.12	.00					
1887	UTILITY REFUNDS #4	277302.01		<u>CBH, 2237 N DOE AVE, UTILITY REFUND</u>	10/17/2017	42.52	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 277302.01:						42.52	.00					
1887	UTILITY REFUNDS #4	277303.01		<u>CBH, 2219 N DOE AVE, UTILITY REFUND</u>	10/27/2017	6.10	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 277303.01:						6.10	.00					
1887	UTILITY REFUNDS #4	278088.01		<u>CBH, 8917 S RED DELICIOUS AVE, UTILTIY REFUND</u>	10/18/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		

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Total 278088.01:						47.06	.00					
1887	UTILITY REFUNDS #4	278101.01		<u>CBH, 3091 W FUJI CT, UTILITY REFUND</u>	10/12/2017	30.66	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 278101.01:						30.66	.00					
1887	UTILITY REFUNDS #4	280360.01		<u>TRIDENT HOMES, 2053 N CITRINE AVE, UTILITY REFUND</u>	10/18/2017	108.43	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 280360.01:						108.43	.00					
1887	UTILITY REFUNDS #4	280440.01		<u>TRIDENT HOMES, 2208 N STAR GARNET AVE, UTILITY REFUND</u>	10/18/2017	10.07	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 280440.01:						10.07	.00					
1887	UTILITY REFUNDS #4	290340.01		<u>MIKE KNELLER, 7898 S SADDLE BAG WAY, UTILITY REFUND</u>	10/12/2017	21.01	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 290340.01:						21.01	.00					
1887	UTILITY REFUNDS #4	300205.02A		<u>MERIE STOCKWELL, 2565 N GREENVILLE AVE, UTILITY REFUND</u>	10/18/2017	135.38	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 300205.02A:						135.38	.00					
1887	UTILITY REFUNDS #4	300225.02		<u>NICHOLAS FLETCHER, 2675 N GREENVILLE AVE, UTILITY REFUND</u>	10/12/2017	201.56	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 300225.02:						201.56	.00					
1887	UTILITY REFUNDS #4	302003.01A		<u>STACY CONSTRUCTION, 463 E MERINO ST, UTILITY REFUND</u>	10/18/2017	47.00	.00	99-1075 Utility Cash Clearing	0	10/17		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 302003.01A:						47.00	.00					
1887	UTILITY REFUNDS #4	302005.01		<u>RIVERWOOD HOMES, 427 E MERINO ST. UTILITY REFUND</u>	10/18/2017	58.95	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302005.01:						58.95	.00					
1887	UTILITY REFUNDS #4	302013.01A		<u>RIVERWOOD HOMES, 430 E RAISON ST. UTILITY REFUND</u>	10/26/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302013.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	302026.01		<u>BERKELEY BUILDING CO, 613 E RAISON CT. UTILITY REFUND</u>	10/18/2017	44.43	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302026.01:						44.43	.00					
1887	UTILITY REFUNDS #4	302032.01A		<u>RIVERWOOD HOMES, 459 E RAISON ST. UTILITY REFUND</u>	10/18/2017	73.18	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302032.01A:						73.18	.00					
1887	UTILITY REFUNDS #4	302032.01B		<u>RIVERWOOD HOMES, 459 E RAISON ST. UTILITY REFUND</u>	10/26/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 302032.01B:						47.06	.00					
1887	UTILITY REFUNDS #4	303027.01		<u>HUBBLE HOMES, 1010 E FIRESTONE DR. UTILITY REFUND</u>	10/18/2017	61.13	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 303027.01:						61.13	.00					
1887	UTILITY REFUNDS #4	303036.01A		<u>HUBBLE HOMES, 2456 N DESTINY AVE. UTILITY REFUND</u>	10/18/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 303036.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	30430.02		<u>ANDREW G MILLER, 1182 W AVALON ST, UTILITY REFUND</u>	10/27/2017	64.05	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 30430.02:						64.05	.00					
1887	UTILITY REFUNDS #4	310004.01		<u>TOLL BROS, 9301 S MACADAN WAY, UTILITY REFUND</u>	10/18/2017	107.31	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310004.01:						107.31	.00					
1887	UTILITY REFUNDS #4	310135.01A		<u>TOLL BROS, 9405 S COPELAND PL, UTILITY REFUND</u>	10/18/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310135.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	310136.01		<u>TOLL BROS, 9387 S COPELAND PL, UTILITY REFUND</u>	10/18/2017	44.25	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310136.01:						44.25	.00					
1887	UTILITY REFUNDS #4	310233.01		<u>TOLL BROS INC, 1381 W SOLDOTNA DR, UTILITY REFUND</u>	10/18/2017	76.27	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310233.01:						76.27	.00					
1887	UTILITY REFUNDS #4	310241.01		<u>TOLL BROS, 9542 S ROCK CLIFFS PL, UTILITY REFUND</u>	10/18/2017	29.21	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 310241.01:						29.21	.00					
1887	UTILITY REFUNDS #4	310343.01A		<u>TOLL BROS, 9344 S RUSSELL AVE, UTILITY REFUND</u>	10/18/2017	47.06	.00	99-1075 Utility Cash Clearing	0	10/17		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 310343.01A:						47.06	.00					
1887	UTILITY REFUNDS #4	60600.01		<u>ADA COUNTY TAX DEED, 432 N LOCUST AVE - UTILITY REFUND</u>	10/11/2017	46.50	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 60600.01:						46.50	.00					
1887	UTILITY REFUNDS #4	90150.01A		<u>PAUL SPENCER, 1043 N STRIKE WAY, UTILITY REFUND</u>	10/12/2017	42.87	.00	99-1075 Utility Cash Clearing	0	10/17		
Total 90150.01A:						42.87	.00					
Total UTILITY REFUNDS #4:						3,738.46	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	A116235		<u>REPLACEMENT FLAGS FOR CROSSWALKS, OCT.'17</u>	10/24/2017	99.00	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/17		
Total A116235:						99.00	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						99.00	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, ADMIN</u>	09/28/2017	62.18	.00	01-6255 TELEPHONE	0	9/17		
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, PARKS</u>	09/28/2017	355.31	.00	01-6255 TELEPHONE	1004	9/17		
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, BUILDING INSPECTION</u>	09/28/2017	53.30	.00	01-6255 TELEPHONE	1005	9/17		
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, WATER</u>	09/28/2017	274.48	.00	20-6255 TELEPHONE EXPENSE	0	9/17		
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, SEWER</u>	09/28/2017	336.65	.00	21-6255 TELEPHONE				

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								EXPENSE	0	9/17		
1575	VERIZON WIRELESS	9793591974		<u>CELL PHONE SERVICE FOR SEPTEMBER, P.I</u>	09/28/2017	72.83	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	9/17		
Total 9793591974:						1,154.75	.00					
Total VERIZON WIRELESS:						1,154.75	.00					
VICTORY GREENS												
364	VICTORY GREENS	430960	6225	<u>WOOD CHIPS FOR NEW PLAYGROUND EQUIPMENT, B WITHROW, PARKS, OCT 17</u>	10/20/2017	2,457.00	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	10/17		
Total 430960:						2,457.00	.00					
Total VICTORY GREENS:						2,457.00	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0103265-IN		<u>MONTHLY JANITORIAL SERVICES, SENIOR CENTER, OCTOBER</u>	10/26/2017	330.33	.00	01-6025 <u>JANITORIAL</u>	1001	10/17		
Total 0103265-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0103266-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, OCTOBER - ADMIN</u>	10/26/2017	84.93	.00	01-6025 <u>JANITORIAL</u>	0	10/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103266-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, OCTOBER - P & Z</u>	10/26/2017	30.33	.00	01-6025 <u>JANITORIAL</u>	1003	10/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103266-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, OCTOBER - WATER</u>	10/26/2017	78.87	.00	20-6025 <u>JANITORIAL</u>	0	10/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103266-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, OCTOBER - SEWER</u>	10/26/2017	78.87	.00	21-6025 <u>JANITORIAL</u>	0	10/17		

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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
1499	WESTERN BUILDING MAINTENANCE, INC.	0103266-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, OCTOBER - P.I</u>	10/26/2017	30.33	.00	<u>25-6025 JANITORIAL</u>	0	10/17		
Total 0103266-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0103267-IN		<u>MONTHLY JANITORIAL SERVICES, KWWTP, OCTOBER - WATER</u>	10/26/2017	31.50	.00	<u>20-6025 JANITORIAL</u>	0	10/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103267-IN		<u>MONTHLY JANITORIAL SERVICES, KWWTP, OCTOBER - SEWER</u>	10/26/2017	31.50	.00	<u>21-6025 JANITORIAL</u>	0	10/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103267-IN		<u>MONTHLY JANITORIAL SERVICES, KWWTP, OCTOBER - P.I</u>	10/26/2017	12.00	.00	<u>25-6025 JANITORIAL</u>	0	10/17		
Total 0103267-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN000473462	6189	<u>REPAIR PARTS FOR 10 MILE GENERATOR, T.FLEMING, OCT.'17</u>	10/10/2017	465.34	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
Total IN000473462:						465.34	.00					
98	WESTERN STATES EQUIPMENT CO.	IN000473474	6190	<u>CRIMSON POINT LIFT STATION, ENGINE HEATER REPAIR, T.FLEMING, OCT.'17</u>	10/10/2017	1,791.04	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	10/17		
Total IN000473474:						1,791.04	.00					
Total WESTERN STATES EQUIPMENT CO.:						2,256.38	.00					
ZAMZOWS												
66	ZAMZOWS	3945161-IN	5946	<u>6 BALES OF STRAW FOR PARADE FLOAT, J CRUMPTON, PARKS, AUG 17</u>	08/04/2017	38.94	.00	<u>01-6265 TRAINING & SCH00LING</u>	1086	8/17		

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Total 3945161-IN:						38.94	.00					
Total ZAMZOWS:						38.94	.00					
Grand Totals:						409,579.93	107,018.22					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R87-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE CITY OF KUNA, IDAHO FOR THE FISCAL YEAR OCTOBER 1, 2017 TO SEPTEMBER 30, 2018.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with the Idaho Humane Society to provide animal control services in the City of Kuna for the fiscal year commencing October 1, 2017 and ending September 30, 2018 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

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

This agreement is made and entered into this ___ day of November 2017, by and between the City of Kuna, hereinafter referred to as "City," and the Idaho Humane Society, Inc., hereinafter referred to as "Humane Society."

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

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

WITNESSETH:

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

1. Period of Agreement. This agreement shall cover a one-year period beginning the 1st day of October 2017, and ending the 30th day of September 2018.
2. Animal Control Enforcement. The Humane Society shall be the City's Animal Control Contractor and shall be responsible for the enforcement of all animal regulatory ordinances of the City Code, except as otherwise agreed in writing by the parties to this agreement. In carrying out this responsibility, the Humane Society shall:
 - a. Provide timely animal control services within the City limits including investigating complaints, responding to calls for service, patrol (as time is available), issuing citations to suspected violators and following through in court when subpoenaed, apprehending and impounding stray animals and other animals as required in the City Code, picking up dead or injured animals within the road right-of-way in the City limits and other services as appropriate.
 - b. Holding, preparing records regarding, and providing disposition of impounded animals, consistent with City Code requirements and Humane Society goals.
 - c. Providing other services designed to support the goal of responsible animal ownership in Kuna including, but not limited to public information, acting as the City's expert consultant regarding legislation and other matters regarding animal control in the community.
 - d. The Humane Society shall be the agent of the City in enforcing Title 10, Chapter 3 of the City Code and pertinent provisions of the Idaho Code relating to animal cruelty and animal control. The Humane Society shall be responsible for selecting and training qualified officers and employees to carry out these services. The Humane

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

- e. Provide the City with a monthly update related to calls for service, citations issued and animals impounded.
3. Compensation and Payment. The City agrees to pay the Humane Society for animal control services provided within City limits during the period of this contract. Compensation to the Idaho Humane Society for Animal Control Services for FY 17/18 (October 1, 2017 through September 30, 2018), shall be \$65,908, payable in twelve equal installments, beginning in October 2017. Fees will be adjusted annually based on population changes, level of service calls and cost increases.

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

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

contract on behalf of the Humane Society, are employees of City. It is further understood that the relationship between the City and the Humane Society is that of principal-independent contractor, respectively, and nothing herein shall be construed to be inconsistent with the relationship.

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

expenses. This provision shall be deemed to be a separate contract between the City and the Humane Society and shall survive any default, termination, or forfeiture of this contract.

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

DATED this ___ day of November 2017.

APPROVED:

CITY OF KUNA
ADA COUNTY, IDAHO

IDAHO HUMANE SOCIETY, INC.
ADA COUNTY, IDAHO

JOE STEAR
MAYOR

JEFF ROSENTHAL, DVM
CHIEF EXECUTIVE OFFICER

ATTEST:

CITY CLERK/TREASURER

(seal)

**RESOLUTION NO. R88-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT FOR ANNUAL ASSESSMENT WITH VALLEY REGIONAL TRANSIT AND THE CITY OF KUNA; AUTHORIZING THE CITY OF KUNA TO PAY THE ANNUAL ASSESSMENT IN THE AMOUNT OF SEVEN THOUSAND EIGHT HUNDRED AND FORTY-FOUR DOLLARS (\$7,844.00); AND AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST THE AGREEMENT.

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

Section 1. The Cooperative Agreement between Valley Regional Transit and the City of Kuna for Annual Assessment, as attached hereto as **EXHIBIT A**, and hereby incorporated herein by reference, is hereby authorized and approved; and

Section 2. The City hereby authorizes the City Treasurer to pay the annual assessment in the amount of SEVEN THOUSAND EIGHT HUNDRED AND FORTY-FOUR DOLLARS (\$7,844.00) for the 2017-2018 annual dues.

Section 3. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorize and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**COOPERATIVE AGREEMENT
BETWEEN
VALLEY REGIONAL TRANSIT
AND
CITY OF KUNA
FOR
ANNUAL ASSESSMENT**

THIS COOPERATIVE AGREEMENT ("**Agreement**") is entered into this ___ day of _____ 20__ by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code ("VRT"), and The City of Kuna, a municipal corporation organized, existing and authorized under Chapter 1, Title 50, Idaho Code ("**Member**")

RECITALS

A. VRT is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998 public referendum. VRT provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon Counties.

B. Member is a municipal corporation authorized under Chapter 1, Title 50, Idaho Code.

C. Idaho Code § 40-2109(7) provides that VRT may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.

D. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation authority in order to contribute funds from any source in recognition of costs of the authority.

E. VRT budgets and establishes annual assessments for its regular and special members, with assessments for its regular members calculated pursuant to a population based formula, and assessments for its special members calculated pursuant to a negotiated amount.

F. VRT has budgeted \$7,844 for Member to contribute for its annual assessment; Member has budgeted the same amount for its VRT annual assessment.

AGREEMENT

NOW, THEREFORE, in consideration of foregoing recitals, which are made a part of this Agreement and not mere recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1. Term

This Agreement shall be in effect from the 1st day of October, 2017, and will terminate on the 30th day of September, 2018, unless earlier terminated pursuant the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this Agreement is:

- (a) For Member to pay annual assessment to VRT for Fiscal Year 2018 in the amount of \$7,844 in contribution to the costs of VRT.
- (b) For VRT to use said annual assessment for costs budgeted under its regional planning and program administration programs.

Section 3. Compliance

VRT, in using said assessment shall comply with all conditions required by applicable federal, state and local laws and regulations, and shall maintain, in accordance with generally accepted accounting practices and principles, records and books of account regarding said dues and operating costs.

Section 4. Payment

- (a) Member shall pay its annual assessment up to the aforesaid amount of \$7,844 within 30 days of invoice to VRT at the following address, unless Member is notified in writing by VRT of a new address:

Valley Regional Transit
700 NE 2nd St. Suite 100
Meridian, Idaho 83642

- (b) Member's address, for the purpose of notice or correspondence, unless VRT is notified in writing by Member of a new address, is as follows:

City of Kuna
PO Box 13
Kuna, Idaho 83634

Section 5. Miscellaneous

- (a) Each party hereto represents and warrants that each person executing this Agreement on behalf of such party is, at the time of such execution, duly authorized to do so by such party's governing body, and is fully vested with the authority to bind such party in all respects.

(b) If any provision of this Agreement is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties, and shall survive the severed provisions.

(c) Except as provided otherwise herein, this Agreement and any attachments hereto constitute the entire Agreement between VRT and Member concerning the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

(d) The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

(e) This Agreement is not intended to create, nor shall it in any way be interpreted or construed to create, any third party beneficiary rights in any person not a party hereto.

(f) This Agreement shall be binding on the parties hereto, and their successors and assigns.

Section 6. Indemnification

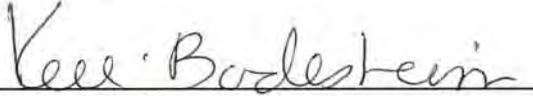
To the extent permissible by law, VRT shall indemnify, defend, protect and hold harmless Member, and its officers, agents and employees, from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever (collectively, "Claims") arising out of or incident to this Agreement, and any renewal or extension thereof, and arising out of or caused by the negligent or intentional acts or omissions of VRT, its officers, agents and employees, regardless of where the injury, death, or damage may occur, except to the extent any such Claims arise out of or are caused by the negligent or intentional act or omission of Member or its officers, agents and employees. Member shall give to VRT reasonable notice of any such Claims. VRT shall notify Member of the counsel to be used in carrying out its obligations hereunder. Member must state any reasonable objection that it may have regarding the use of said counsel. The provisions of this section shall be deemed to be a separate contract between the parties and shall survive the expiration or any default, termination or forfeiture of this Agreement, and any renewal or extension thereof. Notwithstanding anything to the contrary in the foregoing, Member's right to indemnification pursuant to the foregoing shall be limited to indemnification for such Claims for which Member incurs actual liability or expense. The foregoing indemnification includes, without limitation, any Claim arising out of or caused by the noncompliance of any services, programs, or activities provided by VRT under this Agreement with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Notwithstanding anything to the contrary in the foregoing, (i) no employee or officer of VRT shall be personally liable to Member under this Agreement, (ii) with respect to third party Claims, both VRT and Member expressly reserve any and all of the privileges and immunities available to them, if any, under Idaho law, and (iii) the agreement of VRT to hold harmless or indemnify Member shall be limited to, and be payable only from, VRT's available insurance or

self-insurance coverage for liability assumed by contract available as a part of its general liability insurance program."

EXECUTED and effective as of the date first above written.

Valley Regional Transit:

City of Kuna:



Kelli Badesheim
Executive Director



Valley Regional Transit
FY 2018 Funding Summary
Assuming 2.5% increase in Per Capita Rate, Mileage Rate and Service Contributions

Member Agency	Regional Dues			Valleywide Service Contributions						TOTAL		
	Population Based	Mileage Based	Negotiated	Boise TMA	Nampa UZA					Requested	Requested	
				Bus/ADA	Bus/ADA	Limited	Express	Route 44	Route 45	Route 55	FY 2018	FY 2017
Ada County	\$23,796					\$6,486	\$6,653	\$6,226			\$43,161	\$42,598
AChD			\$2,872								\$2,872	\$2,802
Boise State University			\$5,742							\$29,507	\$35,249	\$34,389
College of Western Idaho			\$5,253							\$8,323	\$58,478	\$57,052
CCDC			\$26,357							\$44,902	\$26,357	\$25,714
City of Boise	\$91,157			\$6,838,974		\$6,486	\$6,653				\$6,943,270	\$6,574,844
City of Boise Capital Contribution				\$381,669							\$381,669	\$469,250
City of Eagle	\$10,723							\$17,884			\$28,607	\$27,358
City of Kuna	\$7,844										\$7,844	\$7,160
City of Meridian	\$39,142				\$85,000	\$55,128	\$31,668				\$210,938	\$180,194
City of Star	\$3,699							\$5,728			\$9,427	\$8,754
City of Garden City	\$4,579			\$120,694							\$125,273	\$122,186
Meridian Development Corporation			\$3,378								\$3,378	\$3,295
Total Ada County	\$180,940		\$43,602	\$7,341,337	\$85,000	\$68,100	\$44,974	\$29,838	\$37,830	\$44,902	\$7,876,523	\$7,555,596
Canyon County	\$20,132					\$6,486	\$6,653	\$3,151			\$36,422	\$35,845
Canyon County Highway District		\$917									\$917	\$893
City of Caldwell	\$21,550				\$103,740		\$18,097				\$143,387	\$139,307
City of Greenleaf	\$342										\$342	\$334
City of Melba	\$227										\$227	\$221
City of Middleton	\$3,229							\$5,728			\$8,957	\$8,533
City of Nampa	\$38,553				\$202,530	\$54,047	\$62,095				\$357,225	\$346,196
City of Notus	\$227										\$227	\$221
City of Parma	\$844										\$844	\$820
City of Wilder	\$673										\$673	\$637
Golden Gate Highway District #3		\$625									\$625	\$606
Nampa Highway District #1		\$1,020									\$1,020	\$993
Notus/Parma Highway District		\$547									\$547	\$533
Total Canyon County	\$85,777	\$3,109	\$0	\$0	\$306,270	\$60,533	\$86,845	\$8,879	\$0	\$0	\$551,413	\$535,139
Total Ada and Canyon Counties	\$266,717	\$3,109	\$43,602	\$7,341,337	\$391,270	\$128,633	\$131,819	\$38,717	\$37,830	\$44,902	8,427,936	8,090,735



RECEIVED
OCT 03 2017
CITY OF KUNA

September 21, 2017

City of Kuna
P.O. Box 13
Kuna, ID 83634
Attention: Chris Engels, City Clerk

SUBJECT: Valley Regional Transit FY2018 Membership Assessment

Dear Ms. Engels:

On July 10, 2017, the Valley Regional Board of Directors approved the FY2018 Budget and related member assessment/service contribution schedule. The attached Funding Summary provides a detailed listing of all member assessments/service contributions for FY2018.

The following financial summary and attached invoice represent the amount requested from your agency for FY2018. Assessments paid to Valley Regional Transit support regional planning efforts and regional operations, while other specific line items support specific transportation services.

Valley Regional Transit Member Assessment \$7,844

Enclosed with this letter is your FY2018 Cooperative Agreement for review and execution. Upon execution of the agreement, please keep one copy for your records and return the original to Valley Regional Transit.

Should you have any questions or require additional information, please feel free to contact me at (208) 258-2709 or jmcmahon@valleyregionaltransit.org.

Thank you for your continued support of Valley Regional Transit.

Sincerely,

Jim McMahon
Finance Director

Enclosures:
Invoice
VRT Funding Summary
Cooperative Agreement

VALLEYRIDE
700 NE 2ND STREET, SUITE 100
MERIDIAN ID 83642-
PHONE: (208) 345-7433
FAX: (208) 846-8564



INVOICE

10/1/2017
Reference #
000000022230

0911

Bill To: CITY OF KUNA
P.O. BOX 13
KUNA ID 83634-1331

FY18 Annual Assessment

Terms:

Page 1

Line	Item #	Description	Quantity	U/M	Unit Price	Extended Price
1	VRT MEMBER DUES	Annual Valley Regional Transit Assessmen	1.00	YR	\$7,844.00	\$7,844.00

No refunds or exchanges for expired, lost, stolen, or damaged passes.

SubTotal: \$7,844.00

Invoice Total: \$7,844.00

**RESOLUTION NO. 89-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA'S PROPERTY LOCATED AT SWAN FALLS 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 the 2017-2018 Real Estate Lease Agreement between the City of Kuna and Silver Butte Holsteins, Inc. for the lease of the City of Kuna's property located at Swan Falls Road, Kuna, Idaho, as attached hereto and made a part hereof, as Exhibit A.

PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November 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 **Silver Butte Holsteins, Inc.**, an Idaho Corporation (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 400 farmable acres (Property). The parties acknowledge that said Property is located south of Kuna Mora Road and situated on both sides of Swan Falls Road, in Kuna, Ada County, Idaho.
2. RENT: LESSEE agrees to pay LESSOR rent for the Property in the amount of \$60,000.00, payable in twelve (12) equal monthly installments of \$5,000.00, due and payable by the 10th day of each month. LESSOR shall send out monthly statements in advance of the 10th of each month to LESSEE.
3. TERM: TERM: The term of this lease is for the period commencing on October 1, 2017 and terminating on September 30, 2018; if this lease is renewed, as provided for herein, the renewal term shall be twelve (12) months, commencing on October 1, of each year, and ending on September 30, of the following year, and any subsequent renewal terms, under the following conditions:
4. LESSOR'S OBLIGATIONS: LESSOR agrees to the following at its expense:
 - a. To provide the treated wastewater effluent to be used as irrigation water on the property.
 - b. To pay Idaho Power for the electricity to operate the pump used to pump the treated wastewater effluent from the lagoon and used as irrigation water on the property; however, LESSEE shall indirectly reimburse LESSOR for the electrical cost as factored into the LEASE payment. LESSEE shall also pay for the electricity to operate the well pumps.
 - c. LESSEE shall provide credit to LESSOR for any credit or rebate LESSEE receives from Idaho Power Company for the Agricultural Peak Rewards Program, if offered by Idaho Power Company, and LESSEE is in compliance as provided for in paragraph 5g.
 - d. To provide perimeter weed control and rodent pest control measures, if needed.
 - e. To timely review and respond to all LESSEE requests to apply commercial fertilizer or manure.
 - f. To provide parts necessary for maintenance and repair of the irrigation lines.
5. LESSEE'S OBLIGATIONS: LESSEE agrees to the following at its expense:

REAL ESTATE LEASE AGREEMENT

- a. To provide all equipment, materials, labor or other items necessary to plant, cultivate, grow, and harvest alfalfa, grain or other crops, not detrimental to the primary purpose of the Property which is to provide for a wastewater land application site upon the Property, as further described in paragraph 6.
 - b. To weigh all harvested crops as they are harvested.
 - c. To not apply any nitrogen or phosphorus based fertilizers or manure to Property without LESSOR's approval.
 - d. To provide LESSOR with TKN, NO₃, NO₂, Total Phosphorus, moisture content and tonnage for any manure to be applied to Property.
 - e. To provide LESSOR with TKN, NO₃, NO₂, Total Phosphorus, moisture content and tonnage of harvested crops by field and by cutting.
 - f. To provide LESSOR with the sources and amount of water from each source applied to each field on a daily basis.
 - g. To provide LESSOR with any necessary information regarding LESSEE's application and compliance with the Idaho Power Company's Agricultural Peak Rewards Program. LESSEE shall only be entitled to the credit that LESSOR actually receives.
6. **ADDITIONAL TERMS:** LESSEE acknowledges and agrees that the Property is subject to certain terms as contained in the Idaho Wastewater Land Application Permit LA-000060-04 and said terms are fully incorporated herein, and LESSEE has reviewed a copy of said permit and agrees to fully comply with its terms and conditions. LESSEE further acknowledges and agrees that the Property is first and foremost a wastewater land application site and that such use shall be given priority over any farming operation on the Property. LESSOR agrees, as reasonably practical, to protect the LESSEE's crops growing upon the Property, but LESSOR reserves the right to destroy crops or otherwise interfere with LESSEE's farming operation if necessary to maintain, operate or repair LESSOR's wastewater treatment and application facilities on the Property or to comply with any terms and conditions of LESSOR's Wastewater Land Application Permit.
7. **REIMBURSEMENTS- END OF LEASE:** In the event this lease is not renewed by LESSOR, for any reason other than a requested rent increase or decrease, LESSEE shall be entitled to reimbursement for existing viable alfalfa for the cost of planting alfalfa. Alfalfa is presumed to be viable for four (4) cropping seasons following its planting. The cost of planting shall be limited to reasonable equipment cost for up to two (2) discing passes, one (1) conditioning pass and one (1) drill pass, plus the cost of seed. The costs reimbursable shall be limited to 25% of planting cost per viable year remaining. No reimbursement is to be provided after the fourth (4th) year of viability.

REAL ESTATE LEASE AGREEMENT

8. REIMBURSEMENTS- BREACH OF LEASE: In the event LESSEE breaches any of the terms of this lease, including non-payment of the lease amounts, or untimely payments of the lease amounts or the performance or non-performance of farming operations in a manner to cause LESSOR to violate the terms and conditions of its Wastewater Land Application Permit, LESSOR may terminate this lease, assume operations being performed by LESSEE upon the Property and shall not be liable for payment for reimbursements as provided in paragraph 7 or any other reimbursement payment sought by LESSEE.
9. 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.
10. 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 \$2,000,000.00 general aggregate and \$1,000,000.00 each occurrence.
11. 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.
12. 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.
13. 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.
14. RENEGOTIATION OF LEASE TERMS: The parties to this lease agree that regulatory conditions are not fixed. Either party may request in writing, a renegotiation of the lease terms on or before July 31 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.
15. 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)

REAL ESTATE LEASE AGREEMENT

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

16. RENEWALS: LESSEE shall have the right to renew this lease for additional one (1) year periods by giving written notice of renewal at least ninety (90) days before September 30 of each year. 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.
17. ASSIGNMENT OR SUBLETTING PROHIBITED: LESSEE shall not assign this lease nor sublet the whole or any part thereof without the written consent of LESSOR.
18. 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.
19. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
20. 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.
21. SERVICE OF NOTICES: Any notice may be served upon LESSOR by certified mail to LESSOR at:

City of Kuna, Idaho
c/o City Engineer
c/o City Attorney
Post Office Box 13
Kuna, Idaho 83634;

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

Silver Butte Holsteins, Inc.
Brian Merrell
1580 W. Kuna Cave Road
Kuna, Idaho 83634

REAL ESTATE LEASE AGREEMENT

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.

DATED this 4 day of October, 2017.

LESSOR:

LESSEE:

By _____

By Shane Beus

Joe L. Stear

Silver Butte Holsteins, Inc.

City of Kuna, Idaho

Its Shane Beus

Its _____

President

Mayor

WITNESS:

ATTEST:

Brian A. Merrell

Brian A. Merrell

Clerk of _____

REAL ESTATE LEASE AGREEMENT

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

**RESOLUTION NO. R90-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE II-A & PHASE II-B, AS DESCRIBED IN EXHIBIT A – CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE II-A & PHASE II-B SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The PROFESSIONAL SERVICES AGREEMENT with JUB Engineering, Inc. including the terms as contained in the **Exhibit A, CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE II-A & PHASE II-B SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE**, in substantially the format, as attached hereto as EXHIBIT A is hereby approved.

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

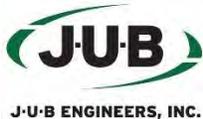
PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

City of Kuna
Downtown Revitalization Project
Phase II-A & Phase II-B Services
Exhibit A – Scope of Services, Schedule, and Basis of Fee

This Agreement for Professional Services, dated October 9, 2017, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the design phase of this project.

With Phase I construction-nearing completion, the next phase is intended to complete Kuna's downtown revitalization corridor, which consists of two blocks from Avenue C to Avenue A on Main Street. To provide more flexibility for funding, two separate bid packages, one for each block, will be prepared. This will allow phased construction, with the first block from Avenue C to Avenue B (Phase II-A) scheduled for 2018 construction, and the second (and final) block from Avenue B to Avenue A (Phase II-B) scheduled for 2019 or 2020 construction. Engineering tasks will include: survey, geotechnical investigation and testing, drainage design, public involvement and environmental evaluation. This Scope covers the design of Phase II and Phase II-B as two separate bid packages, including bid assistance and construction engineer of record services. This Scope does not include construction engineering and inspection services.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

J-U-B ENGINEERS will develop two sets of bidding documents for the construction of City streetscape improvements for Phase II-A and Phase II-B on Main Street between Avenue C and Avenue A (both north and south sides of the street).

The tasks outlined in this scope of services focus on preliminary design, final design, and delivery of bid documents for Phase II-A and Phase II-B. Tasks for construction engineer of record services will also be completed under this contract:

- Task 1 – Project Management and Meetings
- Task 2 – Preliminary Design
- Task 3 – Environmental
- Task 4 – Public Involvement
- Task 5 – Final Design / Plans Specifications, and Estimate (PS&E)
- Task 6 – Engineer of Record Construction Support Services

Assumptions

This scope of work is based on the following project assumptions:

- The City of Kuna will advertise this project and open bids from Contractors.
- The project will be completed in US Customary Units using AutoCAD Civil 3-D 2011;

- The project will utilize Idaho Standards for Public Works Construction (ISPWC) standard drawings and construction specifications and standard ISPWC pay item designations for construction items where applicable. Ada County Highway District (ACHD) supplemental specifications will be utilized when needed. Special provisions will be used as necessary for more project specific pay items;
- Plans will be completed on standard J-U-B title block / border and NOT on an ITD title block. Plans will not include pay item summary sheets or a clearance summary sheet;
- Plan submittals to the City will occur at 1) 50% (Preliminary Design); 2) Final Design / PS&E.
- Geotechnical recommendations will be based on typical pavement section recommendations confirmed by ACHD for the Phase I design. Geotechnical report will be used for drainage design;
- All work will be completed within existing right of way as provided by City and ACHD documentation; no formal right of way plans will be required for this project and all improvements will be within the right-of-way;
- No potable water or sewer improvements will be included in the construction package;
- Environmental documentation will be prepared to satisfy the Federal Highway Administration (FHWA). It is anticipated FHWA funds will be utilized during construction.
- If applicable, a separate environmental document, under a separate contract, will be developed for approval by the Idaho Department of Commerce per the Community Development Block Grant (CDBG) requirements;
- Subsurface Utility Exploration may be included in the work plan, if necessary. For the purposes of preliminary design, as-built drawings provided by the City and utility companies within the corridor will be used;
- It is anticipated that drainage improvements will be limited to within the existing project limits and that no “off-site” drainage improvements will be designed or constructed as a part of this scope of services.
- The design of Phase II will be in general conformance with the Phase I design and construction for the Kuna Downtown Revitalization Plan.

B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B

J-U-B’s scope of services under this Agreement is limited to the following tasks.

TASK 1 – PROJECT MANAGEMENT AND MEETINGS

Tasks

- a. **Kickoff Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff, along with ACHD, ITD and possibly Local Highway Technical Assistance Council (LHTAC) staff, if applicable, for the purpose of discussing the project approach and obtaining information that may be available from the City and ACHD, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design efforts.

This meeting will focus on discussing in detail the goals and issues associated with the project, reviewing previously completed studies and engineering efforts in the downtown corridor, obtaining as-built drawings from the City, discussing lines of communication, as well as identifying other pertinent issues associated with this project. The intent of this meeting is to review the project scope, schedule and budget and to develop consensus from all team members.

- b. **Council Meeting:** Project Manager and Client/Funding Manager will attend a council meeting to discuss preliminary design prior to beginning final design. J-U-B will prepare two (2) exhibits and a project write-up, provide technical background information, and answer questions specific to the project. It is anticipated that one (1) council meeting is required during the design phase of the project.
- c. **Utility Research Meeting:** Prepare agenda and conduct meeting with appropriate City utility divisions or Public Utility Companies to gather record drawings, field knowledge and any historical data available. Record minutes and incorporate research into design.
- d. **Progress Meetings:** Facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that four (4) progress meetings will be required during the preliminary and final design phase of the project.
- e. **Coordination with ACHD (Design Reviews):** Meetings with the Ada County Highway District to discuss project status, timeline, property owner coordination, existing utility coordination and design standards. It is anticipated that Two (2) progress meetings are required. One (1) in the primarily in the design phase and one (1) in the final design phase of the project.
- f. **Design Review Meetings:** J-U-B will attend a preliminary design and final design review meeting with the City staff and ACHD to discuss project specific comments. It is anticipated that two (2-hour) meetings will be included as a part of this task. J-U-B's project manager and project engineer will attend each of the design review meetings.
- g. **Monthly Update with Staff:** Prepare monthly project updates including; job to date invoicing summary, percent complete, cost estimate updates and exhibit.
- h. **Project Management, Administration and Tracking:** Prepare updated project schedule according to tasks 1-6 with milestones, project management, and coordination with the project team and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Deliverables:

- Kick-off meeting minutes;
- Utility research meeting minutes;
- Progress meeting minutes will be distributed via e-mail to team members within three (3) business days;
- Summary of design review comments including written resolution of each comment;
- Council exhibits and write-up for council meeting

TASK 2 – PRELIMINARY DESIGN

Tasks

- a. **Initial Site Walk Through** - J-U-B team members, project stakeholders, and key staff personnel from the City and ACHD will walk the project to further identify potential issues in the field and discuss concerns or past issues the City or ACHD may have within the corridor. These issues are anticipated to include drainage, impacts to adjacent properties, utilities, etc.

J-U-B will prepare, invite attendees, conduct, and document the meeting.

Deliverables:

- Initial Site Walk Through Memorandum.
- b. **Obtain Preliminary Utility Information and Mapping** - J-U-B will provide utility companies (i.e. power, gas, cable, telephone) with formal notification of Phase II of the project, including authorization to make design engineering expenditures. J-U-B will also request that utility companies provide the City with current plans of their facilities located within the proposed project limits for Phase II. The utility companies will also be notified of the future work for Phase II-A and Phase II-B.

Deliverables:

- Copies of the Utility Submittal Letters;
 - Copies of information and documents received from utilities;
- c. **Develop Base Mapping/Existing Surface** - J-U-B will conduct a detailed field survey and topographic base mapping of the downtown project limits for Phase II-A and II-B described on page 1 of this scope of services. The following elements will be located within the existing right-of-way:

- Roadway cross sections every 50 feet, including centerline, edge of travel lane, edge of pavement, curb, gutter and sidewalk, drainage features, utilities, building stoops (Finish floor elevations), existing street monumentation and right of way markers, utilities (marked by City), etc.;
- Building corners, door entrances, threshold elevations;
- Intersection curb returns;
- Visible utilities and utilities identified from Digline markings;
- Trees larger than 2-inch diameter trunk size;
- Signs;
- Driveways and other road intersections;
- Other significant improvements within said right-of-way areas;
- Centerline and paint lines;

The final drawing of the mapping area in AutoCAD format will include:

- One-foot contour interval map;
- Existing features located during the survey;
- Estimated location of existing right-of-way lines based on City provided data.

J-U-B will coordinate with Digline and City crews to mark the horizontal location of existing utilities. Existing utilities identified from as-built and field topographic survey will be included in the project base map. Property owner / parcels will be included on the base map based on information provided by the County Assessor. Acquisition of right-of-way is not expected. A formal record of survey is not anticipated or included as a part of this scope of services.

Deliverables:

- Develop Base Maps for Preliminary Design;
- Data will be incorporated into plan sheets and DTM surface

d. Refine Project Charter

Using the planning documents developed by the City, J-U-B will author the Charter detailing the design standards such as:

- Typical Section,
- Design Speed,
- Design Vehicle,
- Current and Future Traffic Volumes,
- Project Description,
- Define the Purpose and Need.

J-U-B will coordinate with ACHD and City for approval of the Charter.

Deliverables:

- Approved Charter
- Copy of Charter to ITD for Approval.

e. Analyze/Assess Existing Hydraulic Conditions

Drainage patterns and hydraulics along Main Street will be evaluated early in the design process to identify potential problem areas. Information from the kick-off meeting site visit pertaining to drainage/hydraulics will be reviewed to further identify potential drainage design improvements and/or issues related to the proposed roadway improvements. Drainage design criteria for the project will be developed and reviewed with the City.

J-U-B will develop a preliminary layout for the drainage design for Main Street, including new storm drain pipe, catch basins, etc.

Drainage computations will be completed in accordance with City roadway development guidelines and ACHD recommendations.

Assumptions:

- All drainage improvements will be within the project limits;

- No “off-site” drainage improvements will be designed or constructed unless directed by the City as an additional scope of services.

Deliverables:

- Drainage computations in accordance with ACHD guidelines;
- Preliminary drainage estimate included in the Engineer’s Estimate

f. Develop Preliminary Design Plans

Based on input received from the City and key stakeholders, in addition to the field evaluation and preliminary utility and drainage design, J-U-B will develop the preliminary curb and gutter horizontal and vertical alignment. The preliminary design will be completed in accordance with ISPWC/ACHD standards, the AASHTO Green Book, and MUTCD requirements.

Turning movements will be evaluated at intersections to determine if “bulb-out” features can be accommodated while not inhibiting design vehicle turning capabilities.

Permanent signing / traffic control patterns are not anticipated to change as a result of this project. Existing stop control conditions at the intersections within the project limits will remain.

Pedestrian level lighting plans will be developed showing the proposed light locations.

Decorative sidewalk areas / brick paver areas will be identified on the preliminary design plans, and locations for landscaping areas will be delineated on the plans. J-U-B’s Landscape Architects will coordinate with the City and develop a conceptual layout of landscaping (trees, planting beds, etc.) and irrigation plans for the delineated areas. J-U-B will identify and show water service, irrigation conduit and controller locations on the project plans. Alternate irrigation sources and innovative irrigation solutions will be considered.

Preliminary demolition plans will be prepared showing removal limits and outlining any removal items to be completed by City forces as “in-kind”. J-U-B will perform an internal QC review of the preliminary plans and assemble the documents for distribution for the preliminary design review meeting.

Preliminary Design Plan Sheet Estimate

Phase II-A Bid Set	Phase II-B Bid Set
1 – Title Sheet / Sheet Index	1 – Title Sheet / Sheet Index
1 – General Notes Sheet	1 – General Notes Sheet
2 – Legends Sheets	2 – Legends Sheets
1 – Total Ownership / Survey Control Map	1 – Total Ownership / Survey Control Map
2 – Demolition / Removal Sheets	2 – Demolition / Removal Sheets
2 – Drainage Plans	2 – Drainage Plans
1 – Typical Section	1 – Typical Section

3 – Plan & Profile Sheets	3 – Plan & Profile Sheets
3 – Landscaping Plans	3 – Landscaping Plans
2 – Electrical/Lighting plan	2 – Electrical/Lighting plan
1 – Pressure Irrigation/Water Supply plan	1 – Pressure Irrigation/Water Supply plan
1 – Gravity Irrigation Plan/Details	1 – Gravity Irrigation Plan/Details
<u>20 – Total Sheets</u>	<u>20 – Total Sheets</u>

g. Calculate Preliminary Roadway Quantities

Preliminary quantities for each anticipated bid item will be calculated to allow for preliminary construction cost estimate development. Quantities will be itemized based on **ISPWC** standard pay item nomenclature. Estimated quantities for “in-kind” work to be completed by the City will also be developed as a part of this task.

h. Develop Preliminary Construction Cost Opinion

A preliminary engineer’s opinion of probable construction cost will be developed based on quantities developed throughout preliminary design. The cost opinion will include contingencies associated with a 50% level plan set. A summary of the preliminary cost opinion for Phase II-A and II-B will be submitted to the City for review as a part of the 50% design review meeting.

Deliverables:

- Preliminary Engineer's Cost Opinion
- Preliminary Plans

TASK 3 – ENVIRONMENTAL

Overview

This task will be to prepare one environmental document for review and approval by ITD, which is a requirement of using federal funds through FHWA. If applicable (if the CLIENT receives additional CDBG funds), there will be a separate environmental document prepared under a separate contract for approval by the Idaho Department of Commerce, a requirement of the CDBG funding. Each review agency has unique requirements, so two (2) documents and two (2) separate approvals are needed.

Tasks

- a. **Cultural Resources** - J-U-B will work with a Cultural Resources consultant, Arrowrock Architects, PLLC, to prepare a Cultural Survey as required by ITD and FHWA. The purpose of the report will be to obtain environmental clearance for the project from the State Historic Preservation Office (SHPO). The Cultural Report will include both phases of the project. The scope of this task will be dependent upon funding sources involved.
- b. **Environmental Evaluation (EE) Report** – J-U-B will prepare an EE report in ITD’s format. This task includes the preparation of the EE form, Hazardous Materials Review, and Storm Water Evaluation. A narrative will be prepared that will summarize the environmental resources

- within the project area, potential impacts, and permitting requirements. This task is limited to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE. J-U-B will prepare and submit to appropriate agencies for review and approval. This task will be completed during the preliminary design phase.
- c. **Biological Evaluation (BE)** – J-U-B will prepare a BE as required by ITD and FHWA. The purpose of the BE is to evaluate biological resources and potential environmental impacts. Due to the nature of the proposed project, this scope of work assumes a No Effect finding.
 - d. **Environmental Re-Evaluation (RE) Report** – J-U-B will prepare a RE report to note any project changes since preliminary design. This task will be completed as part of the PS&E package. J-U-B will prepare required forms and a brief narrative noting any project changes, environmental commitments, and/or any change in permitting requirements. This task is limited to two (2) versions of the RE: (1) Draft, and (2) Final RE. J-U-B will prepare and submit to appropriate agencies for review and approval.

Assumptions

- No Effect Finding for Cultural and Biological Resources
- No 404 permit is anticipated, therefore, it is not included in this scope of work
- No Archaeological work is included in this scope of work

Deliverables

- Approved BE and Cultural Report. If any impacted cultural resources are identified and mitigation is required, an additional services contract would be necessary.
- Approved EE and RE:
 - Up to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE
 - Up to two (2) versions of the RE: (1) Draft, and (2) Final RE

TASK 4 – PUBLIC INVOLVEMENT

Overview

This purpose of this task is to address community outreach that is early, continuous, and meaningful during this project. Activities listed here will provide public awareness and involvement to reflect the community's vision in the project.

Tasks

- a. **Public Involvement Plan** - The Langdon Group (TLG) will prepare a draft Public Involvement Plan, including tools and techniques to engage the public and a schedule of outreach activities. The draft plan will be submitted for approval to the client.
- b. **Property Owner Consultations** - TLG will conduct one-on-one consultations with each of the adjacent downtown property owners and tenants to identify access and utility needs, as well as address any questions or concerns. TLG will conduct these consultations prior to design. TLG will then meet with each property owner a second time after the design is complete to review proposed improvements specific to each property, as well as share information regarding the schedule and anticipated impacts.
- c. **Project Mailings** - TLG will write, design, and mail up to three (3) project-information pieces. We anticipate developing a newsletter as the first mailing at project initiation, a postcard to announce the public meeting, and a final newsletter to announce next steps.

- d. **Design Committee** – TLG will convene and facilitate a design committee to review designs and provide feedback to the project team.
- e. **Stakeholder Coordination and Database** - TLG will provide a point of contact (phone and email) for the public to assist in answering questions and addressing project concerns. The Langdon Group will create a stakeholder database for the project that includes documentation of all public involvement/stakeholder contact.
- f. **Summary of Public Involvement Activities** - TLG will prepare a Summary Report of all public involvement activities, including the Stakeholder Summary and Public Meeting Summary.

Assumptions

- City will produce a list of Design Committee members, key stakeholders and mailing list.

Deliverables

- Public Involvement Plan.
- Stakeholder database.
- Up to three (3) mailers.
- Public Involvement Summary Report.
- Design Committee Meeting Notes.

TASK 5 – FINAL DESIGN / PS&E

Tasks

- a. **Utility Company Coordination** - J-U-B will coordinate with affected utilities within the corridor based on information obtained from preliminary design and will incorporate information received from utility companies into the project design. Utility plans will show the location of existing utilities and any proposed relocations that will be required as a part of the roadway improvements. These utility plans will be forwarded to the utility companies for their review and verification that the utilities are accurately depicted. It is anticipated that these plans will also be used by the utility companies in preparing “in-house” construction documents for relocating their respective utilities in Phase II-A and II-B.

Deliverables:

- Written minutes of conversations with utility companies;
 - Copies of the Draft Utility Plan Submittal Letters;
 - Copies of information and documents received from utilities.
- b. **Drainage Design** - The preliminary drainage evaluation will be expanded and included in final design report for Phase II & III. It is anticipated that all drainage in the corridor will be handled through catch basins and piping and connect to existing piping that conveys the storm water runoff off site or directed to subsurface discharge facilities. Catch basins and storm drain piping will be sized based on drainage runoff computations and shown on the roadway construction plans.

Deliverables:

- Finalized drainage report sealed by a licensed professional engineer;

c. Develop Final Design Plans

Based on input and comments received from the Preliminary Design Review, City and key stakeholders, the Final Design Plans will move into 100% Plans, Specs & Estimate for bidding. Bid pay items matching ISPWC Standards will be used on the plan sheets to identify pay item requirements for construction.

- **Roadway Plan and Profile Design** - Final roadway plan and profiles will be developed based on input / design comments received from the City on the preliminary design plans submitted as a part of preliminary design tasks. Roadway design will include final horizontal alignment and curb vertical profile data.

Design features including connection requirements to existing commercial driveways, curb/gutter horizontal and vertical profiles, sidewalks, etc. will be included on the construction documents.

- **Signing and Pavement Marking** - for the roadway and intersections will be prepared in accordance with ITD and MUTCD standards and recommendations and included on the roadway plans. Plans will include station and offset for sign locations, striping limits, striping symbols, and striping details.
- **Intersection / ADA Grading Design** - There are three (3) street intersections within the Main Street corridor that may include bulb-outs, ADA, and other detailed improvements. Detailed plan view drawings of each of these intersections will be prepared at a larger scale to show curb returns, horizontal geometry, and detailed vertical transition requirements to match existing surface conditions of the approach streets. Horizontal and vertical control including finish grades, station and offset for the transitions / curb returns will be shown. It is anticipated that detail drawings will include one intersection per sheet resulting in three (3) detail sheets (Intersections of Main Street with Avenue C, Avenue B, and Avenue A).
- **Finalize Typical Sections** - The typical sections will include dimensional details for the proposed roadway structural section (i.e. pavement section thickness) as well as curb and gutter, and sidewalk configurations within the corridor.
- **Develop Construction Detail Sheets** - J-U-B will prepare construction detail sheets for non-standard construction items that are not included within the ISPWC or ITD standard details. These items are anticipated to include streetscape items (i.e. pavers, decorative concrete), lighting pole foundations, conduit connection details, weatherproof outlet boxes, etc.
- **Electrical / Lighting** - This task includes the preparation of electrical/lighting plans for Phase II of the downtown corridor area. Conduit and water service connection locations for irrigation and electrical wiring will be shown. The electrical plan will show conduit locations, conductor size requirements, pedestrian light locations, and an electrical line diagram.
- **Irrigation Water Supply Plans**- Detailed landscaping and irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and controllers.

- **Gravity Irrigation Water Supply Plans-** Detailed gravity irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and structures.
- **Construction Traffic Control Plans** - Construction traffic control plans including construction phasing requirements will be prepared by J-U-B for review and approval by the City as a part of this task. Limits of road closure, detours, locations of traffic delineators, and details will be included within the construction plans.
- **Erosion and Sediment Control Plan** - J-U-B will prepare an erosion and sediment control plan and template to be included in the construction documents. The plan will include Best Management Practices (BMP) for protecting existing drainage features, locations for fiber wattle installations, concrete clean-out locations, BMP details, etc. Assumption: A SWPPP will not be required.
- **Final Design Plan Sheet Estimate**

Phase II-A Bid Set	Phase II-B Bid Set
1 – Title Sheet / Sheet Index	1 – Title Sheet / Sheet Index
1 – General Notes Sheet	1 – General Notes Sheet
2 – Legends Sheets	2 – Legends Sheets
1 – Total Ownership / Survey Control Map	1 – Total Ownership / Survey Control Map
2 – Demolition / Removal Sheets	2 – Demolition / Removal Sheets
2 – Drainage Plans	2 – Drainage Plans
2 – Drainage Details	2 – Drainage Details
1 – Typical Section	1 – Typical Section
3 – Plan & Profile Sheets	3 – Plan & Profile Sheets
4 –Grading Plan Sheets	4 –Grading Plan Sheets
3 – Landscaping Plans	3 – Landscaping Plans
2 – Electrical/Lighting plan	2 – Electrical/Lighting plan
1 – Pressure Irrigation/Water Supply plan	1 – Pressure Irrigation/Water Supply plan
1 – Gravity Irrigation Plan/Details	1 – Gravity Irrigation Plan/Details
3 – Construction Traffic Control	3 – Construction Traffic Control
2 – Erosion and Sediment Control Plan	2 – Erosion and Sediment Control Plan
<u>32 – Total Sheets</u>	<u>32 – Total Sheets</u>

- d. **Calculate Construction Quantities** - Bid pay item roadway quantities will be calculated for inclusion with the bid forms for each phase. Pavement section quantities will be calculated from the typical sections. Pay items will generally conform to ISPWC designated bid items and supplemented with special provision bid items as needed.

Deliverables:

- Excel Spreadsheet printout summarizing bid items and quantities

- Roadway quantity support computations
- e. **Prepare Contract Documents & Supplemental Specifications** - The project will be designed using ISPWC standard construction specifications for technical specifications and bid documents. Separate Contract documents for Phase II and Phase II-B will include;
 - Advertisement for Bids
 - Instruction to Bidders
 - Bid Form and Bid Bond
 - Standard Form Agreement
 - Performance and Payment Bonds
 - Notice of Award
 - Notice to Proceed
 - General Conditions
 - Supplemental Conditions
 - Etc.

Supplemental specifications will be completed for “non-standard” construction items that are not found within the ISPWC construction specifications.

Deliverables:

- Supplemental Specifications – Separated for Phase II-A and Phase II-B
- Final contract documents – Separated for Phase II-A and Phase II-B
- f. **Prepare Opinion of Probable Construction Cost** - An estimated opinion of probable construction cost will be prepared and submitted to the City for review as a part of the final design packages.

Deliverables:

- Excel spreadsheet printout showing bid item quantities, unit prices, and a summary of the estimated opinion of probable construction cost for the project for each phase.
- g. **Internal QC/QA Review** - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

Deliverables:

- None
- h. **Assemble and Submit Final Design Package for Advertisement** - The final PS&E packages for Phase II-A and II-B will be submitted to the City for approval and advertisement. The package will include plans, specifications and construction estimate as well as items typically included in a construction resident’s file for use by the City / Inspectors during construction administration.

Deliverables:

- Plans (11”x17” – 3 Copies);
- Plans (pdf format);
- Specifications (paper and pdf format);
- Estimate (paper and pdf format);

- Erosion and Sediment Control Conceptual Narrative;
- Electronic pdf copy of relevant design and PS&E data.

TASK 6 – BID/ENGINEER OF RECORD

Task 6 will include the following scope of services for both Phase II-A and Phase II-B for the project:

- 6.1 Bid Administration Services:** J-U-B will work with the City for project administration services including: advertising the project, maintaining a bidder's list, conducting a pre-bid meeting, distributing the bid package to bidders, and opening bids. The City will award the project. As requested, J-U-B will provide support services which may include responding to bidder's questions; preparing addenda to distribute; and attending the pre-bid meeting and the bid opening. J-U-B will review the bids and provide recommendation to City Council for bid approval and award as well as provide necessary notice of award documentation, gathering of insurance and bonding certificates, and notice to proceed documents necessary to begin construction.

Assumptions:

- The Owner will supervise and complete bid advertising
 - The Owner will conduct the Bid Opening
- 6.2 Construction Engineer of Record Services:** J-U-B will provide an Engineer of Record services to assist the CITY during construction of the project as described below or specifically requested by the CITY. Periodic site visits are assumed over the construction period.
- Project Meetings:
 - Preconstruction Conference: J-U-B will attend the pre-construction conference with the contractor, CITY, and agencies. Meeting elements include: coordination, agenda, questions and clarification of the PS&E documents.
 - Construction Meetings: Attend construction progress meetings with the Contractor. Both J-U-B's Project Manager and Design engineer will attend to provide information as it relates to the intended design or clarifications of the PS&E documents. For the purpose of estimating fees, (24) construction meetings are anticipated for Phase II and Phase II-B.
 - Construction Administration: J-U-B will review in coordination with the CITY claims, change order and work directive preparation, address questions or RFI's, respond to public questions or concerns, and other construction administration activities.

PART 2 - SCHEDULE OF SERVICES

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task Number	Task	Anticipated Schedule
Tasks 1-5	Preliminary and Final Design packages for Phase II & III.	Schedule will be in accordance with the City of Kuna's contract schedule. Final Design Approval, 1/31/18
Task 6	Construction Engineer of Record Phase II Phase II-B	Ongoing throughout bid and construction On or before 11/30/2018 On or before 11/30/2019

PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Tasks 1	Project Management and Meetings	PM	\$ 25,092
Tasks 2-5	Preliminary Design, Geotechnical, Environmental, Pubic Involvement, Final Design / PS&E	DESIGN / PI	\$ 196,237
Task 6	Construction Engineer of Record	EOR	\$ 46,884
		TOTAL (Lump Sum N.T.E.)	\$ 268,213



DOWNTOWN REVITALIZATION PROJECT, PHASE II-A and Phase II-B SERVICES
CITY OF KUNA
WORK-HOUR ESTIMATE

JUB Project #: 10-17-###
Kuna Project #xx-xxxx

Revision Date: October 16, 2017

PART 1	TASK NO.	Approximate Billable Hourly Rate	Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Clerical	Subconsultant or Direct Expenses	Task Totals* Total
			\$198.00	\$162.00	\$136.00	\$100.00	\$120.00	\$95.00	\$129.00	\$90.00	\$136.00	\$50.00		
Task 1 - Project Management and Meetings														
a.	Kickoff Meeting			2	2	2								\$796
b.	City Council Meeting (1) Assumed			2	2									\$596
c.	Utility Research Meeting (1) Assumed			2	2									\$596
d.	Progress Meeting (4) Assumed			4	4			4						\$1,572
e.	Coordination with ACHD/ITD (2) Assumed			8	8			8						\$3,144
f.	Design Review Meetings (2) Assumed			8	8									\$2,384
g.	Monthly Update to Staff (12) Assumed			12								6		\$2,244
h.	Project Management, Administration and Tracking			80		8								\$13,760
Task 1 Total:			0	118	26	10	0	12	0	0	0	6	\$0	\$25,092
Task 2 -Preliminary Design														
a.	Initial Site Walkthrough			4				4						\$1,028
b.	Obtain Preliminary Utility Information and Mapping							4						\$380
c.	Deveop Base Mapping/Existing Surface													
	<i>Research</i>									3	3			\$678
	<i>Notices</i>										4			\$544
	<i>Control Survey</i>									18	2		\$225	\$2,117
	<i>Locate Monuments</i>									16	3		\$225	\$2,073
	<i>Topographic Survey</i>							40		40	2		\$1,275	\$8,947
	<i>Base Mapping</i>							16			1			\$1,656
	<i>Survey Control Map</i>									10	2			\$1,172
d.	Refine Project Charter							8						\$760
e.	Analyse/Assess Existing Hydraulic / Pvmt Conditions			8				8					\$11,800	\$13,856
f.	Develop Preliminary Design Plans Phase II-A Bid Package													
1	<i>Title Sheet / Sheet Index</i>			1				6						\$732
1	<i>Total Ownership / Survey Control Map</i>			1				6						\$732
2	<i>Demolition / Removal Sheets</i>			1				12						\$1,302
2	<i>Drainage Plans</i>			4			8	12						\$2,748
1	<i>Typical Sections</i>			1				6						\$732
2	<i>Plan and Profile Sheets</i>			3			4	18						\$2,676
2	<i>Landscaping Plans</i>			1				9	8					\$2,049
1	<i>Electrical/Lighting Plan</i>			4				2					\$1,000	\$1,838
1	<i>Irrigation Water Supply Plan</i>			2				8						\$1,084
1	<i>Gravity Irrigation Plan</i>			2			8	8						\$2,044
	Develop Preliminary Design Plans Phase II-B Bid Package													
1	<i>Title Sheet / Sheet Index</i>			1				6						\$732
1	<i>Total Ownership / Survey Control Map</i>			1				6						\$732
2	<i>Demolition / Removal Sheets</i>			1				12						\$1,302
2	<i>Drainage Plans</i>			4			8	12						\$2,748
1	<i>Typical Sections</i>			1				6						\$732

PART 1		Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Clerical	Subconsultant or Direct Expenses	Task Totals* Total
TASK NO.	Approximate Billable Hourly Rate	\$198.00	\$162.00	\$136.00	\$100.00	\$120.00	\$95.00	\$129.00	\$90.00	\$136.00	\$50.00		
2	Plan and Profile Sheets		3			4	18						\$2,676
2	Landscaping Plans		1				9	8					\$2,049
1	Electrical/Lighting Plan		4				2					\$1,000	\$1,838
1	Irrigation Water Supply Plan		2				8						\$1,084
1	Gravity Irrigation Plan		2			8	8						\$2,044
g.	Calculate Preliminary Roadway Quantities		4				16						\$2,168
h.	Develop Preliminary Construction Cost Opinion		2				9						\$1,179
Task 2 Total:		0	58	0	0	40	279	16	87	17	0	\$15,525	\$83,957
Task 3 - Environmental													
a.	Cultural Resources			4								\$9,500	\$10,044
b.	Environmental Evaluation (EE) Report			16									\$2,176
c.	Biological Evaluation (BE)			16									\$2,176
d.	Environmental Re-Evaluation (RE) Report			8									\$1,088
Task 3 Total:		0	0	44	0	0	0	0	0	0	0	\$9,500	\$24,984
Task 4 - Public Involvement													
a.	Public Involvement Plan		2	4	4								\$1,268
b.	Property Owner Consultations		2	4	16								\$2,468
c.	Project Mailings		2	4	8								\$1,668
d.	Design Committee		6	8	12								\$3,260
e.	Stakeholder Coordination and Database				4								\$400
f.	Summary of Public Involvement Activities			4	4								\$944
Task 4 Total		0	12	24	48	0	0	0	0	0	0	\$0	\$10,008
Task 5 - Final Design / PS&E													
a.	Utility Company Coordination / Pot Holes						8						\$760
b.	Drainage Design		4			4	8						\$1,888
c.	Develop Final Design Plans, Phase II-A Bid Package												
1	Title Sheet / Sheet Index		2				4						\$704
1	General Notes Sheet		2				4						\$704
2	Legend/Symbols Sheets						4						\$380
1	Total Ownership / Survey Control Map		2				4						\$704
2	Demolition / Removal Sheets		2				12						\$1,464
2	Drainage Plans		4				12						\$1,788
2	Drainage Details		4			4	12						\$2,268
1	Typical Sections						4						\$380
3	Plan and Profile Sheets		4			8	10						\$2,558
4	Grading Plan Sheets		2			16	8						\$3,004
2	Signing and Pavement Marking Plans		2			2	16						\$2,084
3	Landscaping Plans		2				8	16					\$3,148
2	Electrical/Lighting Plan		2				2					\$1,500	\$2,014
3	Pressure Irrigation/Water Supply Plan		2				2						\$514
1	Gravity Irrigation Plan/Details		4				16						\$2,168
4	Construction Traffic Control		2			4	16						\$2,324
2	Erosion and Sediment Control Plan		2			4	16						\$2,324
Develop Final Design Plans, Phase II-B Bid Package													
1	Title Sheet / Sheet Index		2				4						\$704
1	General Notes Sheet		2				4						\$704
2	Legend/Symbols Sheets						4						\$380
1	Total Ownership / Survey Control Map		2				4						\$704

PART 1		Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Clerical	Subconsultant or Direct Expenses	Task Totals* Total
TASK NO.	Approximate Billable Hourly Rate	\$198.00	\$162.00	\$136.00	\$100.00	\$120.00	\$95.00	\$129.00	\$90.00	\$136.00	\$50.00		
2	Demolition / Removal Sheets		2				12						\$1,464
2	Drainage Plans		4				12						\$1,788
2	Drainage Details		4			4	12						\$2,268
1	Typical Sections						4						\$380
3	Plan and Profile Sheets		4			8	10						\$2,558
4	Grading Plan Sheets		2			16	8						\$3,004
2	Signing and Pavement Marking Plans		2			2	16						\$2,084
3	Landscaping Plans		2				8	16					\$3,148
2	Electrical/Lighting Plan		2				2				\$1,500		\$2,014
3	Pressure Irrigation/Water Supply Plan		2				2						\$514
1	Gravity Irrigation Plan		4				16						\$2,168
4	Construction Traffic Control		2			4	16						\$2,324
2	Erosion and Sediment Control Plan		2			4	16						\$2,324
d.	Calculate Construction Quantities						4						\$380
e.	Contract Documents & Supplemental Specifications		32			16					16		\$7,904
f.	Opinion of Probable Construction Costs		4			8							\$1,608
g.	Internal QC/QA Review	4											\$792
h.	Assemble and Submit Final Design Package for Advertisement		8			10					4	\$600	\$3,296
Task 5 Total:		4	124	0	0	114	320	32	0	0	20	\$3,600	\$77,288
Task 6 - Bid/Construction Engineer of Record Support Services													
1	Bid Administration Services												
	Phase II-A, Bid Package												
	Prep and Attend Pre-Bid Meeting		4		2		2						\$1,038
	Bid Administration - Respond to Bidders Questions		16				20						\$4,492
	Bid Opening and Award Assistance		4				8						\$1,408
	Phase II-B, Bid Package												
	Prep and Attend Pre-Bid Meeting		4		2		2						\$1,038
	Bid Administration - Respond to Bidders Questions		16				20						\$4,492
	Bid Opening and Award Assistance		4				8						\$1,408
2	Construction Engineer of Record												
	Phase II-A, Bid Package												
	Preconstruction Conference		4				4						\$1,028
	Progress Meetings (12 assumed)		24				12						\$5,028
	Shop Drawing / Product Submittal Reviews		10				30						\$4,470
	Construction Admin. Assistance, Questions, RFI Review, Claims		20				18						\$4,950
	Phase II-B, Bid Package												
	Preconstruction Conference		4				4						\$1,028
	Progress Meetings (12 assumed)		24				12						\$5,028
	Shop Drawing / Product Submittal Reviews		10				30						\$4,470
	Construction Admin. Assistance, Questions, RFI Review, Claims		20				18						\$4,950
	Project Close-out		8				8						\$2,056
Task 6 Total		0	172	0	4	0	196	0	0	0	0	\$0	\$46,884

Task 1 - Project Management and Meetings	\$25,092
Task 2 - Preliminary Design	\$83,957
Task 3 - Environmental	\$24,984
Task 4 - Public Involvement	\$10,008
Task 5 - Final Design / PS&E	\$77,288
Task 1-5 Subtotal:	\$221,329
Task 6 - Bid/Construction Engineer of Record Support Services	\$46,884
Task (LS NTE):	\$268,213



City of Kuna

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

City Council – Findings of Fact & Conclusions of Law

To: City Council

Case Number(s): 17-04-AN (Annexation)

Location: 882 E Hubbard Rd.
Kuna, ID 83634

Planner: Jace Hellman, Planner I

Hearing Date: October 17, 2017
Findings: November 8, 2017

Owner/applicant: John Browning
 880 East Hubbard Road
 Kuna, ID 83634
firstservicegroup@gmail.com



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- B. Applicant Request
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- E. General Project Facts
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- G. Applicable Standards
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- I. Findings of Fact
- J. Kuna City Code Analysis
- K. Conclusions of Law
- L. Recommendation by the Commission
- M. Decision by the Council

A. Course of Proceedings

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

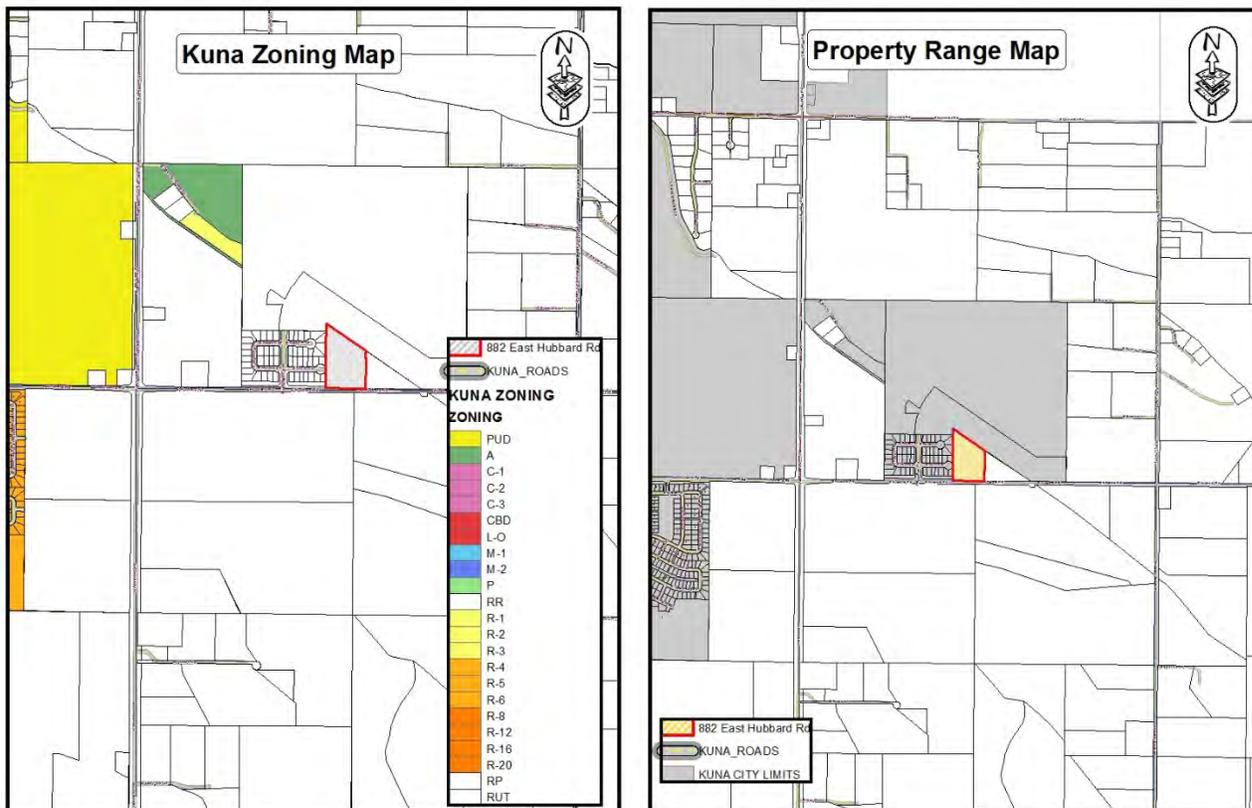
a. Notifications

- | | |
|---------------------------|--------------------|
| i. Neighborhood Meeting | May 10, 2017 |
| ii. Agencies Notified | July 24, 2017 |
| iii. 300' Property Owners | September 27, 2017 |
| iv. Kuna, Melba Newspaper | September 27, 2017 |
| v. Site Posted | October 5, 2017 |

B. Applicant Request:

1. The applicant requests approval to annex approximately 6.82 acres located at 882 East Hubbard Road, Kuna, Idaho with an R-6 residential zoning designation.

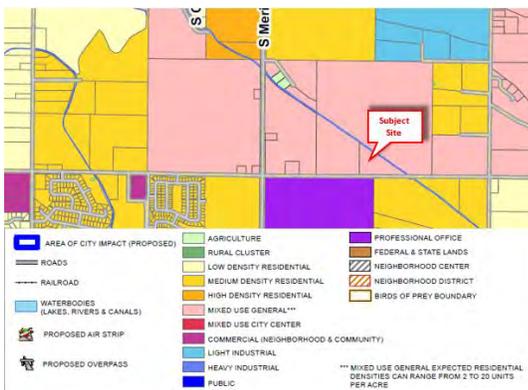
C. Zoning and Property Range Maps:



D. History: The parcel is contiguous to city limits along the northern and western boundaries, and is currently zoned RR (Rural-Residential) within Ada County’s jurisdiction.

E. General Project Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as ‘Mixed Use General’. Mixed Use General densities can range from 2 to 20 units per acre.



1. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – City of Kuna
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – City of Kuna

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

- Approximately 6.82 +/- total acres
- Zone: RR, Rural Residential (Ada County)
- Parcel # S1407347180

3. **Services:**

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

4. **Existing Structures, Vegetation and Natural Features:** The subject site contains no existing buildings. The United States’ Mason Creek Feeder lies within the boundaries of the subject site. The site is currently used as pasture land and is generally flat with a potential 0-2% slope in areas.

5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is accessed from East Hubbard Road.

6. **Environmental Issues:** The subject site lies within the designated ‘Nitrate Priority Area’ (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:

- Public Works – Exhibit C3
- Boise Project Board of Control – Exhibit B1
- Nampa & Meridian Irrigation District – Exhibit B2
- Compass – Exhibit B3
- Idaho Transportation Department – Exhibit B4
- Central District Health Department – Exhibit B5
- ACHD – Exhibit B6

F. **Staff Analysis:**

The subject site is directly east of Patagonia Subdivision off East Hubbard Road. The applicant requests to annex the 6.82-acre parcel into Kuna City limits with an R-6 (medium density) zoning designation. Future development of the site or any portions thereof shall be in accordance with the provisions set forth in Kuna City Code (KCC). This includes the possibility that the applicant may sell the subject property to another party, who may intend to develop the site consistent with adjacent

developments. Potable water and sanitary sewer are within 300-feet of the subject site. Staff has determined that the applicant should be required to connect to City services at the time of any future development. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized irrigation system. Public potable water is not to be used for irrigation purposes. Staff is recommending connection to the City's pressurized irrigation system at the time of any future development.

The United States' Mason Creek Feeder lies within the boundary of this parcel. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. The Boise Project Board of Control is contracted to operate and maintain this lateral. The federal easement is asserted 37 feet north and 35 feet south of the lateral's centerline, and no future activity or development shall hinder The Boise Project Board of Control's ability to operate and maintain this lateral.

Staff views this annexation request to be consistent with the approved Future Land Use Map and has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-04-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – *Property Rights*

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

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

GOALS AND POLICY – *Land Use*

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

I. Findings of Fact for Council Consideration:

1. **Annexation:** Based on the record contained in Case No. 17-04-AN, including the exhibits, staff's report and any 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. 17-04-AN (Annexation).

2. The Kuna City Council *approves* the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council held a public hearing on the subject application on October 17, 2017 to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-04-AN, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 6.82 acres (subject property) as mixed-use general. The proposed rezone to a medium density (R-6) residential use conforms with the Future Land Use Map and adjacent development.*

4. The Kuna City Council has the authority to approve, conditionally approve or deny this application.

Comment: *On October 17, 2017, Kuna's City Council voted to approve application 17-04-AN.*

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 October 17, 2017.*

J. Kuna City Code Analysis:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).

Comment: *The proposed application adheres to the applicable requirements of Title 5 of KCC.*

2. The site is physically suitable for annexation and residential use.

Comment: *The 6.82-acre site is suitable to accommodate a residential use.*

3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The parcel to be annexed is not used as wildlife habitat, and will therefore not cause environmental damage or loss of habitat.*

4. The annexation is not likely to cause adverse public health problems.

Comment: *The proposed residential zoning designation will be required to connect to Kuna public sewer and water 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 considering the physical features of the site, public facilities and existing adjacent uses.

Comment: *The rezone request considers the location of the property and adjacent uses. The adjacent uses are residential - as referenced in the current surrounding land uses.*

6. The existing street and utility services in proximity to the site appear to be suitable and adequate for residential use.

Comment: *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for residential use; however, any future site improvements as determined by the City Engineer and the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC).*

K. Conclusions of Law:

1. Based on the evidence contained in Case No 17-04-AN, the Kuna City Council finds Case No. 17-04-AN *complies* with Kuna City Code.
2. Based on the evidence contained in Case No 17-04-AN, the Kuna City Council finds Case No. 17-04-AN *is* 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 State Code and Kuna City Ordinances.

L. Recommendation by the Commission:

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

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 17-04-AN; a request for annexation from John Browning, with the following conditions of approval:

- *Applicant shall follow all conditions as stated in the Staff Report*
- *Applicant's property shall be annexed with an R-6 (medium density) residential zoning designation.*

M. Decision by the City Council:

Note: This Motion is to approve/conditionally approve/deny this annexation request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the report, they must be specified.

Based on the facts outlined in staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* Case No. 17-04-AN; a request for annexation from John Browning, with the following conditions of approval:

- *Applicant shall follow all conditions as stated in the Staff Memo.*
1. All development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior

to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:

- a. Central District Health Department (CDHD).
 - b. The City Engineer shall approve the future sewer and water, irrigation and drainage construction plans.
 - c. The Kuna Fire District shall approve all site development and building plans.
 - d. The Boise-Kuna Irrigation District shall approve any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permits for future development.
2. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permits from Ada County Highway District. With future development and as necessary, dedicate right-of-way in sufficient amounts, to follow City and ACHD standards and widths.
 3. Potable water and sanitary sewer are within 300-feet of the subject site. Applicant shall connect to City services at the time of any future development.
 4. For future development, all utilities shall be installed underground, unless otherwise approved (see KCC 6-4-2-W).
 5. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 6. Applicant shall not impede the Boise Project Board of Control's ability to operate and maintain the United States' Mason Creek Feeder.
 7. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
 8. At the time of any future development, applicant shall submit a petition to the City (as 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 District (KMID).
 9. Applicant shall follow Kuna staff, City Engineer and any other agency recommended requirements as applicable.
 10. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED: This 8th day of November, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

Council – Findings of Fact & Conclusions of Law

P.O. Box 13
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To: City Council

Case Numbers: 16-04-CPM (Comprehensive Plan Map Amend) and 16-13-AN (Annexation)
Indian Creek Sports

Location: Northwest Corner (NWC) Meridian Road and Mason Creek St. (alignment)
 Kuna, Idaho 83634

Planner: Troy Behunin,
 Planner III

Hearing Date: *June 6, 2017*
Findings of Fact: *November 8, 2017*

Owner: ***Indian Creek Sports***
 Troy & Vicki Todd
 6029 Sunrise Ave.
 Kuna, ID 83634
 208.922.4299
Troy@indiancreeksports.com

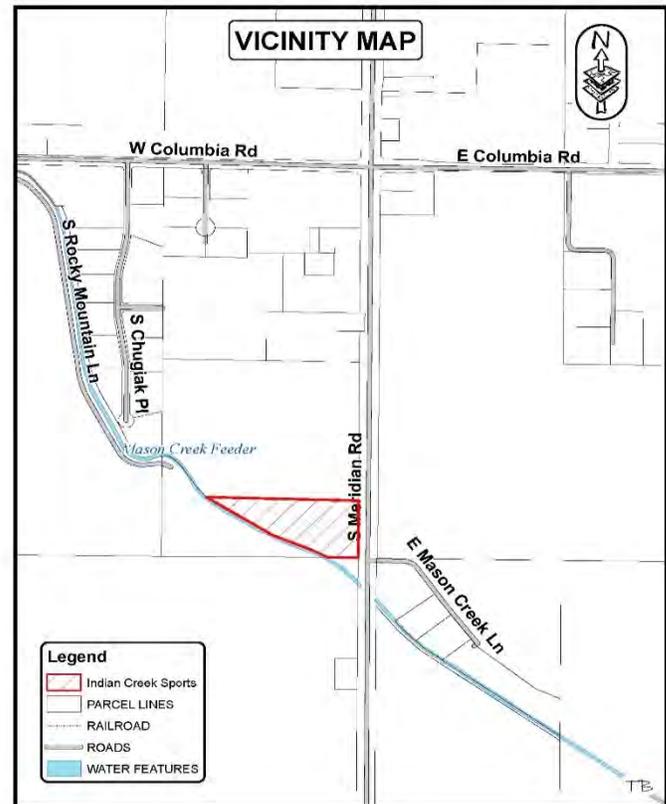


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| B. Applicants Request | K. Comprehensive Plan Analysis |
| C. Aerial map | L. Idaho Code Analysis |
| D. Site History | M. Conclusions of Law |
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| F. Staff Analysis | O. Order of Decision by Council |
| G. Applicable Standards | |
| H. Procedural Background | |
| I. Proposed Factual Summary | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Comprehensive Plan Map Amendments and Annexations are designated as public hearings, with the P & Z Commission as the recommending body and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act.

a. Notifications

- | | |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting | June 22, 2016 (4 people attended) |
| ii. Agency Comment Request | February 2, 2017 |
| iii. 315' Property Owners Notice | May 26, 2017 |

- | | |
|---------------------------|--------------|
| iv. Kuna, Melba Newspaper | May 10, 2017 |
| v. Site Posted | May 26, 2017 |

B. Applicant's Request:

The applicant, Troy and Vicki Todd, with Indian Creek Sports, request approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and the applicant requests approval to annex the same parcel into Kuna City limits with the following zone; C-1 (Neighborhood Commercial). The subject property is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

C. Aerial Map:



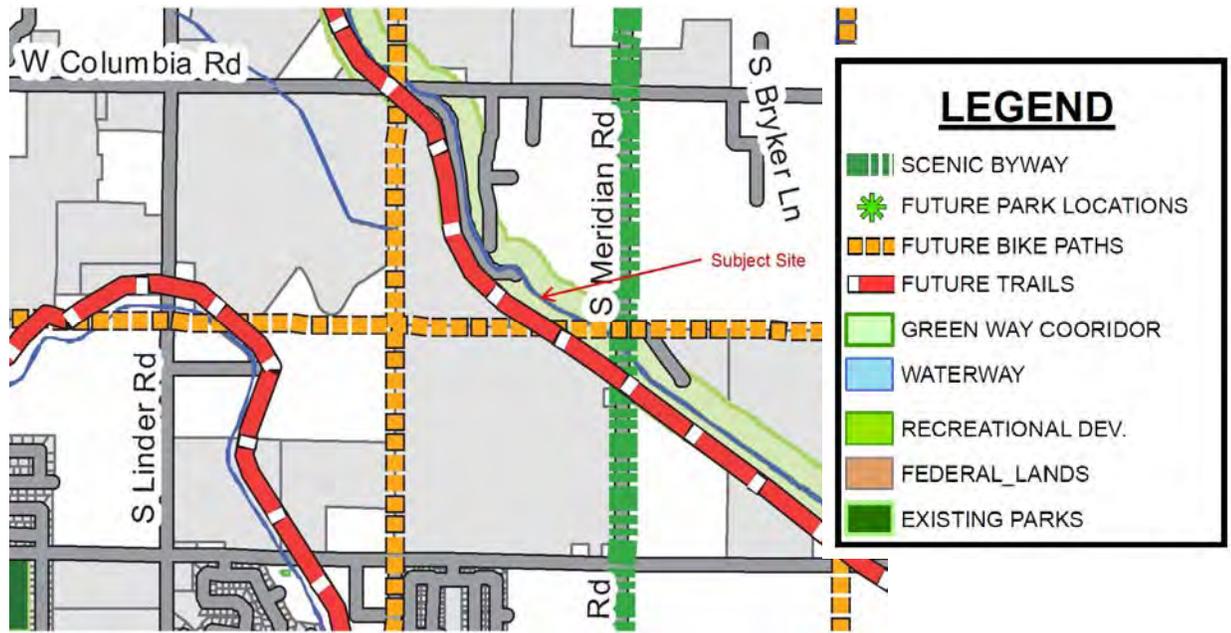
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D. Site History:

This site is currently in Ada County, and has been vacant for many years. There is an accessory structure on site. It is proposed to remain at this time and the foundation may be used for a future new building.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as High Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Mason Creek canal on the west side of the site. It is the City's goal to increase the number and connectivity to trails and pathways in Kuna. It is advantageous for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Recreation and Pathways Master Plan goals by either starting a pathway, or extending one at time of development.



3. **Surrounding Land Uses:**

North	RUT	Rural Residential – Ada County
South	PUD	Planned Unit Development – Kuna City
East	RR	Rural Residential & Agriculture – Ada County
West	RR	Rural Residential – Ada County

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

- Parcel Size: 5.46 acres (approximately).
- Zoning: RUT; Rural Residential, (Ada County).
- Parcel #: S1312142304

5. **Services:**

- Sanitary Sewer– City of Kuna (Connection is recommended when sewer is within 300')
- Potable Water – City of Kuna (Connection is recommended when potable water is within 300')
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID) (Connection is recommended when PI lines are within 300')
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

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

The land is currently vacant and an unused parcel. This site is generally flat. The soils appear to be a Hydrologic Group ‘C’ and possibly ‘A’ for the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes to use the existing access from Meridian Road on the north side of the site temporarily. When adjacent future development occurs, applicant is aware that access will be limited to the future mid-mile alignment (Mason Creek St.) It has been deemed unnecessary by ACHD to require the construction of Mason Creek St. on the south half of the site and cross the Mason Creek ditch at this time. Staff agrees with ACHD. Staff notes that the Highway Overlay District standards state that connection to Meridian Road shall be at the full and/or mid-mile alignment and shall be enforced as the area develops further in the future.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts.

9. Agency Responses:

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

- City Engineer (Gordon Law, P.E.) *Exhibit B 1*
- Ada County Highway District (Austin Miller) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5*.

F. Staff Analysis:

This project requests a C-1 commercial zone upon annexation. The Comprehensive Plan Map (CPM) designates this site as High Density Residential. The applicant proposed to introduce retail boats sales and repair services. This new commercial use is an appropriate designation for the CPM, as this site is located within the Overlay District, and adjacent to the Kuna Transportation Corridor. The property abuts Kuna City limits on the south (Previously known as the Napa Vineyards project 2008-PUD). This project is adjacent to a principle arterial (Meridian Rd./Highway 69 and to the south, future mid-mile Mason Creek St.). There are no public utilities within 300 feet of, or adjacent to this site. Applicant is aware that when City services are within 300' of the property it will be necessary to connect to sewer, potable water lines as recommended in the City engineers memo. Applicant intends to prepare the site for commercial retail use. It is anticipated this development will take up to 3 phases to complete. Applicant is aware that design review will be required for future proposed building(s), landscaping and its parking lot.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this memo. As the area develops in the future, staff recommends the applicant be conditioned to remove the existing access and rely solely on future Mason Creek St. to the south and applicant shall participate in its construction. The City attempts to balance new commercial uses within the City. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout all phases of development.

Staff has determined this application complies with Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04-CPM and 16-13-AN, subject to the conditions of approval by Kuna's Commission and Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On April 11, 2017, the Council considered the applications, including agency comments, staff's memo, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located at the northwest corner of Meridian Road and Mason Creek St. alignment and covers 5.46 (approx.) acres that are adjacent to City limits and currently zoned RR (Rural Residential – Ada County). Applicant requests amending the Comp Plan Map designation for the subject site from High Density Residential to Commercial; and to annex the same parcel into Kuna City with the following zone; C-1 (Neighborhood

Commercial). If approved, this project will take access from Meridian Road (principle arterial) in one place (existing access on the north side). Both roads are/will be classified roadways.

J. Findings of Fact:

Based upon the record contained in Case No's **16-04-CPM and 16-13-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, Kuna's Council hereby *approve/ denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 16-04-CPM and 16-13-AN, a request for a Comprehensive Plan Map amendment and annexation into Kuna City limits request by the applicant follows:

The Council concludes that the applications complies/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC.

1. The Kuna Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject applications on June 6, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff memo and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and High Density typically requires commercial standards and is typically considered a commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Council has the authority to approve these applications.

Comment: *On June 6, 2017, Kuna's Council voted to approve case No's 16-04-CPM and 16-13-AN.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 6, 2017.*

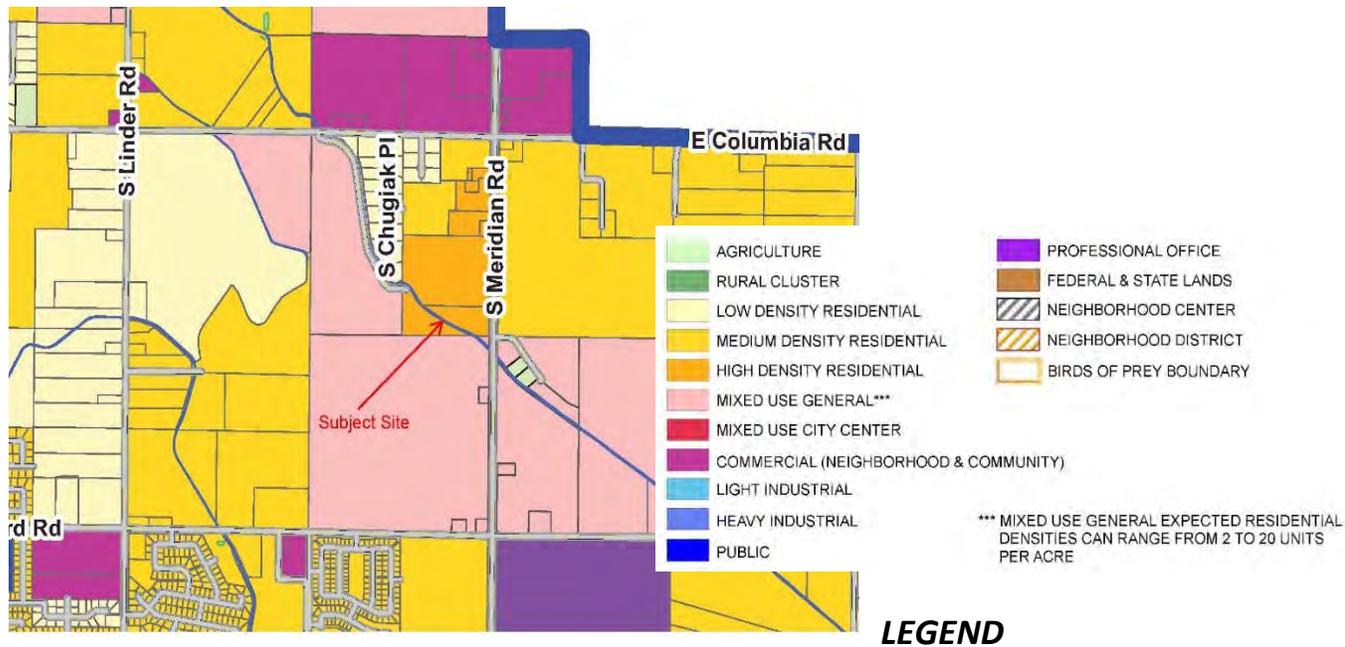
K. Councils Comp. Plan Analysis:

Council determines the proposed commercial use for the *site* is consistent with the following Comp Plan components:

New Commercial:

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 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*



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 taking.

Comment: Utilizing the Idaho Attorney General's 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:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for possible extension of Mason Creek Street in the future.

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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 (Pg. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: This project adds a quality commercial opportunity to the City's inventory.

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: Applicant proposes good community and urban design principles through creation of Mixed-Uses and a quality development, adding possibly adding to the pedestrian pathway network and adding possibly in the future to the City's roadway network (Mason Creek St.) complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Council's Conclusions of Law:

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

1. The Council feels the site *is /is not* physically suitable for commercial development as a commercial retail / repair service, as proposed.

Comment: The 5.46 acre (approximate) project appears to be suitable for development as a commercial use, as proposed.

2. The commercial uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The land to be developed commercially is not used as wildlife habitat. Uses for the site are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.

3. The Comprehensive Plan Map (CPM) amendment and annexation applications are not likely to cause adverse public health problems.

Comment: *The proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems when available and within 300' of the property, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid/cause 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: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Council did consider the commercial uses and the location of the property with current adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable or adequate for commercial purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the commercial project.*

6. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Council finds Case No's 16-04-CPM and 16-13-AN adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Council finds Case No's 16-04-CPM and 16-13-AN generally comply with Kuna's zoning Code.

N. Recommendation of the Commission to Council:

On April 11, 2017, the Commission voted 3-0 to recommend approval for Case No's 16-04-CPM and 16-13-AN, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 11, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No's 16-04-CPM and 16-13-AN with the following conditions of approval *at time of development*:

- Applicant shall follow all applicable conditions of approval from agencies and as discussed at the hearing and listed in the staff memo.

O. Order of decision of the Council:

On June 6, 2017, the Council voted to approve Case No's 16-04-CPM and 16-13-AN, based upon the facts outlined in Staff's memo, the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, public testimony and discussion at the at the June 6, 2017, public hearing. Council hereby approve Case No's 16-04-CPM and 16-13-AN with the following conditions of approval *at time of development*:

- Applicant shall follow all conditions listed in the staff report (Packet).
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 connections.

- 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-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 10. All signage within/for the project shall comply with Kuna City Code.
 11. All landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, when the availability of those services are within 300' of the property lines, as recommended by City Engineer.
 13. The land owner/applicant/developer, and/or 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.
 14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 8th day of November, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

**RESOLUTION NO. R86-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, REPEALING RESOLUTION R52-2011, ESTABLISHING A PROCEDURE FOR MAKING PUBLIC RECORDS REQUESTS, AND ESTABLISHING THE FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS WITH THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that public records requests should follow an established procedure for making the requests in compliance with Idaho Code §74-102(4)-(9); and

WHEREAS, Idaho Code §74-102(10) governs the establishment of fees for Public Records Requests; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code §63-1311A, was held on November 8, 2017 establishing the public record fees to be charged; and

WHEREAS, the City Council has determined that it is in the best interests of the city and its residents to adopt the fees as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

- Section 1: All requests for public records shall be:
- a. Submitted in writing on the form provided by the City of Kuna, Idaho containing the requester's name, mailing address, e-mail address and telephone number to the City Clerk, who shall assign it a case number.
 - b. The City Clerk shall route the request to the appropriate department for review and to compile/copy the appropriate records.
 - c. The City Attorney shall review for compliance with statutory time requirements as required by Idaho Code §74-103 et seq., and to determine if any required redaction of non-public information is necessary.
 - d. The complied public records shall then be provided to the City Clerk for delivery to the requester of the public records.

Section 2: The following fees shall be charged and collected by the City of Kuna for Public Records Requests. Fees shall be paid prior to the request being completed by the City.

Idaho Code Reference	Type of Work Involved	Costs
§74-102(10)(b)(i)	Photocopying more than 100 sheet pages on standard 8.5 x 11 inch paper	\$.05 per page black and white \$.10 per page color
§74-102(10)(c)	Photocopying on sheets other than standard 8.5 x 11 inch paper	Actual cost-varies depending on size
§74-102(10)(e)	Where labor exceeds 2 person hours	\$20.00 per hour
§74-102(10)(e)	Where review and/or redaction by city attorney is required	\$45.00 per hour
§74-102(10)(c)	Retrieval of archived information	\$2.50 per file \$3.00 per box
§74-102(10)(c)	Where the city has out-of-pocket cost	Actual cost
§74-102(10)(d)(i)	Where records are provided in the form of compact disc (CD), digital versatile disc (DVD), USB flash drive, or similar form	Actual cost
§74-102(10)(c)	Where copies of records are mailed or shipped	Actual cost

Section 3: If the city has reason to believe that a requester is attempting to break down a request into a series of requests for the purpose of avoiding a fee assessment, the City will aggregate such requests to determine the total fee and charge accordingly.

Section 4: The City may waive all or a portion of the fees pursuant to Idaho Code §74-102(10)(f).

Section 5: This resolution shall take effect and be in force from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

B. Applicants Request:

1. A request from Scott Noriyuki, to rezone a parcel’s current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID

C. Site History:

This parcel is lot 8, block 1 of the Kelleher Subdivision. The final plat was recorded on October 12th, 2006. The parcel in question has remained vacant.

D. General Projects Facts:

1. Surrounding Land Use Zoning Designations:

North	C-1	Neighborhood Commercial District - Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	A	Agriculture – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 1.96 acres (approximately)
- Current Zoning: R-4 (Medium-Density Residential)
- Parcel #: R4865420080

3. Services:

Sanitary Sewer– City of Kuna (adjacent to site)
 Potable Water – City of Kuna (adjacent to site)
 Irrigation District – Kuna Municipal District
 Pressurized Irrigation – City of Kuna (KMID) (adjacent to site)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff)
 Sanitation Services – J&M Sanitation

4. Existing Structures, Vegetation and Natural Features:

This parcel has remained bare since the recording of the final plat in October 2006. The site’s topography is generally flat with a potential 0-2% slope in areas.

5. Transportation / Connectivity:

The subject site is located on the southeast corner of West Hubbard Road and North Linder Road. The site has frontage access via an existing curb-cut on North Linder Road. Future site improvements will be reviewed and assessed by Ada County Highway District for any required improvements and/or additional impacts to the roadway system.

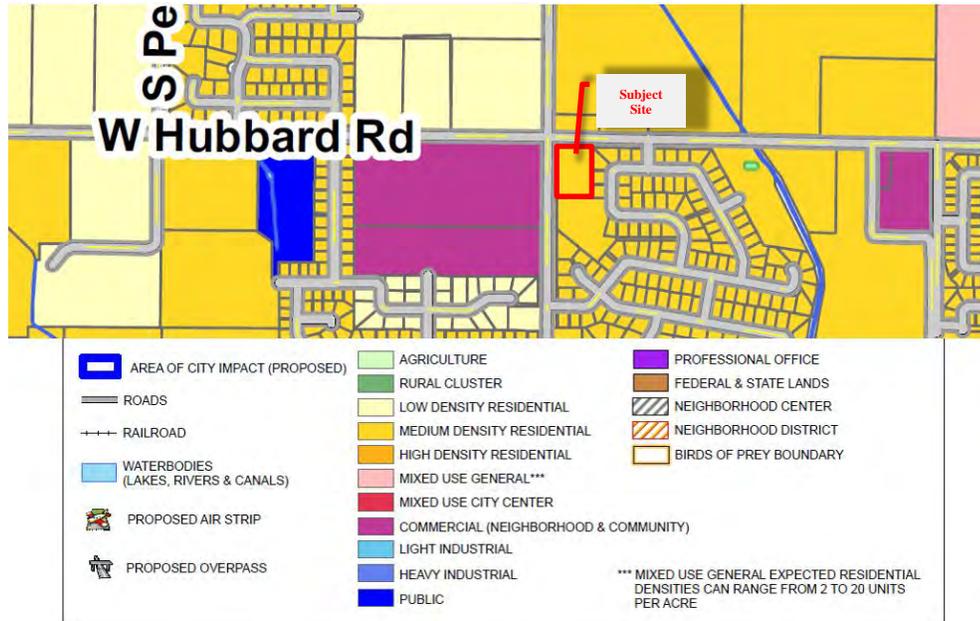
6. Environmental Issues:

The subject site lies within the designated ‘Nitrate Priority Area’ (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

7. Comprehensive Plan Future Land Use Map:

The site is identified as medium-density residential on Kuna’s Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. While the Comprehensive Plan Map (CPM) calls for a residential use on this

parcel, staff believes this rezone request is in harmony with, and compatible to, the adjacent commercial uses and other C-1 (neighborhood commercial) zoning designations.



8. Agency Responses:

The following agencies returned comments:

- Idaho Transportation Department – Exhibit B2
- Nampa & Meridian Irrigation District – Exhibit B3
- Boise Project Board of Control – Exhibit B4
- Central District Health Department – Exhibit B5
- Compass – Exhibit B6
- Ada County Highway District – Exhibit B7

E. Staff Analysis:

The applicant is requesting to rezone an approximately 1.96-acre parcel from a R-4 (medium-density) residential zoning designation to a C-1 (neighborhood commercial) zone. The Comprehensive Plan’s Future Land Use Map has identified this parcel as a medium density residential. A rezone, if granted, would not require a comprehensive map amendment due to its proximity to other future commercial zoning designations and its location on a hard corner. Staff views the applicant’s request to be consistent with adjacent uses and the Comprehensive

Sanitary sewer, potable water and pressurized irrigation are all within 300 feet of the site. Staff is recommending ultimate connection to City facilities and services at such time future development occurs on this parcel.

Staff agrees with ACHD’s recommendation to remove the existing driveway on Linder Road for the site, and to add vertical curb, gutter and detached sidewalk to match the existing improvements and to introduce a *temporary* full access, 30-foot wide, with proper curb return to Hubbard Road, with the condition that the driveway will likely be restricted to right-in/right-out only in the future as determined by ACHD and/or the City of Kuna.

Staff has determined this application generally complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and fits the current adjacent commercial zoning designations.

F. Applicable Standards:

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 14.
3. City of Kuna Comprehensive Plan and Future Land Use Map
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Proposed Procedural Process:

On November 8, 2017, the City Council will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented or given.

H. Proposed Findings of Fact for Council Consideration:

1. **Rezone:** Based on the record contained in Case No. 17-07-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-07-ZC rezone.

2. The Kuna City Council approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: The Kuna City Council held a public hearing on the subject applications on November 8, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.

3. Based on the evidence contained in Case No. 17-07-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: The Comp Plan Future Land Use Map designates the approximately 1.96 acres (subject property) as medium-density residential. The proposed rezone to a commercial use (C-1) conforms with adjacent commercial uses.

4. The Kuna City Council has the authority to approve or deny this application.

Comment: On November 8, 2017, Kuna's City Council will vote to approve/deny application 17-07-ZC.

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 November 8, 2017.

I. Comprehensive Plan Analysis:

The Kuna City Council accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

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 criteria established to determine the potential for property taking.

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:

Preserve and enhance the Kuna community quality of life.

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

J. Kuna City Code Analysis:

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

Comment: The proposed application adheres to the applicable requirements of Title 5 of the KCC.

2. The site is physically suitable for a commercial zoning designation.

Comment: The 1.96-acre parcel is suitable to accommodate a commercial use.

3. The rezone to commercial uses is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The land to be rezoned is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.

4. The rezone application is not likely to cause adverse public health problems.

Comment: The proposed commercial zoning designation will be required to connect to Kuna public sewer and water 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 rezone request considers the location of the property and adjacent uses. The adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.

6. The existing and proposed utility services in proximity to the site are suitable and adequate for commercial use.

Comment: Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for a commercial use.

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 17-07-ZC, City Council finds Case No. 17-07-ZC generally complies with Kuna City Code.

2. Based on the evidence contained in Case No. 17-07-ZC, City Council finds Case No. 17-07-ZC 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.

L. Recommendation by the Commission:

Note: This proposed motion is to recommend approval, conditional approval, or denial for this request. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On September 26, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-07-ZC based on the facts outlined in staff's report and the testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 17-07-ZC, a rezone request from Scott Noriyuki, with the following conditions of approval to Council:

- *Applicant shall follow the conditions as stated in the staff report*
- *The applicant shall consider pedestrian connectivity in any future development plans.*
- *The applicant will be required to hold a neighborhood meeting to discuss future development plans with neighboring residents prior to submitting for Design Review.*

M. Proposed Decision by the Council:

Note: This proposed motion is to approve, conditional approval, or deny this request. If the City Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On November 8, 2017, the City Council voted to *approve/conditionally approve/deny* Case No 17-07-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the City Council of Kuna, Idaho. The Council hereby *approves/conditionally approves/denies* Case No. 17-07-ZC, a rezone request from Scott Noriyuki, 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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer hook-ups.
 - b. The City Engineer shall approve 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.
 - d. The *Kuna Municipal Irrigation District* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of each building permit.
2. Irrigation/drainage waters shall not be impeded by any construction on site per Idaho Code Section 31-3805. Compliance with the requirements of the Boise Project Board of Control is required.
3. Storm Drainage and/or Street Runoff must be retained on site.
4. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
5. All parking within the site shall comply with KCC 5-9 for all future development.
6. Signage within the site shall comply with KCC 5-10 for all future development.
7. Lighting within the site shall comply with KCC 5-9-5-B for all future development.
8. Landscaping on site shall comply with KCC 5-17 for all future development and shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
9. Any future site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).

10. City Services and Facilities are within 300 FT of the subject property. The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall make ultimate connection to City Services and Facilities at such time any future development occurs.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing processes.
12. Applicant shall dedicate an additional 14-feet of right of way to total 48-feet from the centerline of right of way along Linder Road abutting the site.
13. Applicant shall follow Kuna staff, City Engineer and other agency recommended requirements as applicable.
14. Applicant shall comply with all local, state and federal laws.

RECEIVED
8.15.17



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

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)	17-07-ZC
Project name	Scott Moriymaki Rezone
Date Received	8/15/2017
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>JRL Properties LLC</u>	Phone Number: _____
Address: <u>2358 Titzenway</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Scott Moriymaki</u>	Phone Number: <u>208 230-1202</u>
Address: <u>6810 Fairhill PL</u>	E-Mail: <u>scott@northsidemgt.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: _____
Engineer/Representative: <u>Greg Carter</u>	Phone Number: <u>208 846-8570</u>
Address: <u>1450 E. Water Tower</u>	E-Mail: <u>gcarter@idaho-survey.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>E. Hubbard RD, Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>SE corner of Hubbard & Cider</u>	
Parcel Number (s): <u>R4865420080</u>	
Section, Township, Range:	
Property size: <u>1.96 Acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Multi-Family</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>C-1</u>

Exhibit
A2a

Project Description

Project / subdivision name: Kelleher 4-Plex

General description of proposed project / request: Rezoned Development of 9 4-Plex Buildings

Type of use proposed (check all that apply):

Residential Multi-Family

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Open space

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: N/A

Any existing buildings to remain? Yes No

Number of residential units: 36 Number of building lots: 1

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 5,616 S.F.

Gross density (DU/acre-total property): 18.4 Net density (DU/acre-excluding roads): _____

Percentage of open space provided: 20+ Acreage of open space: .39+

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: 9 Dimensions: As Required

b. Total Parking spaces: 56 Dimensions: 20x9

c. Width of driveway aisle: 24'

Proposed Lighting: Wall Packs & Light Poles

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

Applicant's Signature: [Signature] Date: 8/6/17



RECEIVED
8.15.17

August 1st, 2017

Honorable Mayor and City Council
City of Kuna
W. 4th St.
Kuna, Idaho 83634

RE: E. Hubbard Rd (R4865420080) Rezone – Letter of Intent

Dear Mayor and Council,

As representative for JRL Properties, LP, please accept this application for the E. Hubbard Rd. Rezone located at the Northeast corner of W. Hubbard and N. Linder roads in Kuna, Idaho. The property contains 1.96 acres, currently zoned R-4. We are requesting to rezone the property to C-1 for the purposes of developing a Multi-Family project. The parcel has water, sewer and joint trench services stubbed to and sized appropriately for this proposed density and use. This letter is included with the appropriate land use application for a rezone, together with filing fees and various exhibits. The enclosed application has been submitted in accordance with the requirements of the Kuna City Unified Development Code.

The property lies within the existing Kelleher Subdivision and pressurized irrigation will be connected to the existing pump station. No variances or deed restrictions are requested with this application. Drainage will be handled by on-site detention areas and will be designed to the standards of all appropriate regulatory agencies.

This development provides a much needed, diversified and high quality residential use that compliments the other residential uses as well as the rapidly expanding development in the immediate area. This project was well received by the homeowners/property owners adjacent to the site during our Neighborhood meeting.

In conclusion, this will be a quality addition to the City of Kuna. We look forward to working with you and your staff and would request approval of this wonderful development.

Sincerely,

Scott Noriyuki
Northside Management

xhibit
A2b

SE Corner of Hubbard & Linder Aerial Map

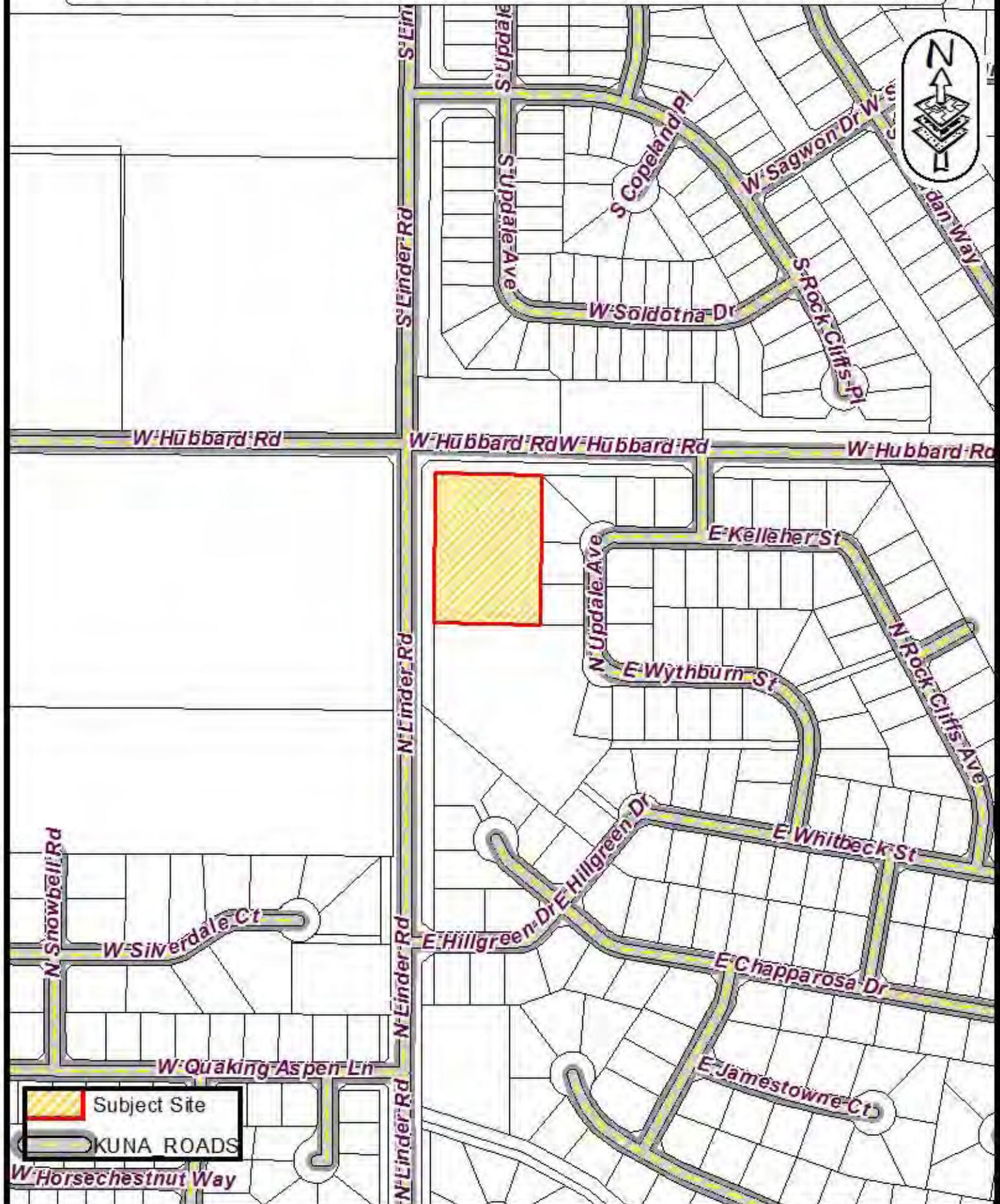


 Subject Site

 KUNA ROADS

W Horsechestnut Way

SE Corner of Hubbard & Linder Vicinity Map



**DESCRIPTION FOR
LOT 8 BLOCK 1 KELLEHER SUBDIVISION**

A parcel of land being Lot 8, Block 1 of Kelleher Subdivision as filed in Book 96 of Plats at Pages 11979-11982, records Ada County, Idaho located in the NW1/4 of Section 13, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho more particularly described as follows:

BEGINNING at the NW corner of said Lot 8 of Kelleher Subdivision;

thence along the North boundary line of said Lot 8 South 88°53'15" East, 246.74 feet to the NE corner of said Lot 8;

thence along the East boundary line of said Lot 8 South 00°03'41" West, 346.49 feet to the SE corner of said Lot 8;

thence along the South boundary line of said Lot 8 North 88°53'10" West, 246.72 feet to the SW corner of said Lot 8;

thence along the West boundary line of said Lot 8 North 00°03'29" East, 346.48 feet to the **POINT OF BEGINNING**. Containing 1.96 acres, more or less.



11 12
14 13

E. HUBBARD RD.

N. LINDER RD.
S0°03'29"W 1321.88'

N0°03'29"E 346.48'

S88°53'15"E 246.74'

POINT OF BEGINNING
NW CORNER OF LOT 8 BLOCK 1

KELLEHER SUBDIVISION
BLOCK 1
BOOK 96, PAGE 11979

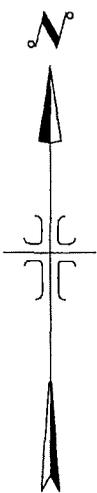
S0°03'41"W 346.49'

N88°53'10"W 246.72'

N 1/16



SCALE: 1" = 60'



E:\ISG Projects\Kelleher_Sub_Lot_8_BLK_1_17-262\dwg\Lot_8_BLK_1_Exhibit.dwg 8/18/2017 11:05:01 AM

ISG IDAHO SURVEY GROUP, LLC

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 848-6570

EXHIBIT ___ DRAWING FOR
LOT 8 BLOCK 1 KELLEHER SUBDIVISION

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

JOB NO. 17-262
SHEET NO. 1
DWG. DATE 8/18/2017

Parcel Map Check Report

LOT 8 BLOCK 1 KELLEHER SUBDIVISION

BLOCK 1: LOT 8

Segment# 1: Line

Course: S0.0341W (dms)

Length: 346.49'

North: 3,764.64'

East: 4,365.24'

Segment# 2: Line

Course: N88.5310W (dms)

Length: 246.72'

North: 3,769.43'

East: 4,118.57'

Segment# 3: Line

Course: N0.0329E (dms)

Length: 346.48'

North: 4,115.91'

East: 4,118.92'

Segment# 4: Line

Course: S88.5315E (dms)

Length: 246.74'

North: 4,111.12'

East: 4,365.61'

Perimeter: 1,186.43'

Area: 85,474.33Sq.Ft.

Error Closure: 0.00

Course: S0.4337W (dms)

Error North : -0.004

East: 0.000

Precision 1: 1,186,430,000.00





ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 02/12/07 04:07 PM
DEPUTY Neava Haney
RECORDED - REQUEST OF
Pioneer
107020894

8.15.17

8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

ACCOMMODATION
DA 8534

QUITCLAIM DEED

224310

For Value Received

Oakwood Enterprises, LLC

do hereby convey, release, remise and forever quit claim unto

JRL Properties, L.P., as to an undivided 50% interest and
Glasgow Enterprises, LLC, as to an undivided 50% interest

whose address is 2364 S. Titanium, Meridian, Idaho 83642

the following described premises, to-wit:

Lot 8 in Block 1 of Kelleher Subdivision, according to the plat thereof, filed in Book 96 of Plats at pages 11979-11982, records of Ada County, Idaho.

together with their appurtenances.

Dated: February 8, 2007

Oakwood Enterprises, LLC
[Signature]

STATE OF Idaho, County of Ada, ss

On this 12th day of February, in the year of 2007, before me The Undersigned, a notary public, personally appeared John Laude, known or identified to be one of the member(s)/manager(s) in a limited liability company, of Oakwood Enterprises, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.



[Signature]

Notary Public of Idaho
Residing at Boise
Commission expires: 03-25-10

Exhibit
A2F



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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, John Lunde - 9839 W. Cable Car St., Suite 101
Name Address
Boise, Idaho 83709
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Scott Noriynki - 6810 Fairhill Pl - Boise, ID 83714 Name Address
to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 18th day of August, 2017

Signature _____

Subscribed and sworn to before me the day and year first above written.
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 9/6/2019



Exhibit
A2g



Neighborhood Meeting Certification

RECEIVED
8-13-17

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: Rezone

Date and time of neighborhood meeting: 6/13/17 @ 5pm - 6pm

Location of neighborhood meeting: E. Hubbard Rd - see Attached Invite

SITE INFORMATION:

Location: Quarter: - Section: - Township: - Range: - Total Acres: 1.96

Subdivision Name: Kelleher Sub Lot: 8 Block: 1

Site Address: E. Hubbard Rd Tax Parcel Number(s): R4865420080

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

CURRENT PROPERTY OWNER:

Name: JRL Properties LP

Address: 738 S. Bridgeway City: Boise State: ID Zip: 83616

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

Name: Scott Noriyuki Business (if applicable): NorthSide Management

Address: 6810 Fairhill PL City: Boise State: ID Zip: 83714

Exhibit
Azh

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	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

Complete

APPLICANT:

Name: Scott Noriyuki

Address: 6810 Fairhill Pl

City: Boise State: ID Zip: 83714

Telephone: 208-230-1202 Fax:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1 A-2 of the Kuna City Code

Signature: (Applicant)



Date

8/1/17



RECEIVED
8.15.17

June 5th, 2017

RE: Invitation to Neighborhood Meeting

Dear Neighbor,

On behalf of my client, I am pleased to invite you to a Neighborhood Meeting June 13th, 2017 to review the status of our Rezone application. The meeting will be held on-site at E. Hubbard Road, Kuna, ID. The meeting will be held between 5:00 pm and 6:00 pm. See map below for detailed location.



At this time we are Not requesting to modify the site or build new structures. This rezone request is in conformance with the City of Kuna Comprehensive Land Use Plan and simply allows for the properties future to be known from a planning standpoint.

Thank you and we look forward to meeting with you.

Sincerely,

Scott Noriyuki
Northside Management
scott@northsidemgt.com

8.15.17



City of Kuna COMMITMENT TO PROPERTY POSTING

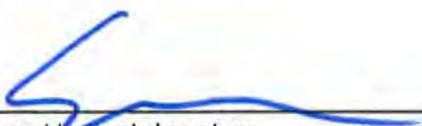
City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

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

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

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

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



Applicant/agent signature

8/15/17

Date

Exhibit
A2;



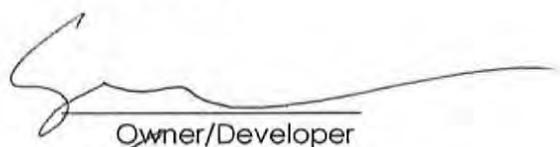
City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for **(NAME OF SUBDIVISION)** was posted as required per Kuna City Ordinance 5-1-5B. Sign posted **(DAY OF THE WEEK, MONTH, DATE AND YEAR)**.

DATED this 13th day of October, 2017

Signature,



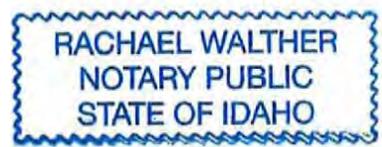
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 30th day of October, 2017 before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

Rachael Walther
Notary Public
Residing at Ada County, Idaho
Commission Expires 4/14/23



CITY OF KUNA PUBLIC HEARING NOTICE

CITY COUNCIL MEETING

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING

DATE: November 8th, 2017

TIME: 6:00 P.M.

LOCATION: Kuna City Hall 751 W. 4th St., Kuna, Idaho

PURPOSE: Rezone Lot 8 of Block 1 - 1.96 Acres - within the Kelleher Subdivision to C-1 for future multi-family dwellings.

LOCATION: SE Corner of W. Hubbard Rd. and Linder Rd., Kuna, ID

APPLICATION BY: NorthSide Management, LLC

Contact a City Planner 208-922-5546 with any questions.

13.10.2017

RECEIVED
10.16.17

CITY OF KUNA PUBLIC HEARING NOTICE

CITY COUNCIL MEETING

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING

DATE: November 8th, 2017

TIME: 6:00 P.M.

LOCATION: Kuna City Hall 751 W. 4th St., Kuna, Idaho

PURPOSE: Rezone Lot 8 of Block 1 - 1.96 Acres - within the Kelleher Subdivision to C-1 for future multi-family dwellings.

LOCATION: SE Corner of W. Hubbard Rd. and Linder Rd., Kuna, ID

APPLICATION BY: NorthSide Management, LLC

Contact a City Planner 208-922-5546 with any questions.

13.10.2017

Jace Hellman

From: Jace Hellman
Sent: Thursday, August 17, 2017 2:40 PM
To: ACHD; Ada County Engineer; Antonio Conti; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch; Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Mike Borzick; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaid.gov); New York Irrigation; Planning Mgr; Ada County Development Services; Terry Gammel
Subject: Request for comment Case 17-07-ZC (Rezone)
Attachments: agency comment packet(1).pdf

August 17, 2017

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

FILE NUMBER	17-07-ZC (Rezone) Scott Noriyuki
PROJECT DESCRIPTION	Applicant, Scott Noriyuki, is requesting to rezone 1.96 acres on the south-east corner of East Hubbard Road and Linder Avenue from its current R-4 (medium density) residential zoning designation to a C-1 (neighborhood) commercial zoning designation.
SITE LOCATION	East Hubbard Road, Kuna, ID 83634 (Parcel No. R4865420080)
APPLICANT/ REPRESENTATIVE	Scott Noriyuki 6810 Fairhill Pl Boise, ID 83714 208-230-1202 scott@northsidemgt.com
SCHEDULED HEARING DATE	Tuesday, September 26, 2017 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaid.gov Phone: 922-5274 Fax: 922-5989

We have included an attachment with this email containing the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

RECEIVED
8-24-17



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

(208) 334-8300
itd.idaho.gov

August 24, 2017

Jace Hellman
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-07-ZC SCOTT NORIYUKI

The Idaho Transportation Department has reviewed the referenced zoning change application by Scott Noriyuki for a parcel located at the south west corner of West Hubbard Road and Linder Road, west of SH-69 mile post 4.08. ITD has the following comments:

1. This property does not abut the State highway system.
2. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. ITD does not object to the zoning change application as presented.

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

Exhibit
B2

RECEIVED

AUG 29 2017

CITY OF KUNA

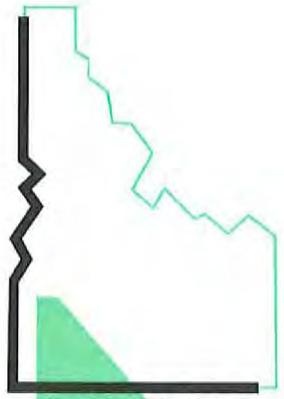
ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663



August 23, 2017

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

RE: Rezone 17-07-ZC/ Kelleher 4-Plex; E. Hubbard Road

Dear Planning & Zoning Department:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries. Please contact Bob Carter, with Boise Project Board of Control at (208)-344-1141, 2465 Overland Road, Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

PC: Office/ File
B. Carter, BOC



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

xhibit
B3



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # 17-07-ZC

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna Star

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

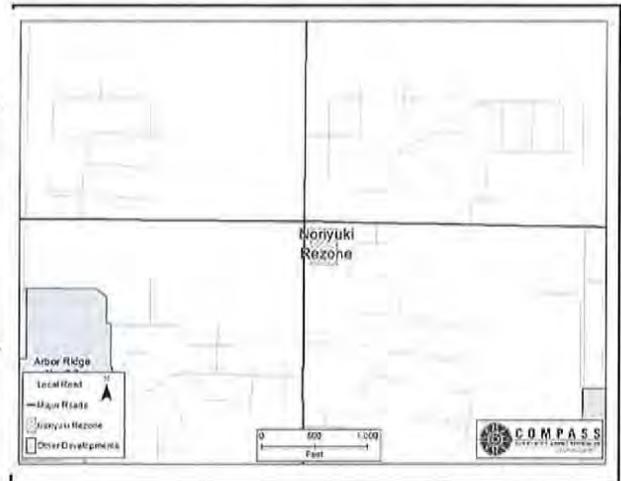
14. _____

Reviewed By: [Signature]
Date: 8/28/17

Exhibit
BS

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: Noriyuki

Summary: 36 residential units southeast of the intersection of Hubbard Road and Linder Road. This proposal meets 7 CIM 2040 checklist items and does not meet 13 items.

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
256	15	292	15	267	28

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
1,220	233	2,689	269	2,933	925

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



COMPASS
 COMMUNITY PLANNING ASSOCIATION
 of Idaho

B6

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: No TIP projects in proximity to site

- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit**.

Comments: _____

- Yes** **No** **N/A** This proposal supports Valley Regional Transit's **valleyconnect** plan. See **Valley Regional Transit Amenities Development Guidelines** for additional detail.

Comments: Not part of valleyconnect plan

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**)



Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Kent Goldthorpe, Commissioner
Jim Hansen, Commissioner

Date: September 18, 2017

(Via email)

To: Northside Management
Scott Noriyuki
6810 Fairhill Place
Boise, ID 83714

Subject: KUNA17-0013/ 17-07-ZC
SEC of Hubbard and Linder Roads

On September 18, 2017, the Ada County Highway District staff 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,

A handwritten signature in blue ink that reads 'Stacey Yarrington'.

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project File
City of Kuna (via email)
Idaho Survey Group (via email)

Exhibit

B7



Project/File: KUNA17-0013/ 17-07-ZC
This is a rezone application from R-4 (Medium density Residential) to C-1 (Neighborhood Commercial) for the purpose of developing a multi-family project located on 1.96-acres.

Lead Agency: City of Kuna
Site address: SEC of Hubbard and Linder Roads
Staff Approval: September 18, 2017
Applicant: Northside Management
 Scott Noriyuki
 6810 Fairhill Place
 Boise, ID 83714
Representative: Idaho Survey Group
 Greg Carter
 1450 E Watertower Street, Ste. 130
 Meridian, ID 83642
Staff Contact: Stacey Yarrington, Planner III
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for a rezone from R-4 (Medium density residential) to C-1 (Neighborhood Commercial) for the purpose of developing a multi-family project located on 1.96-acres.
 The City of Kuna's Future Land Use map designates this site as medium density residential.

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

Direction	Land Use	Zoning
North	Neighborhood Commercial/ Medium density Residential	C-1/ R-4
South	Medium density Residential	R-4
East	Medium density Residential	R-4
West	Agricultural	A

3. **Site History:** ACHD previously reviewed this site as part of the Kelleher Subdivision/KPP-03-13 in March 2004. The requirements of this staff report are consistent with those of the prior action.

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

- Ardell Estates, a 261 single family lot development is in various phases of development, located southwest of the site was approved by ACHD in August 2015.
 - Timbermist, a 233 single family lot development is in various phases of development, located directly north of the site was approved by ACHD in August 2006.
 - Arbor Ridge, a mixed use development is in various phases of development, located west of the site was approved by ACHD in September 2002.
5. **Transit:** Transit services are not available to serve this site.
 6. **New Center Lane Miles:** There are no new centerline miles of public roadway associated with this project.
 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 Deer Flat Road and Linder 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.
 - The intersection of Hubbard Road and SH 69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.
 - The intersection of Hubbard Road and Ten Mile Road is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed as a single lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** The trip generation rates listed below are per unit (based on multi-family use) and are based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Use per 1,000 sf or Unit	Avg. Daily Trips	PM Peak Hour
Residential Condominium/ Townhouse/ Duplex (unit)	5.81	0.52
Apartment (unit)	6.65	0.62

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
**State Highway 69/ Meridian Road	0-feet	Principal Arterial	1,359	N/A	N/A
Hubbard Road	245-feet	Minor Arterial	267	Better than "E"	Better than "E"
Linder Road	344-feet	Minor Arterial	403	Better than "E"	Better than "E"
Deer Flat Road	0-feet	Minor Arterial	627	Better than "E"	Better than "E"

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

- * Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
- * 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.

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 Columbia Road was 21,456 on 03/23/2017.
- The average daily traffic count for Hubbard Road east of Linder Road was 3,076 on 01/20/2016.
- The average daily traffic count for Linder Road north of Deer Flat Road was 7,053 on 03/22/2017.
- The average daily traffic count for Deer Flat Road west of SH 69/ Meridian Road was 8,918 on 07/27/2016.

C. Findings for Consideration

This application is for a rezone application only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.

1. Hubbard Road

a. Existing Conditions: Hubbard Road is improved with 2-travel lanes, 30-feet of pavement vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. There is 60-feet of right-of-way for Hubbard Road (34-feet from centerline). There is a 30-foot wide Master Stormwater Drainage easement between the existing right-of-way and the property line.

b. Policy:

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

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 Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 47-foot street section within 74-feet of right-of-way.

The MSM also designates the intersection of Hubbard Road and Linder Road as a future multi-lane roundabout. Additional right-of-way may be required to accommodate the roundabout as shown in Attachment 3.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** Hubbard Road is currently improved with 2-travel lanes, 30-feet of pavement, vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. Hubbard Road was constructed as ½ of a 46-foot street section with the prior action of the Kelleher Subdivision, meeting the intent of the MSM. Therefore, no additional street improvements are required as part of this application. Additional right-of-way may be required to accommodate the multi-lane roundabout at the Hubbard/Linder intersection.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, sidewalk along Hubbard Road, abutting the site; and update pedestrian facilities at the Hubbard/Linder Road intersection.

2. Linder Road

- a. **Existing Conditions:** Linder Road is improved with 2-travel lanes, 30-feet of pavement vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. There is 65-feet of right-of-way for Hubbard Road (34-feet from centerline). There is a 30-foot wide Master Stormwater Drainage easement between the existing right-of-way and the property line.

There is an existing 25-foot wide driveway onto Linder Road from the site.

- b. **Policy:**

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states 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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

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 Hubbard Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 71-foot street section within 97-feet of right-of-way.

The MSM also designates the intersection of Hubbard Road and Linder Road as a future multi-lane roundabout. Additional right-of-way may be required to accommodate the roundabout as shown in Attachment 3.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Linder Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy because Linder Road is designated as a future 5-lane arterial roadway. Therefore, the applicant should be required to dedicate an additional 14-feet of right-of-way to total 48-feet from centerline of right-of-way along Linder Road abutting the site.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, sidewalk along Linder Road abutting the site; and close the existing driveway onto Linder Road from the site with vertical curb, gutter, and detached sidewalk to match existing improvements.

3. Driveways

Hubbard Road

- a. **Existing Conditions:** There are no existing driveways onto Hubbard Road from the site.

- b. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 20-foot wide driveway onto Hubbard Road from the site, located approximately 290-feet east of Linder Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Driveway Location policy because the proposed driveway does not meet the minimum

spacing from an intersection. However, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that there is insufficient frontage to meet the spacing requirement and access is being taken from the lesser classified street. Staff further recommends the driveway be constructed as a 30-foot wide, curb return type driveway and approved as a temporary full access. The driveway may be restricted to right-in/right-out in the future as determined by ACHD. This is a 12% modification of Driveway Location policy and is approved at the Manager's discretion.

The applicant should be required to pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of Hubbard Road.

4. **Parking – Special Not to City of Kuna**

The parking needs generated by this development should be provided on-site, as there is not adequate availability of on-street parking adjacent to the site.

5. **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.

6. **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.

7. **Other Access**

Hubbard Road and Linder Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

D. Site Specific Conditions of Approval

This application is for a rezone application only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.

1. Repair or replace any deficient or deteriorated curb, gutter, sidewalk along Hubbard Road, abutting the site; and update pedestrian facilities at the Hubbard/Linder Road intersection.
2. Dedicate an additional 14-feet of right-of-way to total 48-feet from centerline of right-of-way along Linder Road abutting the site.
3. Additional right-of-way may be required to accommodate the roundabout at the Hubbard/Linder intersection as shown in Attachment 3.
4. Repair or replace any deficient or deteriorated curb, gutter, sidewalk along Linder Road abutting the site; and close the existing driveway onto Linder Road from the site with vertical curb, gutter, and detached sidewalk to match existing improvements.
5. Construct a maximum 30-foot wide, curb return type driveway onto Hubbard Road from the site, located 290-feet east of Linder Road. The driveway is approved as a temporary full access and may be restricted to right-in/right-out in the future as determined by ACHD.

6. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of Hubbard Road.
7. Payment of impact fees are due prior to issuance of a building permit.
8. 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.

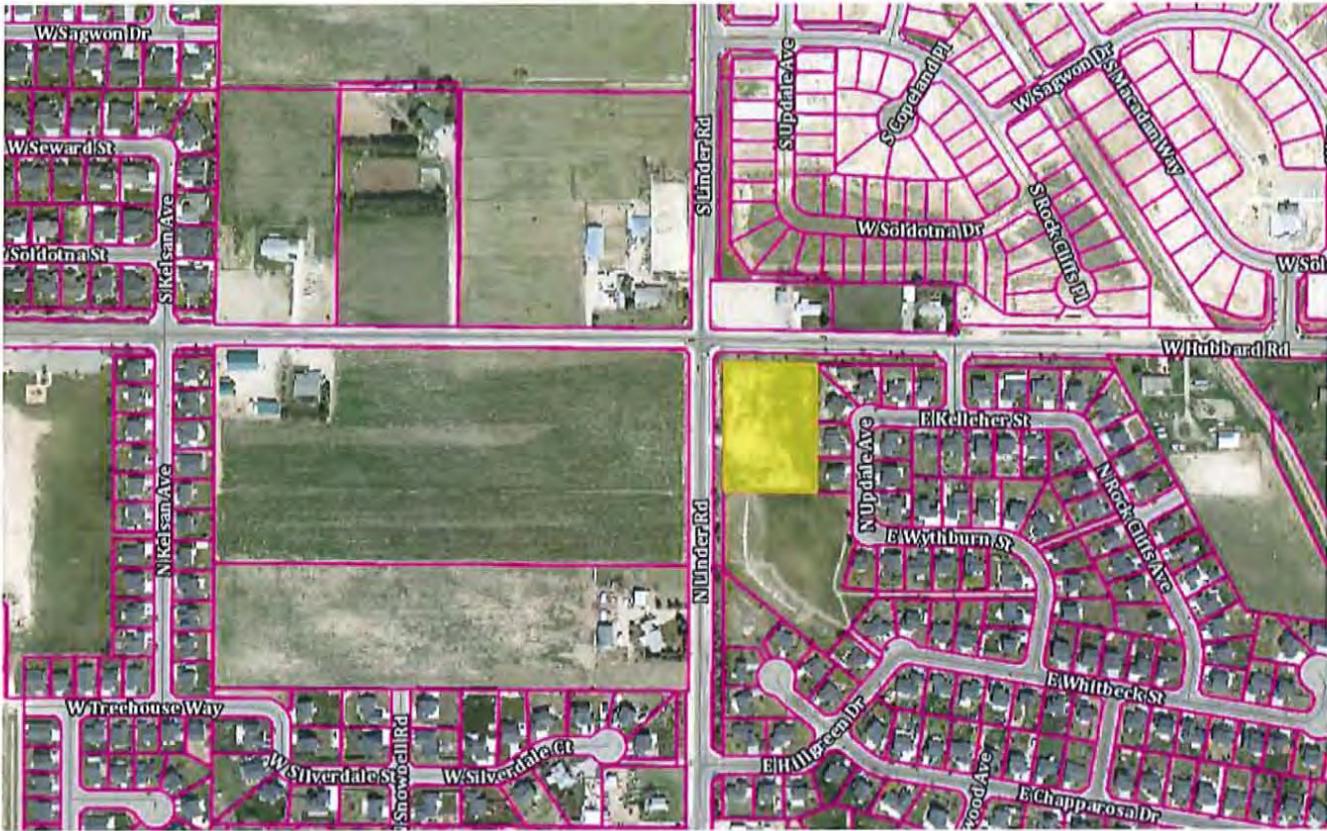
F. Conclusions of Law

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.

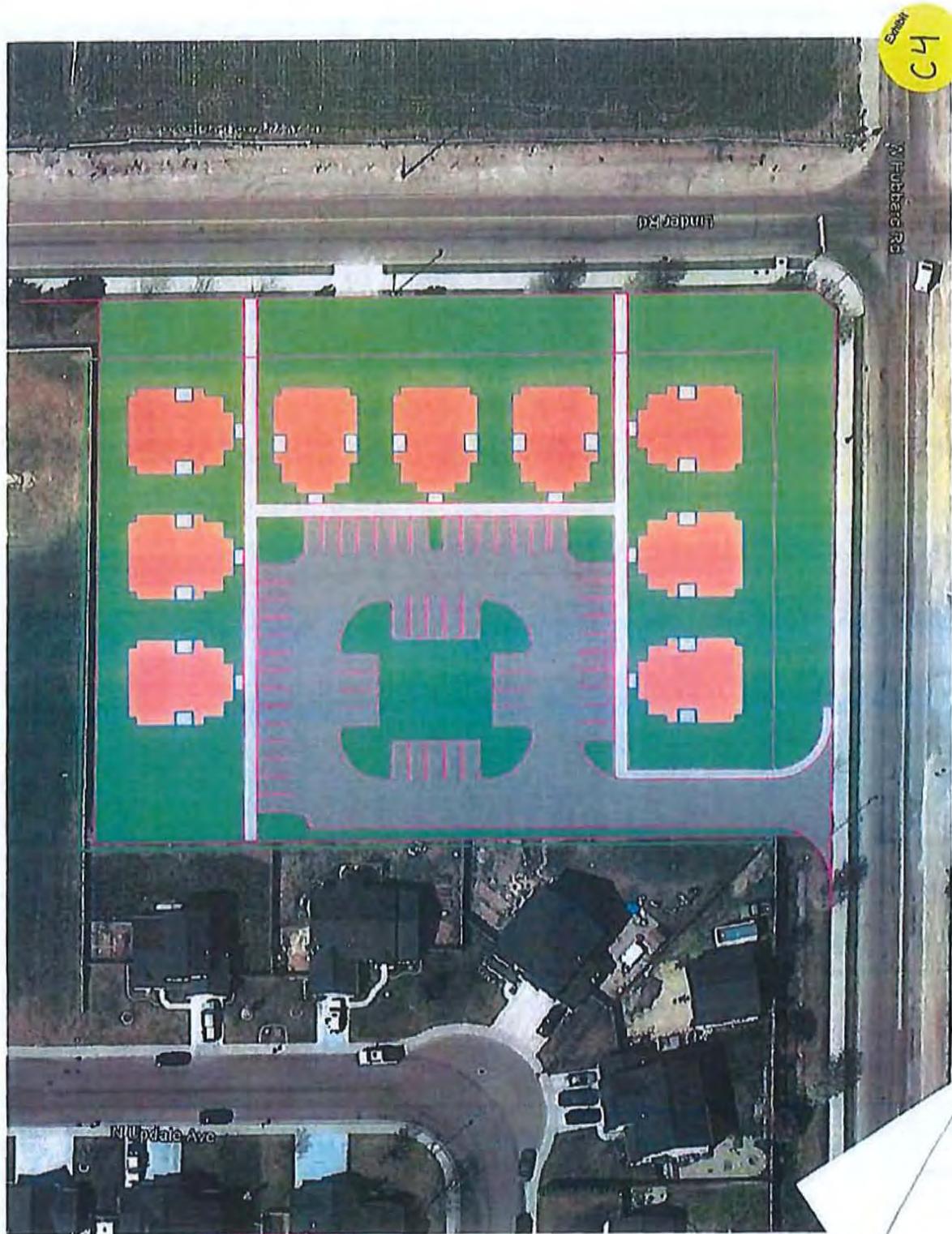
G. Attachments

1. Vicinity Map
2. Site Plan
3. Multi-lane roundabout template
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

VICINITY MAP

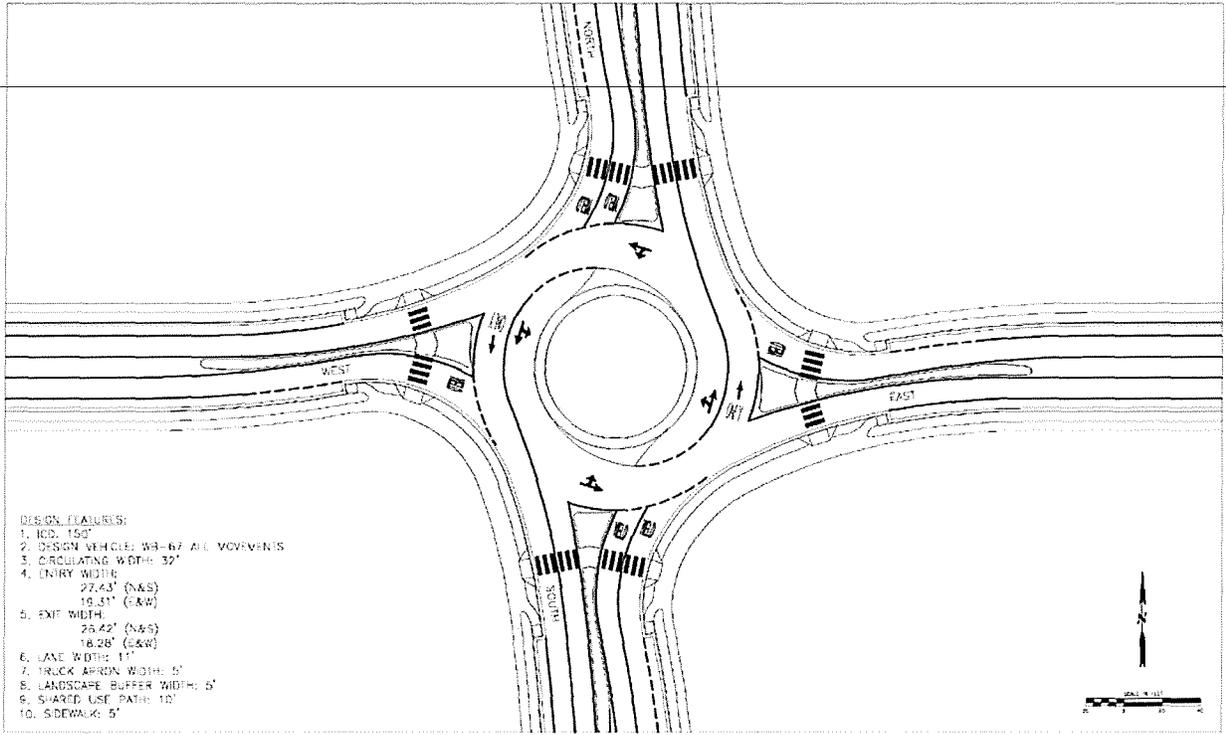


SITE PLAN



RECEIVED
NOV 15 2017

ML RAB TEMPLATE



PeriMiddleton
 2500 West 10th St.
 Boise, Idaho 83725
 P: 208.333.3333

ACHD - Multi-lane Roundabout **Figure 1**
 Centered - TEMPLATE Aug. 2011

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a "**No Review**" letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



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

BOB BACHMAN
PUBLIC WORKS DIRECTOR

RECEIVED
 8.21.17

Telephone (208) 577-8794; Fax (208) 287-1731
 Email: bbachman@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Bob Bachman; Public Works Director

RE: Kelleher 4-Plex Project
 South of Hubbard Road and East of Linder Road
 Rezone
 17-07-ZC

DATE: August 21, 2017

The Kelleher 4-Plex Project dated August 17, 2017 has been reviewed by staff. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "C-1" zone. The recommendation of the Public Works Director is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review:

1. Sanitary Sewer Needs

- a) The City recommends ultimate connection to City facilities.
- b) Wastewater from the applicant's property has the option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the Kelleher Multi-family property is located near the southeast corner of said property within an 8" sewer main that discharges into the Danskin Lift Station. 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. One (1) unit is responsible for one (1) sewer connection fee. 36 units – 36 connection fees.
- c) Applicant must conform to City of Kuna Sewer Master Plan.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.

2. Potable Water Needs

- a) The applicant's property is currently vacant and it is recommended that the applicant connect to City facilities at the commencement of development because facilities are now within 300' of the dwelling.
- b) The nearest point of connection for this property is in an 10-inch water main near the SE corner of the property. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) Applicant must conform to City of Kuna Water Master Plan.
- e) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

3. Pressure Irrigation

- a) The GIS Manager recommends ultimate connection to City facilities.
- b) The nearest point of connection for this property is directly adjacent and to the North, South and East sides with a series of both 6-inch and 10-inch pressure irrigation mains. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
- c) Applicant must conform to City of Kuna Irrigation Master Plan.
- d) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

4. Grading and Storm Drainage

The following is not required for rezone but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review. The city relies on the ACHD Storm water policy as guidance for design.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- b) State the vertical datum used for elevations on all drawings.
- c) Provide a viable solution for the accessing the property across HOA owned parcels that don't contain ingress/egress easements per the plat. Any lot line adjustments or splits may constitute a replat for this one lot. A conversation on how this will be coordinated and access obtained should be had by both parties.
- d) Please address NOTE 10 of the Kelleher Final Plat Page 2 and how that note will be maintained or amended if need be as it pertains to this project.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

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

7. Right-of-Way

The subject property fronts on existing section line arterial streets (Hubbard and Linder Roads). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) It is recommended new and existing approaches onto the classified streets comply with ACHD approach policies.
- b) 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 or re-development.
- c) It is recommended that ACHD comment on the existing building's encroachment into the Public right-of-way.

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. Property Description

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 577-8794.

Sincerely,

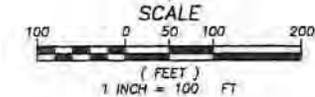
Bob Bachman
Public Works Director

DK 96 pg 11979

KELLEHER SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO 2006

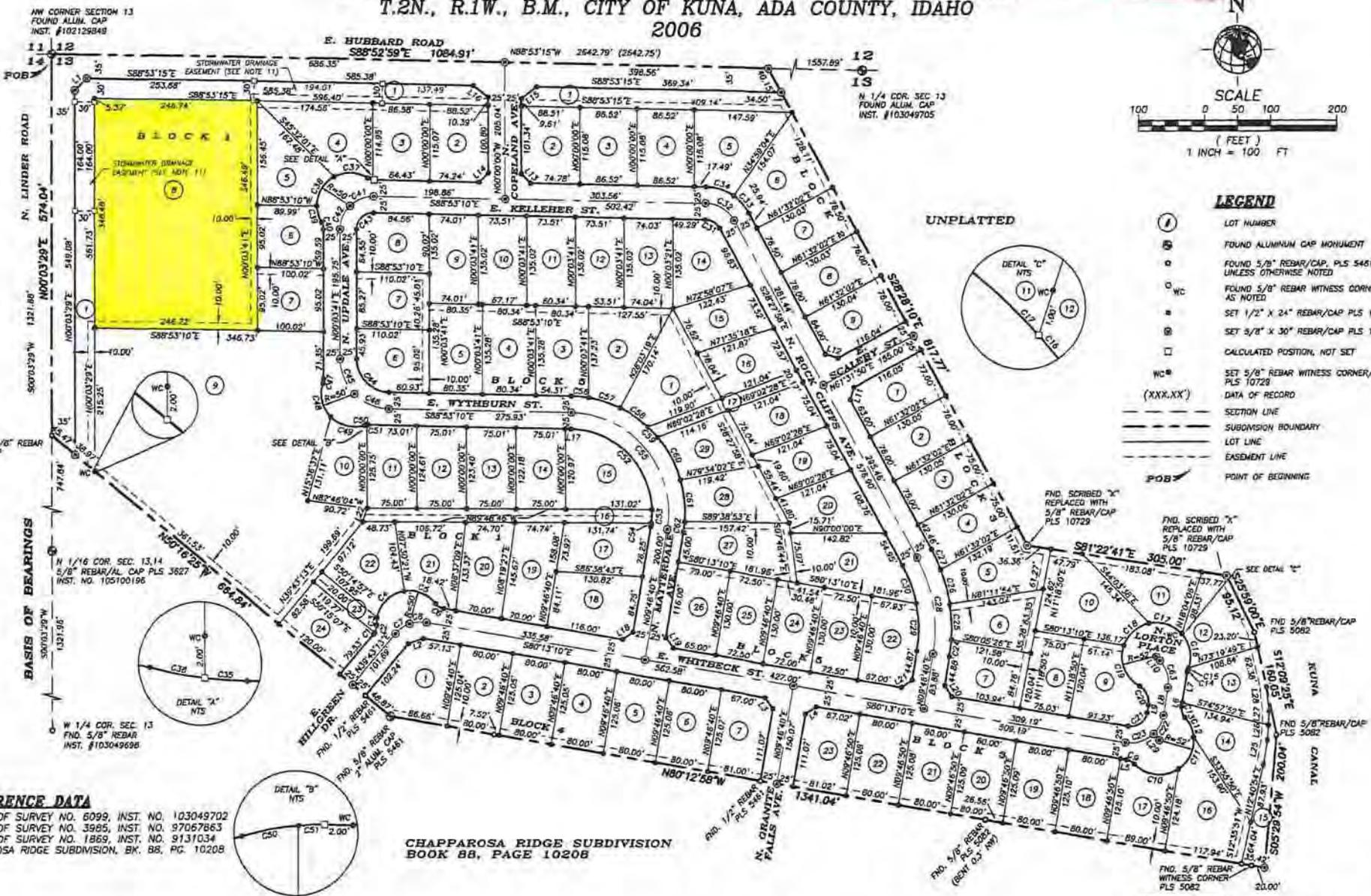
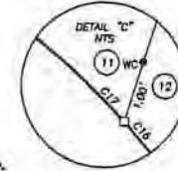
RECEIVED
8.13.17



LEGEND

- ① LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR/CAP, PLS 5461 UNLESS OTHERWISE NOTED
- WC FOUND 5/8" REBAR WITNESS CORNER, AS NOTED
- SET 1/2" X 24" REBAR/CAP PLS 10729
- ⊗ SET 3/8" X 30" REBAR/CAP PLS 10729
- CALCULATED POSITION, NOT SET
- WC* SET 5/8" REBAR WITNESS CORNER/CAP PLS 10729
- (XXX.XX) DATA OF RECORD
- SECTION LINE
- - - SUBDIVISION BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- POB POINT OF BEGINNING

UNPLATTED



REFERENCE DATA
 RECORD OF SURVEY NO. 6099, INST. NO. 103049702
 RECORD OF SURVEY NO. 3985, INST. NO. 97067863
 RECORD OF SURVEY NO. 1865, INST. NO. 9131034
 CHAPPAROSA RIDGE SUBDIVISION, BK. 88, PG. 10208

CHAPPAROSA RIDGE SUBDIVISION
 BOOK 88, PAGE 10208

NOTES
 1. SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES.
 2. SEE SHEET 2 OF 4 FOR SUBDIVISION NOTES.

Exhibit
C1

10729
 10/4/06
 PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 TRAVIS P. FOSTER

WH PACIFIC
 3130 S. Dwybee St.
 Boise, Idaho 83705-4768
 (208)342-5400
 (208)342-5353 Fax
 whpacific.com
 Planners • Engineers • Surveyors • Landscape Architects
 BOOK 88, PAGE 11979 SHEET 1 OF 4

PK-76 PG 11980

8.15.12

KELLEHER SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13,
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
2006

LINE	BEARING	LENGTH
L1	N45°25'07"E	25.69
L2	N87°45'02"E	24.07
L3	S52°11'10"E	16.80
L4	N54°46'45"E	16.80
L5	S201°17'10"E	8.44
L6	N02°21'11"E	5.80
L7	N02°21'08"E	46.55
L8	N02°21'09"E	43.06
L9	N02°21'09"E	11.86
L10	N41°22'28"E	8.53
L11	N15°22'02"E	18.80
L12	N72°22'28"E	18.80
L13	N44°26'55"E	18.80
L14	S45°33'25"E	18.80
L15	N02°21'02"E	29.48
L16	S51°31'54"E	25.83
L17	S88°53'10"E	6.51
L18	S54°46'45"W	18.80
L19	N35°15'15"W	18.80
L20	N35°15'15"W	18.80
L21	S54°46'45"W	18.80
L22	S18°18'57"W	31.04
L23	N10°20'48"E	37.83
L24	N02°21'08"E	22.48
L27	N02°15'30"E	21.83
L28	N02°17'25"E	35.43
L29	N42°40'26"E	13.01

CURVE	DELTA	RADIUS	ARC	CH. BEG.	CH. END
C1	8°36'06"	20.00	3.01	N35°24'19"E	1.01
C2	37°44'26"	20.00	11.78	N14°12'54"E	11.61
C3	17°27'27"	50.00	11.75	S04°04'28"E	11.72
C4	70°22'08"	50.00	61.41	S45°29'22"E	57.63
C5	62°28'36"	50.00	53.22	N62°20'06"E	50.74
C6	42°21'31"	20.00	14.75	S50°11'54"E	14.48
C7	30°01'48"	50.00	26.21	S52°44'08"E	25.91
C8	30°01'48"	50.00	26.21	S84°45'56"E	25.91
C9	37°20'32"	20.00	13.15	N61°21'24"E	12.91
C10	60°49'20"	50.00	73.35	S82°58'18"E	67.42
C11	61°18'01"	50.00	55.74	N25°54'32"E	53.11
C12	37°07'27"	50.00	35.70	N22°21'27"E	33.17
C13	51°12'04"	20.00	17.97	S16°15'23"E	17.32
C14	14°18'06"	15.00	3.33	S18°20'39"E	3.22
C15	47°37'50"	30.00	3.99	N21°28'14"E	3.99
C16	60°41'28"	50.00	55.11	N11°07'25"E	52.57
C17	60°08'38"	50.00	54.58	N71°31'28"E	52.11
C18	58°02'28"	50.00	53.58	S48°51'02"E	51.24
C19	70°57'37"	50.00	72.57	S20°38'57"E	66.62
C20	70°00'54"	27.00	32.99	N25°37'18"E	30.98
C21	90°21'41"	25.00	38.44	N24°34'59"E	35.40
C22	37°11'55"	50.00	32.51	N28°04'58"E	32.03
C23	57°01'57"	50.00	48.28	N72°15'27"E	44.64
C24	87°39'36"	250.00	26.17	N02°44'53"E	26.16
C25	172°31'17"	250.00	54.05	N02°24'54"E	53.82
C26	172°24'44"	250.00	54.01	N14°47'54"E	53.91
C27	72°38'47"	250.00	32.63	N24°45'37"E	32.61
C28	58°14'38"	225.00	150.18	N05°20'39"E	147.41
C29	20°41'58"	200.00	72.72	N02°58'18"E	72.32
C30	17°44'42"	200.00	80.78	N19°45'37"E	80.54
C31	62°28'12"	25.00	26.35	N58°40'54"E	25.18
C32	62°28'12"	50.00	52.73	N59°40'54"E	50.32
C33	20°21'56"	75.00	34.51	N41°38'53"E	34.21
C34	54°03'17"	75.00	44.58	N71°51'31"E	43.92
C35	8°10'11"	20.00	2.15	S88°48'04"E	2.15
C36	24°52'45"	20.00	6.88	S70°18'38"E	6.62
C37	60°38'35"	50.00	52.93	N88°09'41"E	50.49
C38	67°01'18"	50.00	54.12	S32°30'12"E	51.52
C39	30°28'48"	50.00	28.60	S15°44'51"E	28.29
C40	31°02'26"	20.00	10.64	N15°27'47"E	10.71
C41	45°31'54"	50.00	38.73	S82°11'53"E	38.89
C42	45°31'55"	50.00	38.73	S52°48'28"E	38.68
C43	81°01'09"	25.00	35.73	S42°33'15"E	35.69
C44	85°56'51"	50.00	77.62	S42°34'44"E	70.08
C45	44°28'25"	75.00	58.22	S22°10'20"E	56.77
C46	44°28'25"	75.00	58.22	S65°38'57"E	56.77
C47	10°14'30"	20.00	6.37	N08°10'56"E	6.34
C48	62°42'23"	50.00	54.73	S13°03'17"E	52.04
C49	62°42'23"	50.00	54.73	S78°46'12"E	52.04
C50	12°30'36"	20.00	4.37	S78°27'48"E	4.35
C51	5°43'54"	20.00	2.00	S82°14'53"E	2.00
C52	87°10'10"	125.00	190.17	N45°18'05"E	172.38
C53	2°11'14"	125.00	20.04	N02°52'32"E	20.02
C54	2°18'28"	125.00	5.01	N08°37'27"E	5.03
C55	86°29'30"	150.00	258.30	N39°33'15"E	227.55
C56	8°34'04"	175.00	28.17	N84°35'08"E	28.14
C57	16°27'04"	175.00	50.25	N72°02'24"E	50.07
C58	16°27'13"	175.00	50.77	N55°28'25"E	50.69
C59	7°08'16"	175.00	21.70	N42°41'40"E	21.68
C60	52°36'24"	175.00	73.12	N08°10'21"E	72.58
C61	2°248'47"	175.00	63.57	N02°47'45"E	63.32
C62	8°10'09"	175.00	15.78	N07°11'38"E	15.78
C63	50°48'06"	50.00	44.30	N12°29'55"E	42.87

NOTES

1. LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 8, BLOCK 1, LOT 18, BLOCK 1, LOT 23, BLOCK 1, AND LOT 17, BLOCK 3 ARE COMMON AREA LOTS FOR THE PURPOSE OF UTILITIES, LANDSCAPE, RETENTION PONDS AND/OR INGRESS/EGRESS EASEMENTS AS SHOWN AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LANDSCAPE OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS SHALL REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS WHICH MAY ADVERSELY IMPACT THE DRAINAGE SYSTEM.
2. A 10 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG THE SUBDIVISION BOUNDARY, AND THE FRONT AND REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. A 3 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES, UNLESS OTHERWISE DIMENSIONED.
3. ALL SIDEWALKS SHALL BE MAINTAINED BY THE ADA COUNTY HIGHWAY DISTRICT, AND AN EASEMENT FOR THOSE PORTIONS OF THE SIDEWALK LYING OUTSIDE THE RIGHT-OF-WAY HAS BEEN RECORDED AS INSTRUMENT NO. 105048495.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN AFFLUENTANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AFFLUENTANCE TO IT."
5. IRRIGATION WATER HAS BEEN PROMISED FROM NEW YORK IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW YORK IRRIGATION DISTRICT, OR THEIR ASSIGNS.
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
7. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
8. DIRECT LOT ACCESS TO N. LINDELL ROAD AND E. HUBBARD ROAD FROM ANY LOT OTHER THAN LOT 8, BLOCK 1 IS PROHIBITED.
9. LOT 18, BLOCK 3 IS FOR THE PURPOSE OF THE KUNA CANAL EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOT 8, BLOCK 1 IS DESIGNATED AS A COMMERCIAL LOT TO BE OWNED AND MAINTAINED BY OAKWOOD ENTERPRISES, LLC.
11. ALL OF LOTS 8 AND 23 BLOCK 1, AND LOT 17 BLOCK 3, AND A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE FACE OF THIS PLAT ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104055411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREBY BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

Col. Foster
 REGISTERED LAND SURVEYOR
 10729
 STATE OF IDAHO
 TRAVIS P. FOSTER
 10/12/06

W&H
 3130 S. Owyhee St.
 Boise, Idaho 83705-4788
 (208)242-8400
 (208)562-5333 Fax
 w&h@idaho.com

Planners • Engineers • Surveyors • Landscape Architects

BOOK PL PAGE 1185



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the **Kuna City Council** is scheduled to hold a public hearing on **Tuesday, October 17, 2017** beginning at 6:00 pm on the following case:

A Rezone request by Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The 1.96-acre site is located at the southeast corner of West Hubbard Road and Linder Road (refer to adjacent map).

The hearing will be held at **6:00 PM** in the **Council Chambers at Kuna City Hall** located at **751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. 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 at the hearing. Please note that all comments made to the City Council during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Kuna City Council.

In all correspondence concerning this case, please refer to the case number: **17-07-ZC (Rezone)**

MAILED 9/27/2017



Exhibit
C9

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

File #17-07-ZC (Rezone) Scott Noriyuki

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, October 17, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a **Rezone** request from Scott Noriyuki to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. **The 1.96-acre site is located at the southeast corner of West Hubbard Road and North Linder Road.**

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13, Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

(No need to print this portion) Please publish one time on September 27, 2017.

(Sent 9/21/2017)

Kuna P.O. # 6117



Jace Hellman

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Thursday, September 21, 2017 11:11 AM
To: Jace Hellman
Subject: Re: City of Kuna Request for Legal Publication

Legals Email First Response

Thank you for your request. You will receive an email confirmation with proof, price and publication dates shortly.

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune

Sharon

Legal Clerk

208-465-8129

legals@idahopress.com

8:00am – 12:00pm Monday – Friday

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, September 21, 2017 9:45 AM
To: IPT Legals
Subject: City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish both of the attached legal notifications in the **September 27th** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.

These notifications needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #6117 (if you need it).

Thank you.

Jace Hellman

Planner I

City of Kuna

751 W 4th Street

Kuna, ID 83634

jhellman@kunaID.gov

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS Printed at 09/21/17 11:03 by sje14

Acct #: 345222 Ad #: 1674057 Status: N

1 KUNA, CITY OF Start: 09/27/2017 Stop: 09/27/2017
P.O. BOX 13 Times Ord: 1 Times Run: ***
KUNA ID 83634 LEG 1.00 X 54.00 Words: 213
Total LEG 54.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 44.96
Affidavits: 1

Contact: CHRIS ENGLES Ad Descrpt: 17-04-AN
Phone: (208)387-7727 Given by: JACE HELLMAN
Fax#: Created: sje14 09/21/17 11:00
Email: awelker@kunaaid.gov; gsmith@ Last Changed: sje14 09/21/17 11:02
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
KMN	A	96	S	09/27			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman Name (print or type)
[Signature] Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 09/21/17 11:03 by sjel4

Acct #: 345222

Ad #: 1674057

Status: N

LEGAL NOTICE

File #17-04-AN
(Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from John Browning to annex approximately 6.82 acres into Kuna City limits with an 'R-6' (Residential) zoning designation. The site is located at 882 E Hubbard Road, Kuna, ID 83634 (APN #: S1407347180).

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the members of the City Council, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

September 27, 2017
1674057



LEGAL NOTICE**File #17-07-ZC (Rezone)
Scott Noriyuki**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a Rezone request from Scott Noriyuki to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The 1.96-acre site is located at the southeast corner of West Hubbard Road and North Linder Road.

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on October 12, 2017, or it may not be considered. Please mail comments to PO Box 13, Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

September 27, 2017

1674053



City of Kuna

Staff Memo – City Council

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

To: City Council

Case Number(s): 17-03-AN (Annex), 17-07-S (Subdivision)
Rising Sun Subdivision

Location: South West Corner (SWC) of E Kuna Road and S Stroebel Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: November 8, 2017

Owner: **Debra Young**
1143 N. 3400 E.
Rigby, ID 83422

Representative: **A Team Land Consultants**
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

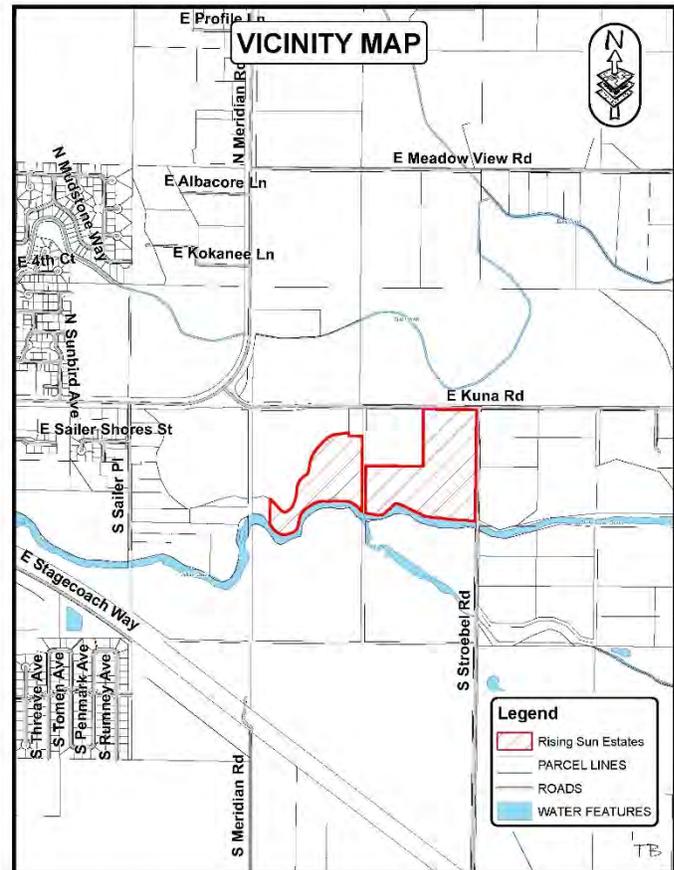


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- I. Proposed Comprehensive Plan Analysis
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- K. Proposed Findings of Fact
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- M. Proposed Councils Order of Decision

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations and subdivision applications 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 May 25, 2017 (nine persons attended)
- ii. Agencies July 6, 2017
- iii. 300' Property Owners October 30, 2017
- iv. Kuna, Melba Newspaper October 18, 2017
- v. Site Posted October 27, 2017

B. Applicant Request:

1. Applicant requests to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots and have reserved the name Rising Sun Estates Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads, site address is next to 2067 East Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

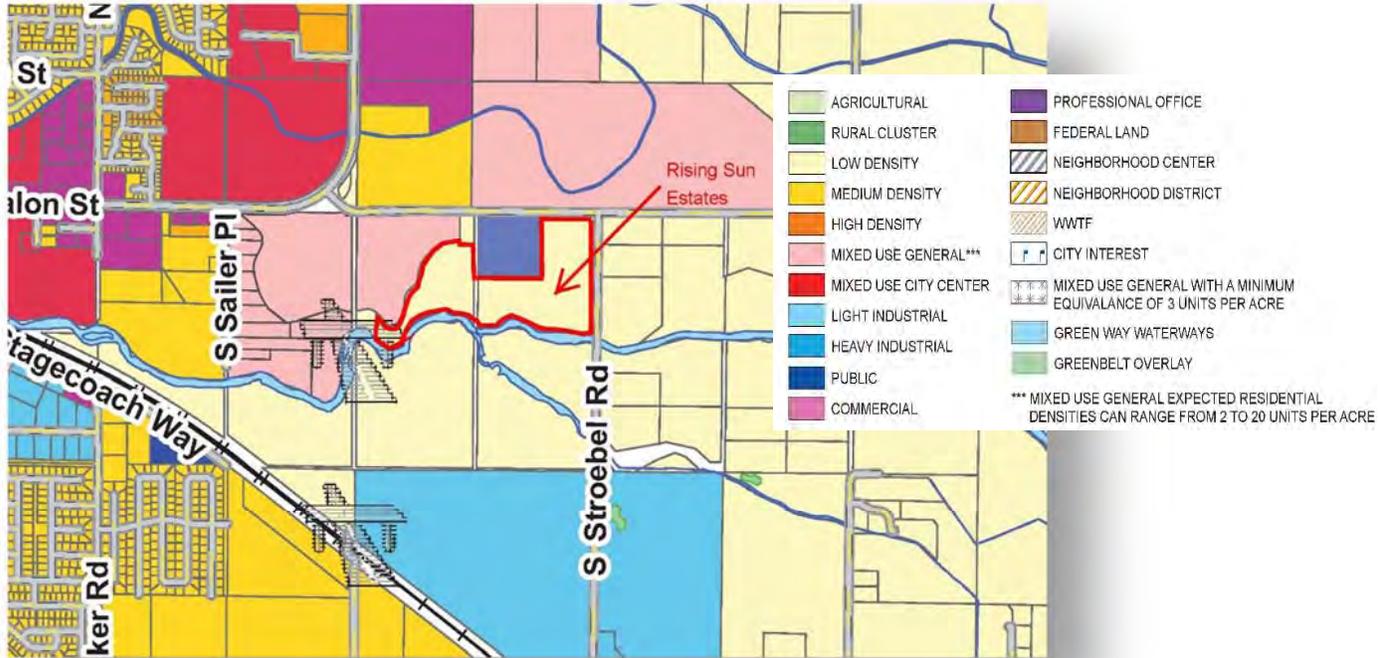
2. Site Location Map:

©COPYRIGHTED

- C. History:** The approximately 36.30-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on the north line of the east parcel and have historically been used for Agricultural purposes.

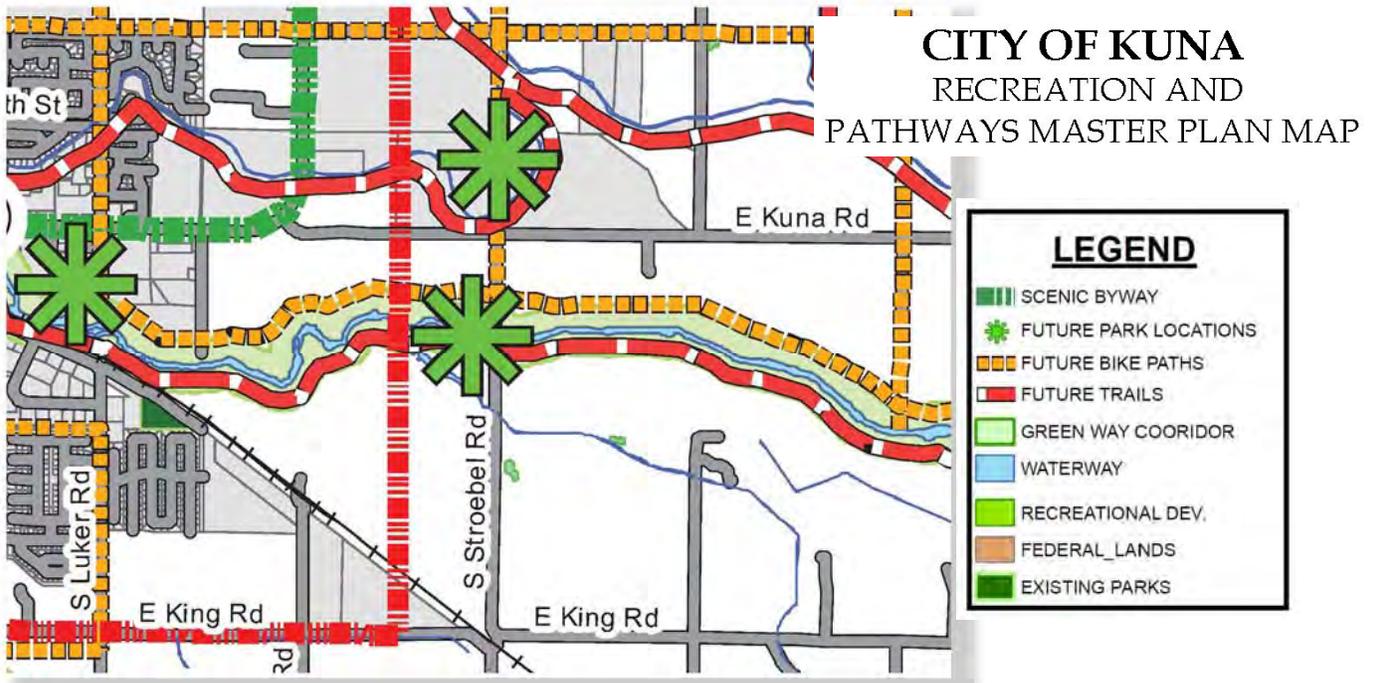
D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). 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 (and map legend) indicates that the subject site is designated as Low 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 preliminary plat and landscape plan accommodates and plans for this trail designation along the Kuna Canal on the south line of their proposed project.



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

North	M2, RUT, AG	Agriculture – City of Kuna General Industrial & Rural Urban Transition - Ada County
South	RR	Rural Residential – Ada County
East	RUT	Rural Residential – Ada County
West	RUT	Rural Urban Transitional – Ada County

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

- Approx. 36.30 acres total
- RR (Rural Residential) – Ada County
- Parcel # R0615250650

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 slightly to the south, towards Indian Creek, but is otherwise generally flat. Indian Creek flows east to west on the south side of the subject parcel. On-site vegetation consists of vegetation typically associated with agricultural fields.

8. **Transportation / Connectivity:** The applicant proposes to construct their portion of Easter Avenue as a half street section from East Kuna Road to serve the subdivision on the west side within the existing rights-of-way (**ROW**); also, to widen South Stroebel Road along the projects eastern frontage as required. Applicant also proposes four (4) total shared driveways throughout the development that will likely affect 15 home lots.

ITD will require the applicant to prepare and submit a traffic impact study (**TIS**). ACHD has not required a TIS at this time, but does require improvements along the frontages of Kuna and Stroebel Roads, and for their frontage along the existing Eater Avenue ROW.

ACHD recommends a 35-foot wide ROW dedication for Kuna Road and ROW as needed for Stroebel Road to accommodate one-half of a 36’ roadway improvement, plus additional land for single-lane round about at the intersection of Kuna and Stroebel. Applicant shall improve both classified roads with vertical curb, gutter and sidewalks along with additional requirements listed in the ACHD report dated: July 27, 2017.

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.

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

- Kuna City Public Works Director (Bob Bachman) – Exhibit B-1

- Ada County Highway District (ACHD) – Exhibit B-2
- Boise Project Board of Control – Exhibit B-3
- Central District Health Department (CDHD) – Exhibit B-4
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-5
- Department of Environmental Quality – Exhibit B-6
- Idaho Transportation Department (ITD) – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 36.30 total acres currently zoned Rural Residential (RR) within Ada County, into Kuna City limits with an R-4 (Low Density Residential) zone; and to subdivide the subject property creating a 91 lot, single family subdivision, known as Rising Sun Estates Subdivision. Applicant also proposes to develop five additional lots (including a 13,800 SF pocket park), into common lots for the use by residents. Applicant proposes one of these five common lots to be used by all Kuna residents, and will be developed as a multi-use pathway along Indian Creek, adding a new segment to the greenbelt system in concert with the Master Recreation and Pathways Map. The pathway is proposed to be built by the developer (See Letter of Intent), and then dedicated to Kuna City. A Homeowners Association (HOA) will be established for the care and maintenance for all other common lots.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-4 (Low Density Residential) zone for the subdivision. Applicant is proposing three (3) phases of development which will largely be driven by the consumer market.

Kuna Code allows for flag lots (KCC 6-4-2-G), however, if not planned for appropriately, they may become a burden to homeowners. These shared driveways appear to serve 15 homes. Staff recommends the applicant follow KCC 6-4-2-G (for flag lots), and provide a perpetual plan/agreement to be recorded with the County, for the maintenance, upkeep and continuous care for the shared driveways as well. If applicant can demonstrate permanent and continuous maintenance and care that may not be dissolved except by City Councils approval, staff has no concerns with the four proposed shared driveways.

Public services will be extended to the property at the developers cost, by extending existing or proposed City facilities. It is anticipated that City sewer will be extended in the future, in part by the City, to the area.

A design review application accompanies the applicant’s request for the common area landscaping and buffers and a conditional approval was awarded.

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 17-03-AN and 17-07-S, to the Council with recommended conditions of approval listed in section M of this memo.

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 Council held a Public Hearing on November 08, 2017, to consider Cases No.’s 17-03-AN and 17-07-S, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads. Applicant proposes to annex approximately 36.30 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 91 buildable lots and 5 common lots, 12% open space, four (4) shared driveways and proposes to improve Kuna and Stroebel Roads to City and ACHD standards.

I. Proposed Comprehensive Plan Analysis:

The comprehensive plan (Comp Plan) is a living document, intended for use as a guide to governmental bodies. The Comp 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 Council 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, and a pathway / greenbelt 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 Indian Creek corridor for a 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 Indian Creek 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 Kuna, 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: The City Public Works Director, ACHD, COMPASS and ITD have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on East Kuna and South Stroebel 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 Indian Creek, and open spaces for residents, 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 91 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, creating a pleasant 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 Council Conclusions of Law:

Based on the evidence contained in Case No's 17-03-AN and 17-07-S, the Kuna Council finds Case No's 17-03-AN and 17-07-S comply with Kuna City Code, the Kuna Comp. Plan and the goals of the City, as proposed or conditioned.

1. This request appears / doesn't appear to be consistent and / or in compliance with Kuna City Code (KCC).

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

2. The site is / is not physically suitable for a subdivision.

Comment: *The 36.30 acre subdivision is large enough to include a mix of lot sizes, community open space(s), pathways and a trail along Indian Creek.*

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

Comment: *The land to be annexed 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 proposed development.*

4. The annexation and subdivision application is / 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 low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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 annexation, rezone and design of the subdivision did consider the location of the property adjacent to Indian Creek, classified roadways (Kuna and Stroebel Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from Kuna Public Works and ACHD confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Proposed Councils Findings of Fact:

Based upon the record in 17-03-AN and 17-07-S, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves / conditionally approves / denies* Case No's 17-03-AN and 17-07-S, a request for annexation and subdivision preliminary plat request by the applicant as follows:

The Council concludes that the application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC and/or the Landscape Code in title 5.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant

ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2) (a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Council has the authority to approve or deny Case No’s 17-03-AN and 17-07-S. On November 08, 2017, the Council voted to approve /conditionally approve / deny Case No’s 17-03-AN and 17-07-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances for Council to hold a public hearing on November 08, 2017, for case No’s 17-03-AN and 17-07-S.

L. Proposed Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Proposed Decision by the Commission:

On September 12, 2017, the Planning and Zoning Commission voted 4-0, recommending conditional *approval* for Case No’s 17-03-AN (Annex) and 17-07-S (Sub), based on the facts outlined in staff’s report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho and voted to recommended *conditional approval* for Case No’s 17-03-AN and 17-07-S; annexation and preliminary plat and hereby recommends *approval* to Council with the following conditions of approval:

- *Applicant shall follow the conditions as outlines in the staff report,*
- *Work with staff on the buffers along Kuna and Stroebel Roads, to bring into compliance,*
- *Applicant shall work with staff to provide two pathway connections along Theo Dr. to access the greenbelt, and one at the mid-point across from Oriana to Sunniva Avenues,*
- *Work with ACHD on parking considerations and mitigation along Stroebel Road,*
- *Adjust the stub street on the west as described by staff, (The stub street to the west shall be extended to adjacent properties as proposed, and include utility stubs).*

N. Proposed Order of Decision by Council:

Note: 17-03-AN (Annexation) and 17-07-S (Subdivision): *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.*

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.

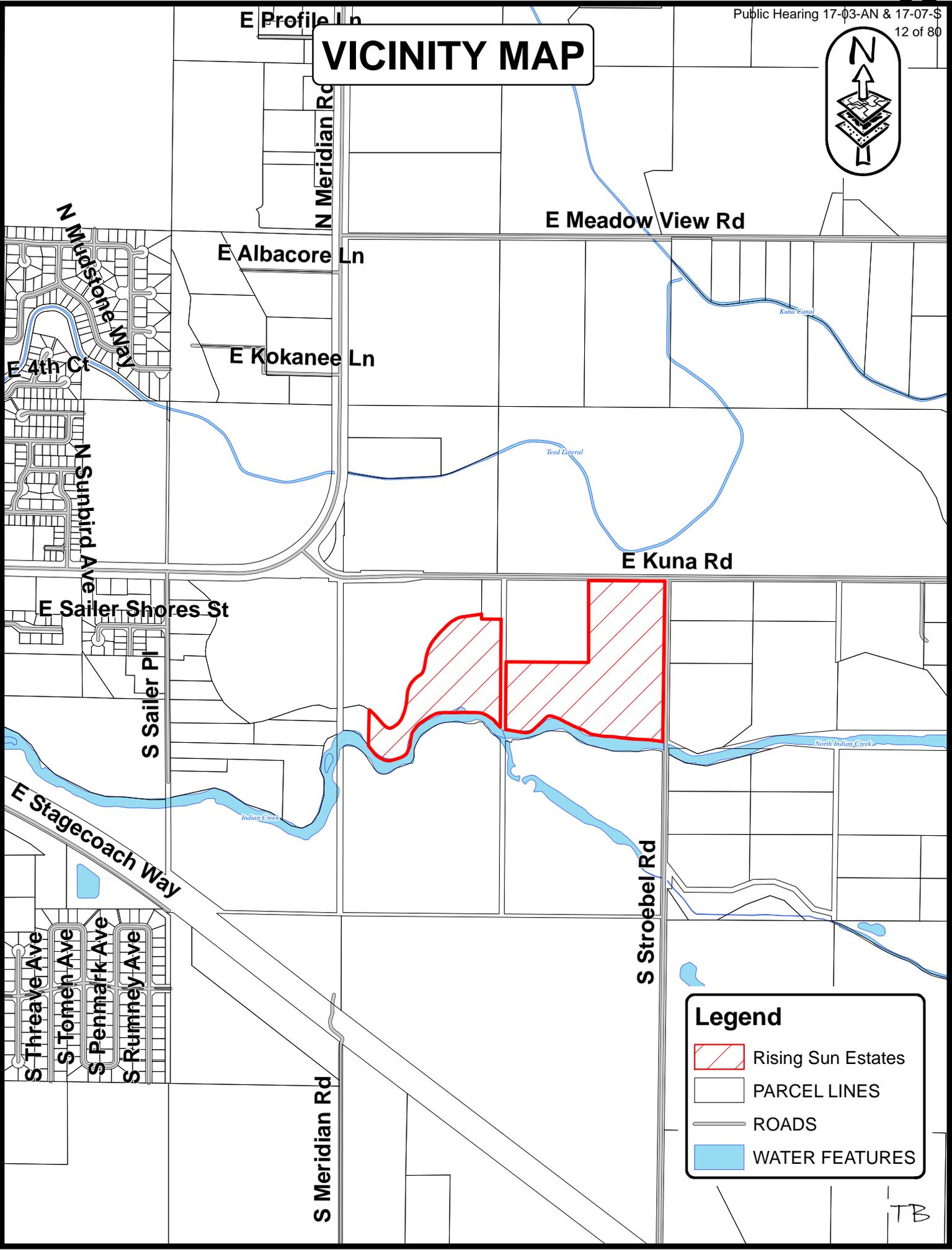
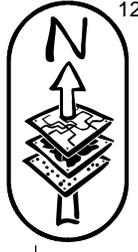
A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction 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. 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.

11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall add the following notes to the landscape plans and resubmit a plan for Planning and Zoning approved plans, bearing the changes.
 - 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. Applicant shall add pathways through long blocks to provide better interconnectivity for pedestrian and non-motorized transportation.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
16. Compliance with all local, state and federal laws is required.

DATED: This ____ day of _____, 2017.

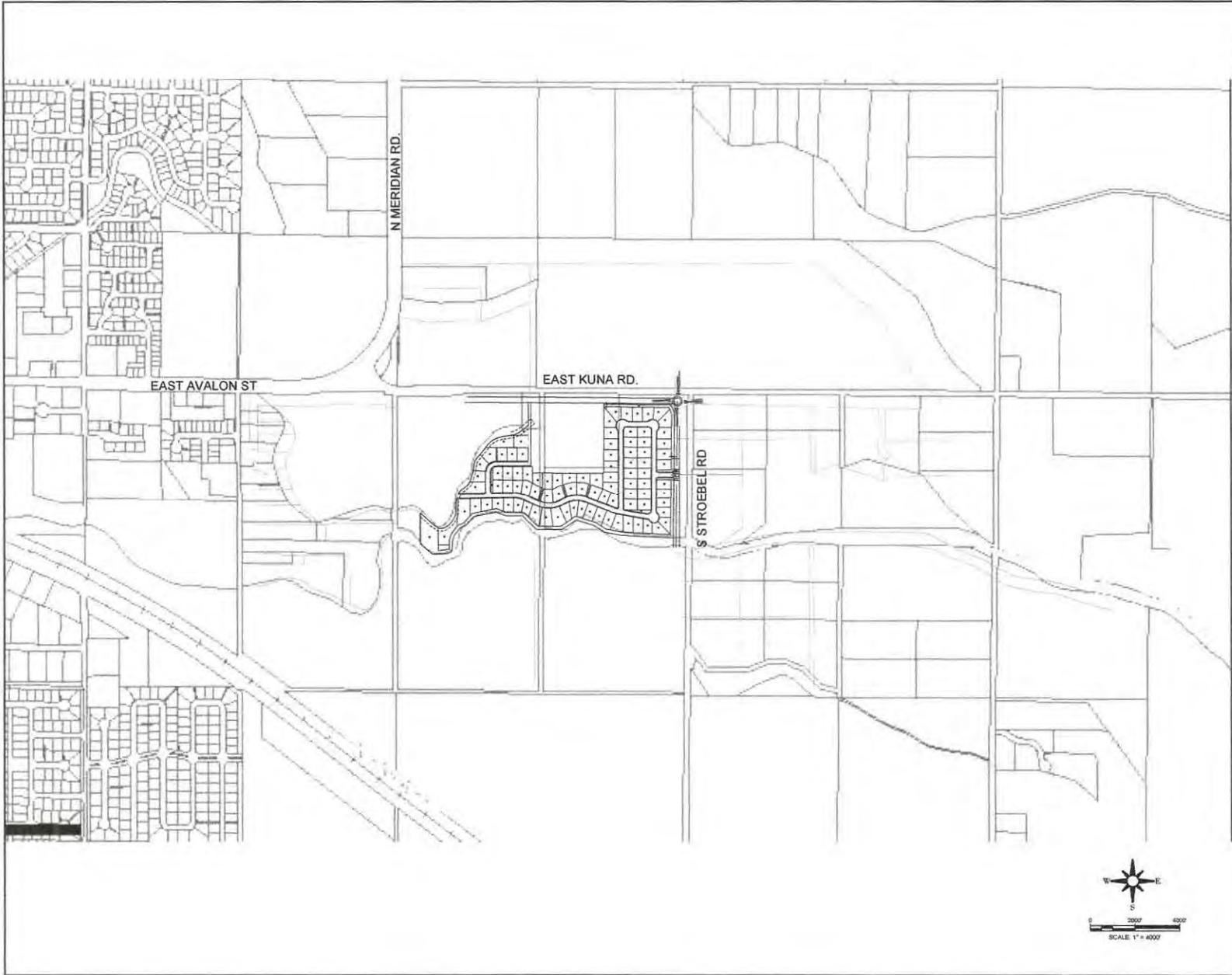
VICINITY MAP



Legend

-  Rising Sun Estates
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB



PLANNER / CONTACT STEVE ANHOLD 40-YEAR LAND CONSULTANTS 1700 HUNSPER COVE AVE. BRIDGE, WY 82401 208-271-7020	DEVELOPER RIANO LAND HOLDINGS, LLC P.O. BOX 21206 JACKSON, WY 83002-2120
TWO MILE VICINITY MAP RISING SUN ESTATES SUBDIVISION	
4 1/2 ACRES OF SECTION 24, T2 N, R. 2W, S. 4M, CITY OF KUNA, ADA COUNTY, IDAHO 83624	
 TEAM Land Acquisition & Field Extension	G. SHERLOCK 06-18-2017

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RIISING SUN ESTATES SUBDIVISION



DEVELOPER

IDAHO LAND HOLDINGS, LLC.
P.O. BOX 12536
JACKSON, WY 83002-2536

PLANNER / CONTACT

STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020

RIISING SUN ESTATES SUBDIVISION

N 1/2 NW 1/4 OF SECTION 30, T 2 N, R. EW., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO 83634

1" = 4000'



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6.19.17



June 17, 2017

Mr Trevor Kesner, Planner II
 City of Kuna
 751 W. 4th Street
 Kuna, Idaho 83634

Dear Trevor:

Subject: Rising Sun Estates Subdivision

On behalf of Rising Sun Inc., A Team Land Consultants presents to the City of Kuna, an Annexation, Rezone, and Preliminary Plat application for the proposed Rising Sun Subdivision. The subject property is located at the southwest corner of Strobel Road and Kuna Road. The property contains 36.3 total acres and is identified as Ada County Assessor's Tax Parcel Number R01615250650.

Project Summary

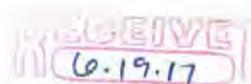
The applicant is proposing 91 single family lots and 5 common lots. The site is currently zoned RR. The applicant is requesting an annexation, rezone and preliminary plat approval. The site consists of larger estate lots that are planned to have higher end homes constructed on them. The lots range from just under 10,000 square feet to nearly ¾ of an acre. The developer will be extending the greenbelt pathway along Indian Creek, it will be constructed then donated to the City of Kuna.

Access Roads and Connectivity

Primary access to the proposed development will be off Strobel Road, and a new public street out to Kuna Road via existing right-of-way. The roads with in the subdivision will be constructed as public roads, with curbs, gutters, and five foot wide detached sidewalks. All the roadways have been designed so that speeding and cut through traffic will not occur. Block lengths have been broken up and curves and bends have been placed to discourage excessive speeding. There is a proposed stub street to the west of the site to provide inter neighborhood connectivity. A stub street was not provided to the south because Indian Creek borders our southern boundary and a street connection at that location would be cost prohibited.

Proposed Single Family Buildings

In order to protect the quality and value of the homes built in the project and for the continued protection of the Owners thereof, an Architectural Control Committee (ACC)



will be established. No building will be erected without written approval from the ACC. The ACC will require strict architectural controls, monitoring items such as:

1. Exterior paint and trim colors must be approved by the ACC
2. Roofing material must be a 25-year architectural grade composition shingle.
3. The roof and front elevation of the principle residence and garage must have a minimum slope of 5/12.
4. Minimum a floor area of not less than 1,500 square feet if single Level.
5. Front elevations must have a minimum of at least three textures such as, Stucco façade with stone accents or brick, shutters, or different textures in siding.

The intent of the developer is to build a high-end development and monitoring the construction of the homes will ensure this high quality. By building quality homes in the initial phase of the development it will ensure the later phases values will be higher than the initial values; this is building equity by design.

Landscaping and Amenities

There is approximately 4.17 acres of open space being proposed throughout the development. There are 25-foot landscape buffers provided along Kuna and Strobel Roads. City Code requires 20-feet, we are providing the additional buffering to better shelter those homes from road noise. These landscape areas will have extensive planting, berms and fencing. A landscape plan has been prepared in accordance with the City standards. Along the south boundary we are providing a 10-foot pathway along the Indian Creek which will eventually extend east and west of the site, ultimately connecting this site to downtown. That pathway will be located within a 30-40-foot common lot and extensively landscaped. Detached sidewalks are being provided along all the roads within the subdivision, thus giving pedestrian connectivity throughout the development. All of the landscaping will be maintained by a subdivision owner's association. It is the intention of the developer to install landscaping that exceeds the City requirements in order to support the quality of development that is proposed.

Utilities, Irrigation, and Storm Drainage

There is an existing utility easement that runs along this site's southern boundary. That easement is for the future extension of a sewer trunk line from the Orchard lift station to Strobel Road. That extension will provide this site sewer services. Pressure irrigation and potable water is proposed to be extended from SH 69 to this site, approximately 1,000-feet. Dry utilities are adjacent to this site's west and east property line. All utilities will be extended to all proposed building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. Pressurized irrigation is proposed to all common areas within this development.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on May 25, 2017. There were several adjacent land owners that showed up to that meeting. The one concern of the neighbors was the location of the roadway connecting to Strobel Road, the concern was headlights and traffic affecting the existing residence. Due to that concern, we relocated the site entrance further to the north so that it did not impact the existing residence. For the most part, the neighbors took the proposed development well.

Vision Statement

Our vision is to promote a high end residential development with strict building criteria governed by our Architectural Control Committee. This site is located next to Indian Creek and a future greenbelt that we will be constructing. That greenbelt and the creek will lend to the construction of a high-end community. There will be entertainment and employment centers in very close proximity to the proposed development. The landscape entrances at the intersection off Strobel and Kuna Roads will create a very esthetic and nice entrance as you enter this site. A pocket park, greenbelt and detached pathways are provided to enhance the livability of this development and promote a sense of being.

The Developers will have a mix of architectural that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening will provide the residents of this development a private feel and create a sense of community. This development will enhance the community and the project will be an asset to the City.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Dennis Hourany
Otilia Ballo



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

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)	17-07-S, 17-03-AN + 17-06-ZC
Project name	Rising Sun Estates
Date Received	6.19.17
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Debra Young, Representative</u>	Phone Number: <u>871-7020</u>
Address: <u>1143 N. 3400 E</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Rigby ID 83422</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID. 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 S. Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, Id 83709</u>	Fax #: <u>208-401-0977</u>

Subject Property Information

Site Address: <u>2067 E Kuna Road, Kuna, Id 83634</u>	
Site Location (Cross Streets): <u>Kuna and Strobel Roads</u>	
Parcel Number (s): <u>R0615250650</u>	
Section, Township, Range: <u>Section 30, T.2N, R.1E</u>	
Property size: <u>36.3 acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>Single Family</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R-4</u>

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Project Description

Project / subdivision name: <u>Rising Sun Estates Subdivision</u>	
General description of proposed project / request: <u>A large lot high end community of single family residential homes.</u>	
Type of use proposed (check all that apply):	
<input checked="" type="checkbox"/> Residential	_____
<input type="checkbox"/> Commercial	_____
<input type="checkbox"/> Office	_____
<input type="checkbox"/> Industrial	_____
<input type="checkbox"/> Other	_____
Amenities provided with this development (if applicable): <u>Pocket Park, pathways and greenbelts buffers along Kuna and Strobel Roads</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>91</u>	Number of building lots: <u>91</u>
Number of common and/or other lots: <u>5</u>	
Type of dwellings proposed:	
<input checked="" type="checkbox"/> Single-Family <u>91</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>1,500 s.f Single</u>	
Gross density (DU/acre-total property): <u>2.5/AC</u> Net density (DU/acre-excluding roads): <u>2.7/AC</u>	
Percentage of open space provided: <u>12%</u> Acreage of open space: <u>4.17 AC</u>	
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Pocket Park, pathways, Gazebo</u>	

Non-Residential Project Summary (if applicable)

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

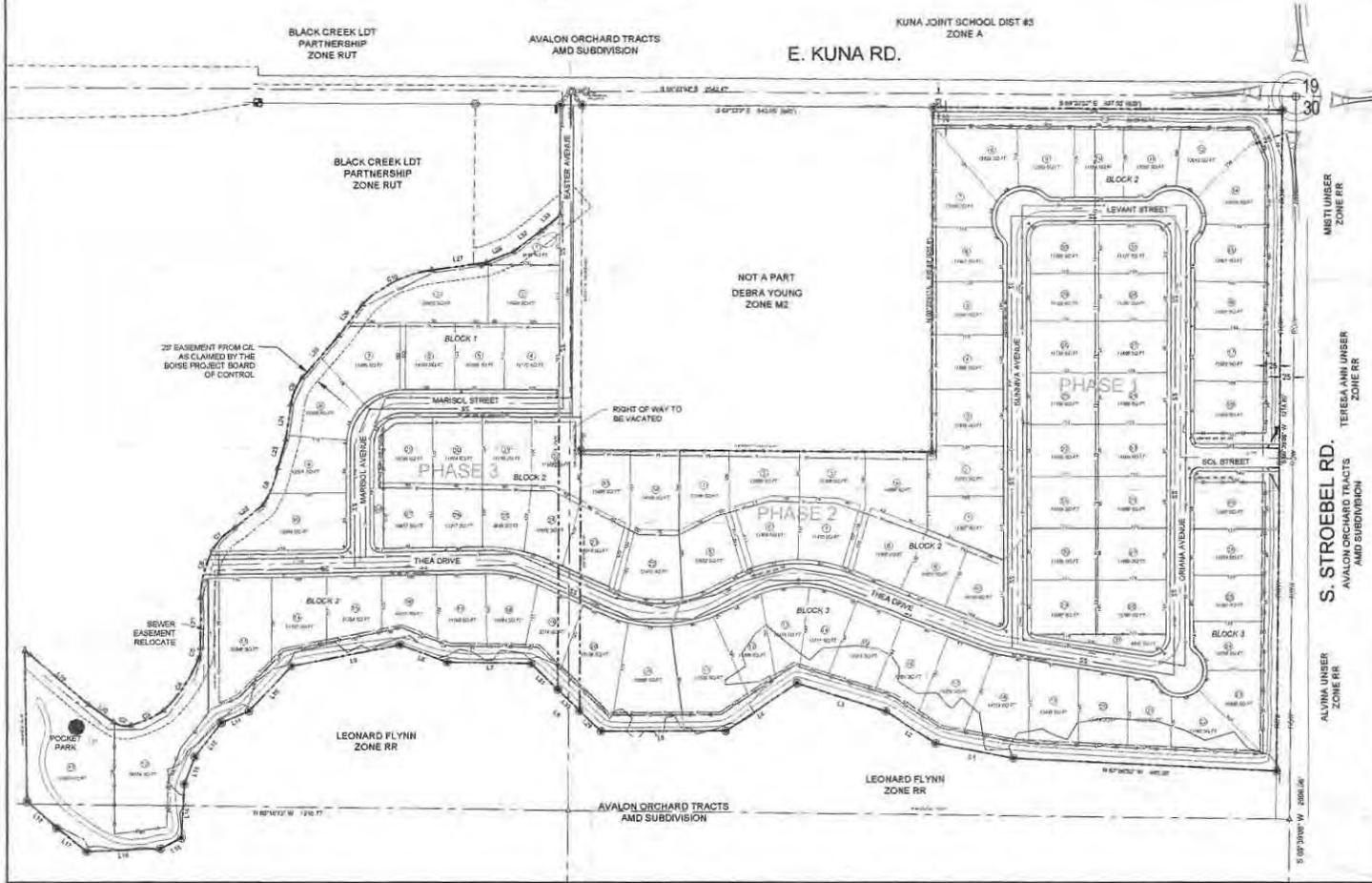
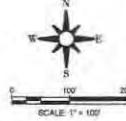
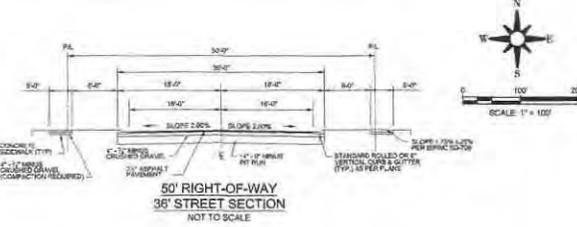
Applicant's Signature: _____ Date: 6/17/17

NOTES:

- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 FEET FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5' PAVED FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT SHALL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY AICD.
- A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN REFERENCE FIRM PANEL 16001C400L DATED OCTOBER 2, 2003.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE RISING SUN ESTATES HOME OWNERS ASSOCIATION.

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO'S	R015250050
ADDRESS	2067 E KUNA RD. RENA, ID 83824 RUT R-4
EXISTING ZONE	R-4
PROPOSED ZONE	R-4
PROPERTY SIZE	36.505 AC
BUILDABLE LOTS	
COMMON LOTS	5
RESIDENTIAL	95
DENSITY	2.51
SITE DETAILS	
COMMON LANDSCAPE AREA	4.17 AC
PAVED PUBLIC STREET AREA	5.74 AC
PRIVATE DRIVE ISLE AREA	23 AC
RESIDENTIAL AREA	26.19
LINEAR STREET LENGTH	5017'
SETBACK	
FRONT	20'
BACK	10'
SIDE	0'



LEGEND

- TYPE BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 5' SANITARY SEWER LINE
- WATER LINE
- PRESSURE IRRIGATION LINE
- STORM DRAINAGE RETENTION SYSTEM
- ZONING BOUNDARY
- EXISTING PARCEL/LOT LINE
- AICD SLOPE EASEMENT LINE
- TENTERLINE
- SECTION LINE
- EXISTING FENCE LINE
- YIELD OF WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVER-HEAD POWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DRIVE
- EXISTING CURVE LINE
- FIXED ALTIMETER CAP MONUMENT
- CALCULATED POINT
- SURVEY CONTROL POINT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SURFACE FLOW DIRECTION
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- IRRIGATION VALVE
- WATER METER
- EXISTING LOT NUMBER
- NATURAL GAS LINE MARKER
- TELEPHONE SERVICE RISER
- ELECTRIC TRANSFORMER BOX
- SIGNAL JUNCTION BOX
- GUY WIRE ANCHOR
- POWER/UTILITY POLE
- STREET SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- STREET LIGHT

LINE	BEARING	DISTANCE
L1	N 78°58'51" W	144.76
L2	N 54°46'53" W	110.73
L3	N 71°58'30" W	188.09
L4	S 50°44'02" W	157.40
L5	S 81°38'45" W	227.37
L6	N 45°18'20" W	179.01
L7	N 87°18'32" W	150.77
L8	N 84°18'34" W	91.26
L9	S 75°15'38" W	201.10
L10	S 47°42'00" W	114.58
L11	S 58°46'52" W	55.20
L12	S 27°54'14" W	79.52
L13	S 20°11'11" W	54.81
L14	S 17°44'04" W	106.21
L15	S 10°27'00" W	40.84
L16	S 17°46'26" W	134.59
L17	N 51°45'01" W	79.13
L18	N 41°26'08" W	72.74
L19	N 48°58'32" W	141.02
L20	N 51°42'21" W	55.42
L21	S 10°28'20" W	81.96
L22	S 51°28'42" W	87.26
L23	S 15°27'27" W	54.86
L24	S 30°28'02" W	64.63
L25	S 40°28'48" W	103.95
L26	S 38°48'12" W	72.50
L27	S 51°14'51" W	75.23
L28	N 39°28'32" W	194.53
L29	N 40°18'30" W	54.79
L30	N 45°18'32" W	55.85
L31	N 40°18'32" W	65.34

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	12.26	187.19	39°20'18"	N 53°34'51" W	12.26
C2	22.42	36.43	89°27'22"	S 77°34'31" E	22.26
C3	48.12	128.11	19°20'57"	N 52°02'31" E	48.81
C4	116.78	277.85	28°24'52"	N 52°28'54" E	115.50
C5	26.81	45.42	29°14'48"	N 52°02'31" E	26.85
C6	91.36	192.42	27°18'27"	S 14°42'48" W	80.73
C7	94.48	166.50	34°01'07"	S 14°18'18" W	78.82
C8	73.93	115.81	12°17'04"	N 21°44'57" E	71.57
C9	53.68	105.54	38°48'17"	S 27°18'38" W	51.55
C10	144.58	244.87	39°54'47"	S 53°16'52" W	141.02

SUBVEYOR
CORNER LAND SUBDIVISION, PLLC
2014 E MINNIE DR.
SUITE 100
RANCHO, IDAHO 83457
PH: (208) 442-4143

PLANNER / CONTACT
STEVE BRADLEY
8-TEAM LAND CONSULTANTS
1700 BRIDGECRUISE DRIVE
BOISE, ID 83725
208-871-7822

DEVELOPER
RISING SUN HOLDINGS, LLC
P.O. BOX 14826
JACKSON, WY 83302
PHONE: (307) 413-4142

PRELIMINARY PLAT MAP
RISING SUN ESTATES SUBDIVISION

1/4 SECTION 36, T24N, R10E, S4E, CITY OF KUNA, ADA COUNTY, IDAHO 83824

TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: [Signature]
DATE: 06-19-2017
FILE:

Exhibit A2K Exhibit A20

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RISING SUN ESTATES SUBDIVISION

KUNA, ID



Exhibit B-1



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

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Prepared for the Public Works Director
By Michael L. Borzick
GIS Manager

RE: Rising Sun Estates
SW Corner of Stroebel and Kuna Roads
17-07-S, 17-03-AN, 17-06-ZC
Subdivision, Annexation, Rezone

DATE: September 7th, 2017

The GIS Manager has reviewed the Preliminary Plat request of the above applicant dated June 19, 2017. It is noted that specific development plans are provided, which includes 91 single family buildable lots and 5 common lots. Accordingly, the GIS Manager 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 South Wastewater Treatment facility.
- b) The Sewer Master Plan for disposal of wastewater from this area proposes discharge to a “New Orchard Lift Station”. The City has determined that neither the City nor this project is best served by a re-conditioned Lift Station, and instead, proposes to construct a new regional lift station. This developer and others have provided all necessary easements ahead of platting to construct sewer trunk lines and the New Orchard Lift Station.
- c) 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.

- d) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
- e) The elevation of this project site and adjacent properties is too low to be serviced by gravity from the existing collection system and a lift station is required. Further, the capacity of the nearest lift station, Orchard, is almost fully committed. These two issues together suggest the propriety of a regional solution to address both deficiencies. The recommended condition applied to Merlin Subdivision should also be applied jointly to this development, to wit: **“It is recommended a sewer service study is conducted**, with input from the developer and in consideration of this development’s and the City’s needs, to determine the preferred sewer service option for this property”.
- f) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan and the results of the “sewer service study” mentioned in 1.e, particularly to the providing sewer mains and trunk lines in the master plan and study.
- 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 the sewer trunks in the Strobel Road right-of-way and if need be extended into the right-of-way for Kuna Road.
- h) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.

2. Potable Water Needs

- a) The City has sufficient potable water supply to serve this site 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 (8 or 10-inch) is located in the Kuna Road/Avalon St right-of-way approximately 3,600’ west of this project.
- c) The 10-inch main in Kuna Rd/Avalon St is the recommended connection point for fire protection. ITD controls Avalon at this location and may require the crossing to be bored.
- d) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- e) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- f) A minimum of 8-inch water mains should be installed by developer in internal subdivision streets.
- g) At least 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.
- h) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- i) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.
- j) There isn’t redundancy of water transmission route for this development at this point.
- k) According to the distribution of supply wells and available supply in the vicinity of the project, there doesn’t seem to be a need for a well site within the bounds of the project.

3. Pressure Irrigation

- a) The applicant’s property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located near the water main in Kuna Road/Avalon St right-of-way approximately 3,600’ west of this project.
- b) The property’s irrigation needs are presently served by the Boise-Kuna Irrigation District. The GIS Manager has evaluated the distribution of irrigation pump stations and available supply in the

vicinity of the project and concludes there is not a need for a pump station and reservoir within the bounds of the project.

- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a 12-inch trunk line in the Strobel Road frontage and a 10-inch trunk line in Kuna Road.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.

4. Grading and Storm Drainage

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

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

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public 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 (Kuna/Avalon) and one mid-mile street (Stroebe).

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The GIS Manager recommends the following:
 - a. 10-foot minimum subdivision boundary easement – which can be reduced to 5’ on the phase lines if there are no irrigation or public utilities within those easements;
 - b. 10-foot minimum street frontage easement for public utilities and irrigation;
 - c. 10-foot back lot line easement as required in code for irrigation;
 - d. 5-foot side lot line easement as required in code for irrigation;
 - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.
- d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

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

9. Phasing of Development

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

10. Property Description

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1726.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager



Project/File: **Rising Sun Estates Subdivision / KPP17-0008 / 17-07-S / 17-03-AN / 17-06-ZC**
 The applicant is requesting annexation, zoning and subdivision approval for Rising Sun Estates Subdivision. The proposed subdivision consists of 91 single family lots and 5 common lots on 36.3 acres. The project is located at the southwest corner of Kuna and Stroebel Roads.

Lead Agency: City of Kuna

Site address: 2067 E. Kuna Road

Staff Approval: July 27, 2017

Applicant: Steve Arnold
 A-Team Land Consultants
 1785 S. Whisper Cove Ave.
 Boise, ID 83709
 (208) 321-0525

Staff Contact: Austin Miller
 Phone: 387-6335
 E-mail: amiller@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting annexation, zoning and subdivision approval for Rising Sun Estates Subdivision. The proposed subdivision consists of 91 single family lots and 5 common lots on 36.3 acres. The project is located at the southwest of Kuna and Stroebel Roads. The proposed R-4 zoning is consistent with the City of Kuna's comprehensive plan.

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

Direction	Land Use	Zoning
North	Agricultural Zone (owned by Kuna Joint School District)	A
South	Rural Residential Zone	RR
East	Rural Residential Zone	RR
West	Rural-Urban Transition Zone	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:

- Journey's End Subdivision, consisting of 145-buildable lots, is located west of Sailor Place south of SH-69 and was approved by ACHD in 2015 and is in various stages of development.

- Merlin Pointe, consisting of 20-commercial lots and 56-residential lots, located at the northwest corner of Kuna Road and SH-69 was approved by ACHD in 2013 and is currently in plan review.
- Sailor Shores Meadows, consisting of 26-residential lots, located on Sailer Place south of SH-69 was approved by ACHD in 2014 and is currently under construction.
- Sailor Shores Meadows 2, consisting of 8-residential lots, located on Sailer Place south of SH-69 was approved by ACHD in May of 2017.

5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 0.83 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):**
 - There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District’s Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 866 vehicle trips per day; 91 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
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
**State Highway 69 Meridian Road	None	Principal Arterial	494	N/A
Kuna Road	592-feet	Minor Arterial	266	Better than “E”
Stroebel Road	1,247-feet	Collector	N/A	N/A

** ACHD does not set level of service thresholds for State Highways.
 * Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
 * Acceptable level of service for a two-lane collector is “D” (425 VPH).

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 south of Deer Flat Road was 8,924 on May 14, 2015.
 - The average daily traffic count for Kuna Road east of SH-69 was 4,400 on May 10, 2017.

C. Findings for Consideration

1. Kuna Road

a. **Existing Conditions:** Kuna Road is improved with 2-travel lanes (26-feet of pavement), and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Kuna Road (24-feet from centerline).

b. **Policy:**

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

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

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Transitional/Commercial Arterial with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to improve Kuna Road with 5-foot wide detached concrete sidewalk.

- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way abutting the site to total a minimum of 35-feet from centerline on Kuna Road.

The applicant's proposal to construct 5-foot wide concrete sidewalk meets District policy and should be approved as proposed. The sidewalk should be located a minimum of 31-feet from centerline on Kuna Road.

The applicant should be required to provide a permanent sidewalk easement for all 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 widen the pavement on Kuna Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

The applicant should be required to dedicate additional right-of-way on Kuna at the Stroebel Road/Kuna Road intersection to accommodate the future construction of a single lane roundabout (attachment 3) as designated in the MSM.

2. Stroebel Road

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

- 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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Stroebel Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 60-feet of right-of-way.

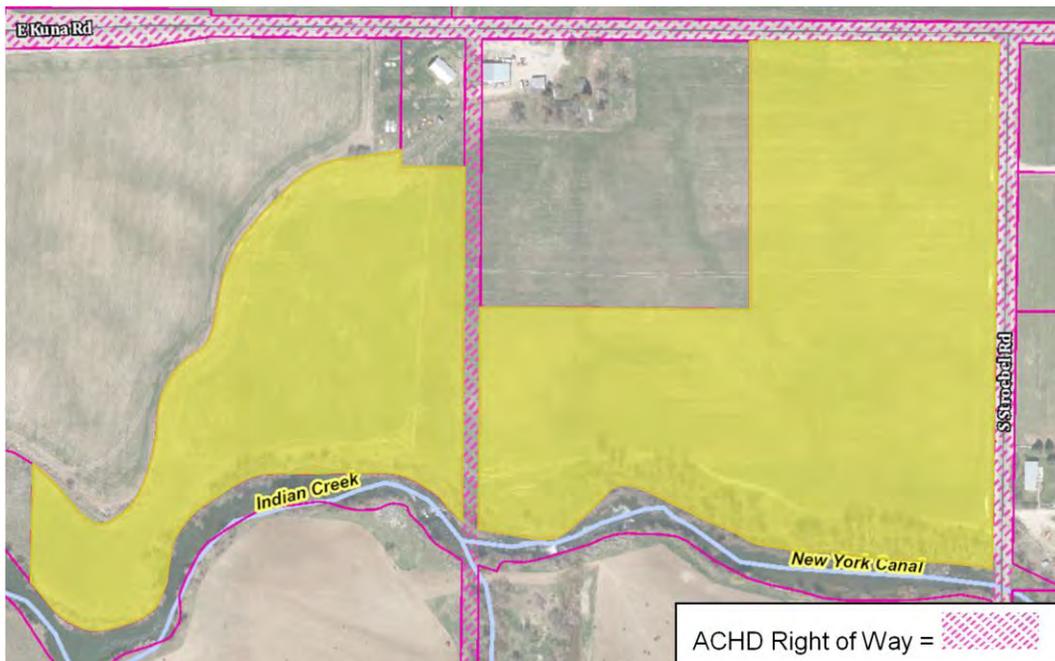
- c. **Applicant Proposal:** The applicant is proposing to improve Stroebel Road abutting the site with 5-foot wide detached concrete sidewalk.
- d. **Staff Comments/Recommendations:** The applicant should be required to improve Stroebel Road as ½ of a 36-foot street section with vertical curb and gutter and a 5-foot wide detached concrete sidewalk located a minimum of 6-feet from the back of curb (or 7-foot wide attached sidewalk).

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.

The applicant should be required to dedicate additional right-of-way on Stroebel Road at the Stroebel Road/Kuna Road intersection to accommodate the future construction of a single lane roundabout (attachment 3) as designated in the MSM.

3. Easter Avenue

- a. **Existing Conditions:** There is currently 40-feet of right-of-way for the proposed Easter Avenue. The right-of-way intersects Kuna Road located 1,265-feet west of Stroebel Road and runs south bisecting this property and extending past the New York Canal/Indian Creek.



- b. **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.

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.

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), 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.

Off-site Streets: If the proposed development is not served by a public street with at least 24-feet of pavement then the developer shall pave the street or widen the existing pavement to provide 24-feet of pavement with 3-foot gravel shoulders from the site to a public street specified by the District.

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).

- c. **Applicant's Proposal:** The applicant is proposing to construct Easter Avenue from Kuna Road south for 580-feet, as half of a 36-foot street section. The applicant is proposing to vacate the remainder of the unopened right-of-way north of the New York Canal/Indian Creek.

The northernmost 200-feet of Easter Avenue south of Kuna Road is located off-site, and does not abut this project.

- d. **Staff Comments/Recommendations:** The applicant's proposal for Easter Avenue to intersect Kuna Road 1,265-feet west of Stroebel Road meets District policy and should be approved as proposed.

The applicant should be required to construct Easter Avenue abutting the site as ½ of a 36-foot street section, plus 12 additional feet of pavement (totaling 30-feet). Construct curb, gutter and 5-foot wide concrete sidewalk on the west side, and a 3-foot wide gravel shoulder with a borrow ditch sized to accommodate the roadway storm runoff should be constructed on the east side of Easter Avenue.

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.

If additional right-of-way is necessary to accommodate the improvements on Easter Avenue, the applicant should be required to dedicate the necessary right-of-way width.

The applicant should be required to construct a minimum of 24-feet of pavement with 3-foot wide gravel shoulders for the off-site portion of Easter Avenue extending north of the site to Kuna Road.

The vacation application is a separate process reviewed by ACHD. The applicant should coordinate with the ACHD Right-of-Way Department on the vacation request. Approval of this preliminary plat does not equate to approval of the vacation request.

4. Internal Local Streets

- a. **Existing Conditions:** No streets exist 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.

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.

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

- c. **Applicant’s Proposal:** The applicant is proposing to construct internal local streets as 36-foot street sections, including curb and gutter within 50-feet of right-of-way.

The applicant is proposing to construct 5-foot wide detached concrete sidewalk set behind a 6-foot wide landscape strip.

The applicant is proposing to construct knuckles at the following locations:

- The intersection of Levant Street and Sunniva Avenue.
- The intersection of Levant Street and Oriana Avenue.
- The intersection of Oriana Avenue and Thea Drive.

The applicant is proposing Sol Street to intersect Strobel Road, located approximately 660-feet south of Kuna Road.

- d. **Staff Comments/Recommendations:** The applicant’s proposal to construct Sol Street to intersect Stroebel Road meets District policy and should be approved, as proposed.

The applicant should be required to construct internal local streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way. If the applicant chooses to construct 5-foot wide detached sidewalk, then the right-of-way can be reduced to 40-feet, and the applicant shall provide a permanent sidewalk easement for all sidewalk located outside of the dedicated public 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.

If street trees are proposed then 8-foot wide landscape strips are required.

The applicant’s proposal to construct 3 knuckles and should be approved as proposed.

5. Stub Streets

- a. **Existing Conditions:** No streets exist internal to the site.

- b. **Policy:**

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

In addition, stub streets must meet the following conditions:

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct one stub street to the west, Thea Drive.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of Thea Drive stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should be required to construct a temporary cul-de-sac turnaround at the terminus of Thea Drive, as it extends greater than 150-feet in length. The temporary turnaround should be paved and constructed to the same dimensional requirements of a standard cul-de-sac. If the temporary cul-de-sac turnaround 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.

6. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.
- b. **Applicant's Proposal:** The applicant is proposing Thea Drive to be 1,800-feet in length.
- c. **Staff Comments/Recommendations:** The applicant should be required to construct bulb-outs at the intersections of Thea Drive with Marisol Avenue and Sunniva Avenue. Due to the site's configuration and proximity to the New York Canal a shorter block length is not feasible without compromising the interconnectivity of the site. The applicant has proposed an "s" curve in Thea Drive to provide an additional traffic calming design element.

7. Tree Planters

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

8. Landscaping

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

9. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate right-of-way abutting the site to total a minimum of 35-feet from centerline on Kuna Road.
2. Improve Kuna Road with 5-foot wide detached concrete sidewalk abutting the site located a minimum of 31-feet from centerline.
3. Widen the pavement on Kuna Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.
4. Improve Stroebel Road as $\frac{1}{2}$ of a 36-foot street section with vertical curb, gutter and a 5-foot wide detached, or 7-foot wide attached concrete sidewalk.
5. Provide a permanent right-of-way easement 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.
6. Dedicate right-of-way at the intersection of Stroebel Road and Kuna Road to accommodate the future roundabout as designated in the MSM.
7. Construct Easter Avenue to intersect Kuna Road 1,265-feet west of Stroebel Road (measured centerline-to-centerline).
8. Construct Easter Avenue abutting the site as half of a 36-foot street section, plus 12 additional feet of pavement (totaling 30-feet). Construct curb, gutter and 5-foot wide concrete sidewalk on the west side, and a 3-foot wide gravel shoulder with a borrow ditch sized to accommodate the roadway storm runoff on the east side of Easter Avenue.
9. Dedicate additional right-of-way necessary to accommodate the required improvements on Easter Avenue abutting the site.
10. Construct Easter Avenue north of the site to Kuna Road (off-site) with a minimum of 24-feet of pavement with 3-foot wide gravel shoulders.
11. Construct internal local streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way. If the applicant chooses to construct 5-foot wide detached sidewalk, then the right-of-way can be reduced to 40-feet, and the applicant shall provide a permanent sidewalk easement for all sidewalk located outside of the dedicated public 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.
12. Construct 3 knuckles at the following locations:

- The intersection of Levant Street and Sunniva Avenue.
 - The intersection of Levant Street and Oriana Avenue.
 - The intersection of Oriana Avenue and Thea Drive.
13. Construct Sol Street to intersect Stroebel Road 660-feet south of Kuna Road
 14. Construct a temporary cul-de-sac turnaround at the terminus of Thea Drive. The temporary turnaround should be paved and constructed to the same dimensional requirements of a standard cul-de-sac. If the temporary cul-de-sac turnaround 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.
 15. Install a sign at the terminus of Thea Drive stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
 16. Construct bulb-outs at the intersections of Thea Drive with Marisol Avenue and Sunniva Avenue.
 17. Note on the final plat that other than the access specifically approved with this application direct lot access is prohibited to Kuna and Stroebel Road.
 18. Payment of impacts fees are due prior to issuance of a building permit.
 19. 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. Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Appeal Guidelines

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

11 July 2017

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

RE: A-Team Land Consultants – Rising Sun Estates
2067 E. Kuna Rd. **17-07-S, 17-03-AN, 17-06-ZC**
Boise-Kuna Irrigation District
Teed Lateral 34+60
Wilcox Lateral 58+90 **BK-1220**
Sec. 25, T2N, R1W, BM.

Troy Behunin, Planner III:

The United States' New York Canal (that portion that runs through the Indian Creek Channel) 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 25 feet northerly of the uppermost shoulder of the channel. 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.

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

RECEIVED

JUL 14 2017

CITY OF KUNA

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.

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.

Exhibit B-3

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



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

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

Rezone # 17-03-AN / 17-06-ZC
Conditional Use #
Preliminary / Final / Short Plat 17-07-S

Rising Sun Estates

RECEIVED JUL 17 2017 CITY OF KUNA

Exhibit B -4

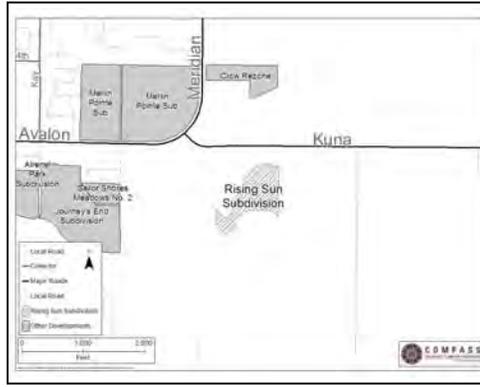
- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
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:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. Reviewed By: [Signature] Date: 7/12/17

Exhibit B-5

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: Rising Sun Subdivision

Summary: 91 single-family residential unit southeast of the intersection of State Highway 69 and Kuna Road. This proposal meets 9 CIM 2040 checklist items and does not meet 14 items. The proposal shows an off-street pathway along Indian Creek to comply with the Kuna Regional Pathway Map of 2016.

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
8	0	99	0	272	51

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
227	76	525	76	2,764	1,266

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



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: E Kuna Rd to Meridian resurfacing in 2018 \$4.6M cost.
- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments: Access to Stroebel Road, rather than Kuna Road, an arterial.
- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments: Flex route service to neighborhoods in less dense areas. No bus stops in proximity to site.

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](#)**)

Exhibit B-5

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 detached sidewalk and bicycle lane
		Link LOS	Link LOS
Kuna Road	Transit	F	F
Highway 69 to Stroebel Road	Bike	C	A
	Ped	D	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 7 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."

More information on COMPASS and *Communities in Motion 2040* can be found at:



www.compassidaho.org





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: July 18, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: July 6, 2017
Applicant/Description: A-Team Land Consultants/Rising Sun Estates
17-07-S (Subdivision); 17-03-AN (Annexation);
17-06-ZC (Rezone)

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

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

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. Surface Water

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

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

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

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

Page 4 of 4

disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Albert Crawshaw, 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 2017AEK96
File # 2324



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

August 1, 2017

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

VIA EMAIL

RE: 17-07-S, 17-06-AN, 17-06-ZC RISING SUN SUBDIVISION

The Idaho Transportation Department has reviewed the referenced annexation, subdivision, and zoning change applications for the Rising Sun Subdivision at 2067 East Kuna Road, east of SH-69, milepost 2.10. ITD has the following comments:

1. No direct access to the State Highway system is requested with this application and none is approved. Modification of an existing access to the State Highway system will require a permit from ITD.
2. Access to the State highway system is indicated to be at SH69 and Kuna Road. Traffic generation numbers were not provided with this application. A traffic impact study will be required to determine the impact to the intersection and what mitigations may be required.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at 334-8832 for more information.
5. 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 in this area.
6. ITD does not object to construction of a subdivision on this parcel.

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

Sincerely,

A handwritten signature in blue ink that reads "Ken Couch".

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

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Debra Young
Date: 6/15/17
Job No.: 2717
RE:

**DEBRA YOUNG
WEST PARCEL DESCRIPTION**

The following describes a Parcel of Land being a portion of Lots 1, 3, 5 and 6, Block 6 of the Amended Plat of Avalon Orchard Tracts Subdivision as filed for Record at Page 254 of Plats, Records of Ada County, Idaho and as shown on Record of Survey Number 10925, Records of Ada County, Idaho and Lying in a portion of the NW 1/4 NW 1/4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 30 Township 2 North, Range 1 East, Boise Meridian which is being Marked by found Brass Cap. From which, the North 1/4 Corner of said Section 30 bears, South 89°33'02" East, 2542.47 feet (Formerly 2529.2 feet) which is being Marked by a found Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 30, North 89°33'02" East, 1218.27 feet (Formerly 1209.2') to the West 1/16th Corner of said Section 30; Thence leaving said Northerly Boundary Line, South 39°03'57" West, 32.00 feet to the Intersection of the Southerly Right of Way Line of East Kuna Road and the Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision being Marked by a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"; Thence leaving the Southerly Right of Way Line of East Kuna Road, and along Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision South 00°22'41" West, 202.27 feet to a the **POINT OF BEGINNING:**

Thence continuing along the Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision, South 00°22'41" West, 873.73 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the North Top of Bank of Indian Creek (South Side Canal);

Thence leaving said Westerly Right of Way Line, and along the North Top of Bank of Indian Creek (South Side Canal), North 45°19'05" West, 68.34 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 89°06'33" West, 153.27 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 69°19'34" West, 91.26 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 78°51'30" West, 201.10 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 43°04'06" West, 114.28 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 66°46'52" West, 55.20 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 37°04'11" West, 79.52 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";



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Thence continuing, South 20°11'11" West, 54.91 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 03°24'44" West, 100.21 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 62°07'09" West, 42.84 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 87°46'26" West, 134.59 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 51°43'01" West, 70.13 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 47°20'08" West, 72.74 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said North Top of Bank, North 00°47'55" West, 281.59 feet to a point on the Centerline of the Teed 346 Rotation Sub-Lateral;

Thence along the Centerline of the Teed 346 Rotation Sub-Lateral the following courses and distance:

1. Southeasterly 12.35 feet along the arc of a Non-Tangent curve to the right having a radius of 197.19 feet, a Central angle of 03°35'18" and a long chord which bears, South 52°34'51" East, 12.35 feet to a point;
2. South 48°50'32" East, 141.03 feet to a point;
3. South 54°24'31" East, 55.42 feet to a point;
4. Southeasterly 33.43 feet along the arc of a Non-Tangent curve to the left having a radius of 38.03 feet, a Central angle of 50°21'32" and a long chord which bears, South 79°34'54" East, 32.36 feet to a point;
5. Northeasterly 66.12 feet along the arc of a Non-Tangent curve to the left having a radius of 198.51 feet, a Central angle of 19°04'58" and a long chord which bears, North 65°42'15" East, 65.81 feet to a point;
6. Northeasterly 116.76 feet along the arc of a Non-Tangent curve to the left having a radius of 277.85 feet, a Central angle of 24°04'36" and a long chord which bears, North 33°39'54" East, 115.90 feet to a point;
7. Northeasterly 20.01 feet along the arc of a Non-Tangent curve to the left having a radius of 45.42 a Central angle of 25°14'38" and a long chord which bears, North 09°00'08" East, 19.85 feet to a point;
8. North 00°27'36" East, 91.98 feet to a point;
9. Northeasterly 91.59 feet along the arc of a Non-Tangent curve to the right having a radius of 192.42 feet a Central angle of 27°16'22" and a long chord which bears, North 14°05'46" East, 90.73 feet to a point;
10. Northeasterly 56.46 feet along the arc of a Non-Tangent curve to the right having a radius of 95.00 feet, a Central angle of 34°03'00" and a long chord which bears, North 44°45'33" East, 55.63 feet to a point;
11. North 51°08'47" East, 67.26 feet to a point;
12. Northeasterly 73.93 feet along the arc of a curve to the left having a radius of 215.91 feet, a Central angle of 19°37'08" and a long chord which bears, North 21°44'37" East, 73.57 feet to a point;
13. North 15°27'33" East, 54.66 feet to a point;

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Debra Young-2717\Survey\Descriptions\West Parcel.doc

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14. North 08°29'03" East, 64.63 feet to a point;
15. Northeasterly 53.06 feet along the arc of a Non-Tangent curve to the right having a radius of 105.54 feet, a Central angle of 28°48'13" and a long chord which bears, North 22°53'56" East, 52.50 feet to a point;
16. North 40°39'46" East, 102.55 feet to a point;
17. North 36°40'07" East, 72.95 feet to a point;
18. Northeasterly 144.55 feet along the arc of a Non-Tangent curve to the right having a radius of 214.67 feet, a Central angle of 38°34'46" and a long chord which bears, North 63°14'57" East, 141.83 feet to a point;
19. North 81°53'51" East, 100.21 feet to a point;
20. North 67°54'02" East, 53.20 feet to a point;
21. North 52°46'16" East, 63.95 feet to a point;
22. North 49°59'10" East, 44.25 feet to the POINT OF BEGINNING:

The above described Parcel of Land contains 10.90 Acres more or less.



COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Debra Young
Date: 6/15/17
Job No.: 2717
RE:

**DEBRA YOUNG
EAST PARCEL DESCRIPTION**

The following describes a Parcel of Land being a portion of Lots 1 & 3, and a portion of Lots 5 thru 10, Block 5 of the Amended Plat of Avalon Orchard Tracts Subdivision as filed for Record at Page 254 of Plats, Records of Ada County, Idaho and as shown on Record of Survey Number 10925, Records of Ada County, Idaho and Lying in a portion of the NE 1/4 NW 1/4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 30 Township 2 North, Range 1 East, Boise Meridian which is being Marked by found Brass Cap. From which, the North 1/4 Corner of said Section 30 bears, South 89°33'02" East, 2542.47 feet (Formerly 2529.2 feet) which is being Marked by a found Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 30, North 89°33'02" East, 1218.27 feet (Formerly 1209.2 feet) to the West 1/16th Corner of said Section 30; Thence leaving said Northerly Boundary Line, South 38°15'14" East, 32.04 feet to the Intersection of the Southerly Right of Way Line of East Kuna Road and the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision being Marked by a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"; Thence leaving said Intersection, and along the Southerly Right of Way Line of East Kuna Road, South 89°33'02" East, 642.05 feet (Formerly 640 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251", the **POINT OF BEGINNING**;

Thence continuing along the Southerly Right of Way Line of East Kuna Road, South 89°33'02" East, 637.03 feet (Formerly 635 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the Westerly Right of Way Line of South Stroebel Road;

Thence leaving said Southerly Right of Way Line, and along the Westerly Right of Way Line of South Stroebel Road, South 00°39'08" West, 1218.80 feet (Formerly 1210.6 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the North Top of Bank of Indian Creek (South Side Canal);

Thence leaving said Westerly Right of Way Line, and along the North Top of Bank of Indian Creek (South Side Canal), North 87°06'53" West, 480.36 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 78°58'51" West, 144.70 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 56°46'55" West, 110.79 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 72°16'58" West, 169.65 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 55°44'02" West, 157.47 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

6.19.17

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Debra young-2717\Survey\Descriptions East Parcel

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Thence continuing, South 89°56'46" West, 227.37 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 45°19'05" West, 54.78 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" being on the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision;

Thence leaving said North Top of Bank, and along the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision, North 00°22'41" East, 479.18 feet (Formerly 414.5 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said Easterly Platted Right of Way Line, South 89°33'14" East, 642.05 feet (Formerly 640 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence, North 00°22'41" East, 635.80 feet (Formerly 635.8 feet) to the POINT OF BEGINNING:

The above described Parcel of Land contains 24.70 Acres more or less.





May 18, 2017

INVITATION TO NEIGHBORHOOD MEETING

Dear Property Owner:

Kuna City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is a notice of an opportunity to review and discuss our proposed preliminary plat located at the southwest corner of Kuna Road and Stroebel Road. This is not a public hearing; public officials will not be at the meeting. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Planning Division at 922-5274. If you have any questions about the proposed development please give me a call at 871-7020.

Purpose: To review and provide comments regarding the proposed Preliminary Plat.

When: May 25, 2017, at 6:00-7:00 p.m.

Where: On the site at the southwest corner of Kuna Road and Stroebel Road.

Project Description: The applicant is proposing to subdivide approximately 36.3-acres into approximately 90-100 single family lots.

If you cannot attend the meeting and have questions concerning the application for Preliminary Plat applications, please feel free to call me at 871-7020.

Sincerely,
A Team Land Consultants

A handwritten signature in black ink that reads 'Steve Arnold'.

Steve Arnold
Project & Real Estate Manager



6-19-17



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: 91 Single Family Residential Subdivision

Date and time of neighborhood meeting: May 25, 2017 at 6pm

Location of neighborhood meeting: On Site, 2067 E Kuna Road, Kuna ID. 83634

SITE INFORMATION:

Location: Quarter: 1/4 Section: 30 Township: 2N Range: 1E Total Acres: 36.3

Subdivision Name: Avalon Orchard Tracts AMD Lot: _____ Block: _____

Site Address: 2067 E Kuna Road Tax Parcel Number(s): R0615250650
Kuna Id 83634

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

CURRENT PROPERTY OWNER:

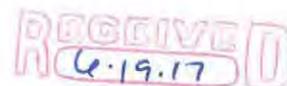
Name: Debra Young, Representative

Address: 1143 N 3400 E. City: Rigby State: ID Zip: 83422

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

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove 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	Annexation, Rezone and Preliminary plat for
Re-zone	91 single family homes.
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

City: Boise State: ID Zip: 83709

Telephone: 321-0525 Fax: 401-0977

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 6/14/17

SIGN IN SHEET

PROJECT NAME: Rising Sun Subdivision

Date: 5/25/17

OB

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone /E-mail</u>
1	JIM MAIN	414 S SAILER	83634	JMAIN@DESIGNWESTID.C
2	Ruth Mann	414 S Sailer	83634	hodaq414@aol.com
3	Thomas Young	300 S Stroebel	83634	922-5988
4	Hay Young			PLURANCH@aol
5	Hay Young	399 N MEIDEN	87534	
6	BEN DECKER	490 STROEBEL	83634	BEAANDTERRI@MSN.CC
7	Sid Anderson	474 STROEBEL	83634	sideanderson@gmail.com
8	Paul Young	2735 E KUNA	83634	^{The Paul Young} 208-891-5974
9	Lorenz Flynn	800 S Local	83634	208-922-4498
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City of Kuna

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

P & Z- Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 17-03-AN (Annex), 17-07-S (Subdivision) & 17-13-DR (Design Review): Rising Sun Subdivision

Location: South West Corner (SWC) of E Kuna Road and S Stroebel Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: September 12, 2017

Owner: **Debra Young**
1143 N. 3400 E.
Rigby, ID 83422

Representative: **A Team Land Consultants**
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

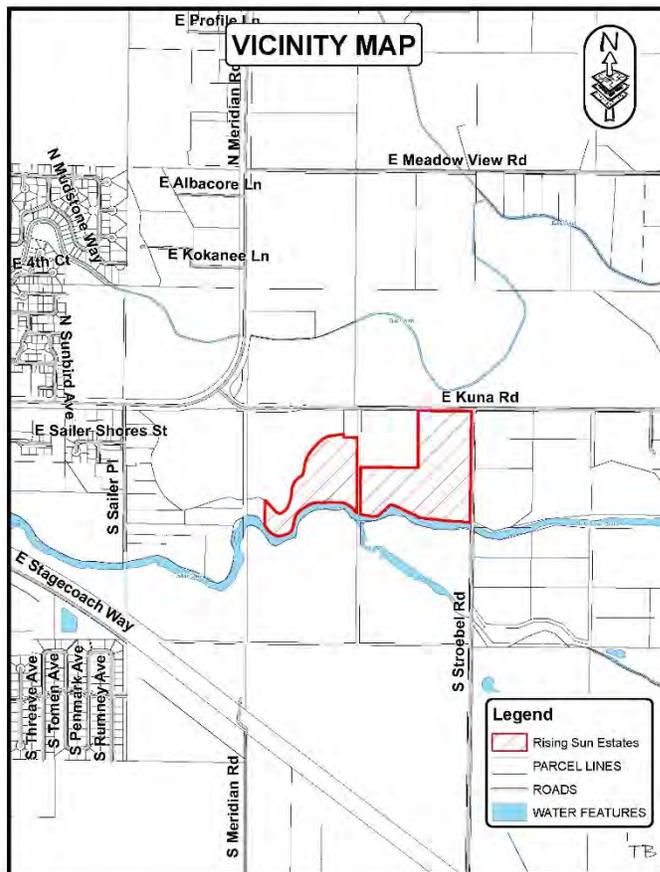


Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Background
- H. Factual Summary
- I. Comprehensive Plan Analysis
- J. Commission’s Conclusions of Law
- K. Findings of Fact
- L. Recommendation of the Commission

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 that annexations and subdivision applications 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 May 25, 2017 (nine persons attended)
- ii. Agencies July 6, 2017
- iii. 300’ Property Owners August 18, 2017

iv. Kuna, Melba Newspaper

August 9, 2017

v. Site Posted

September 1, 2017

B. Applicant Request:

1. Applicant requests to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots and have reserved the name Rising Sun Estates Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner of East Kuna and South Stroebel Roads, site address is 2067 E Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650.

2. Site Location Map:



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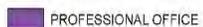
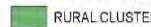
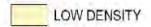
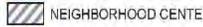
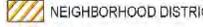
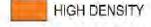
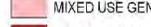
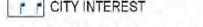
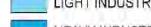
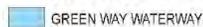
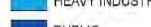
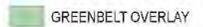
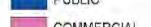
- C. History:** The approximately 36.30-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on the north and west portions of the parcel and have historically been used for Agricultural purposes.

D. General Projects Facts:

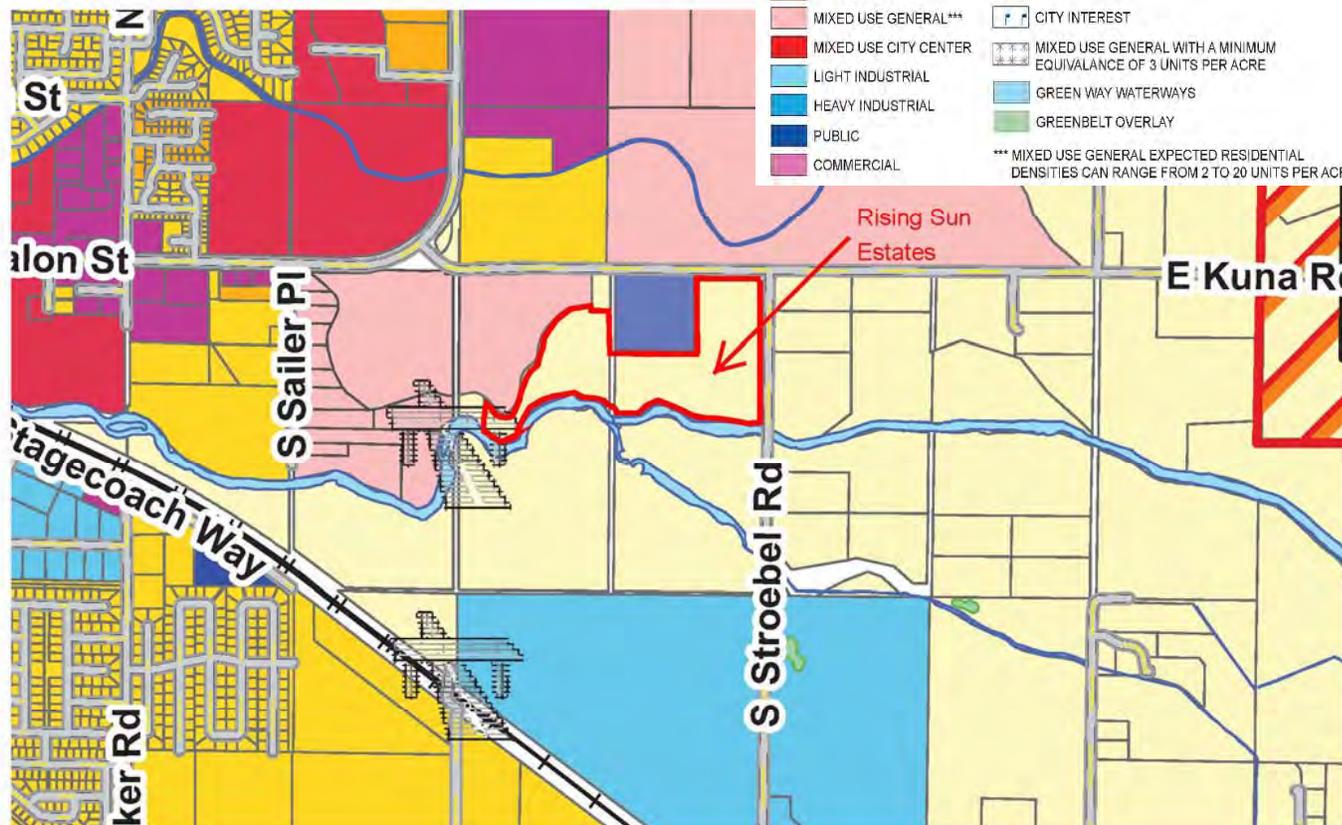
1. **Comprehensive Plan Designation:** The City of Kuna’s Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.

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.

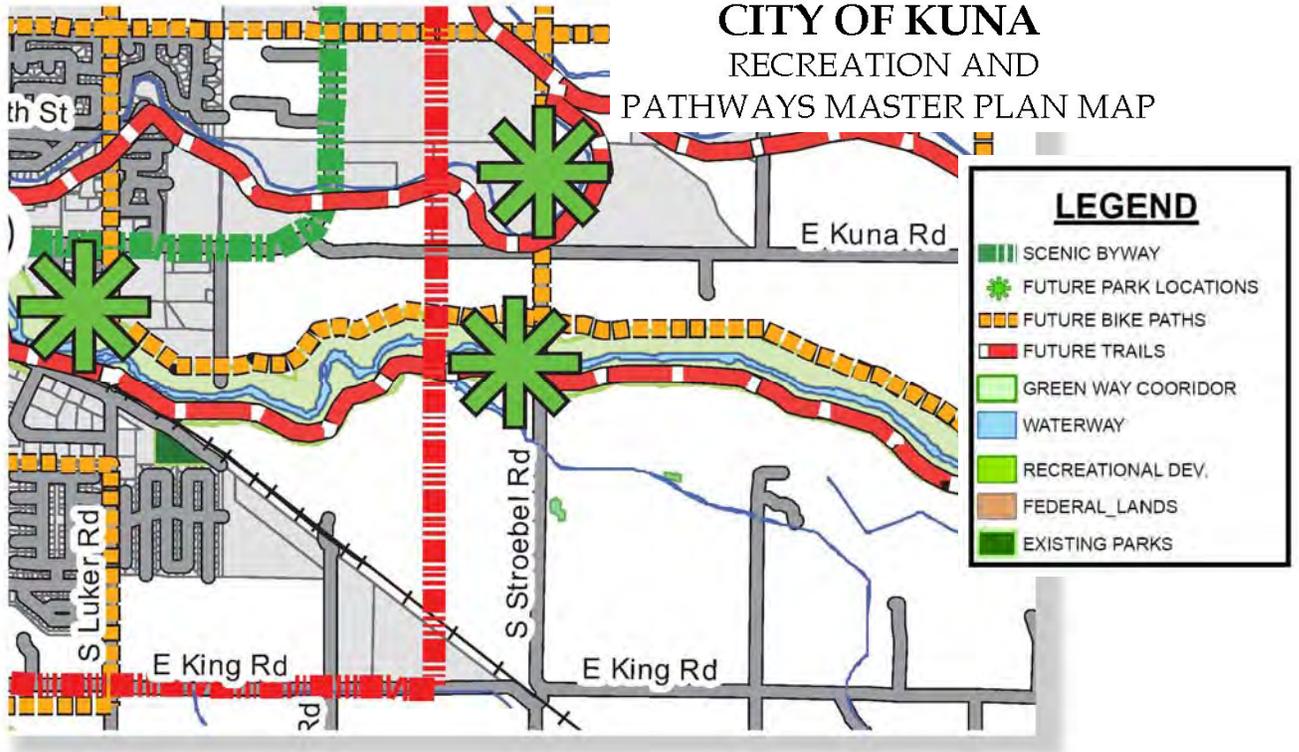
 AGRICULTURAL	 PROFESSIONAL OFFICE
 RURAL CLUSTER	 FEDERAL LAND
 LOW DENSITY	 NEIGHBORHOOD CENTER
 MEDIUM DENSITY	 NEIGHBORHOOD DISTRICT
 HIGH DENSITY	 WWTF
 MIXED USE GENERAL***	 CITY INTEREST
 MIXED USE CITY CENTER	 MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
 LIGHT INDUSTRIAL	 GREEN WAY WATERWAYS
 HEAVY INDUSTRIAL	 GREENBELT OVERLAY
 PUBLIC	
 COMMERCIAL	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE



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	M2, RUT, AG	Agriculture – City of Kuna General Industrial & Rural Urban Transition - Ada County
South	RR	Rural Residential – Ada County
East	RUT	Rural Residential – Ada County
West	RUT	Rural Urban Transitional – Ada County

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

- Approx. 36.30 acres total
- RR (Rural Residential) – Ada County
- Parcel # R0615250650

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 slightly to the south, towards Indian Creek, but is otherwise generally flat. Indian Creek flows east to west on the south side of the subject parcel. On-site vegetation consists of vegetation typically associated with agricultural fields.

8. **Transportation / Connectivity:** The applicant proposes to construct a portion of Easter Avenue as a half street section from East Kuna Road to serve the subdivision on the west side within the existing rights-of-way (**ROW**); also, to widen South Stroebel Road from East Kuna Road to the project's eastern entrance and further south to the projects southern-most frontage. Applicant also proposes four (4) total shared driveways throughout the development that will likely affect 15 home lots.

ITD will require the applicant to prepare and submit a traffic impact study (**TIS**). ACHD will not require a TIS at this time. However, ACHD does require improvements along the frontages of Kuna and Stroebel Roads, and the existing Eater Avenue ROW.

ACHD recommends a 35-foot wide ROW dedication for Luna Road and ROW as needed for Stroebel Road to accommodate one-half of a 36' roadway improvement, plus additional land for single-lane round about at the intersection of Kuna and Stroebel. Applicant shall improve both classified roads with vertical curb, gutter and sidewalks along with additional requirements listed in the ACHD report dated: July 27, 2017.

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.

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

- Kuna City Public Works Director (Bob Bachman) – Exhibit B-1
- Ada County Highway District (ACHD) – Exhibit B-2
- Boise Project Board of Control – Exhibit B-3
- Central District Health Department (CDHD) – Exhibit B-4
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-5
- Department of Environmental Quality – Exhibit B-6
- Idaho Transportation Department (ITD) – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 36.30 total acres with a current county zoning designation of Rural Residential (RR) into Kuna City limits with an R-4 (Low Density Residential) zone; and to subdivide the subject property creating a 91 lot, single family subdivision, known as Rising Sun Estates Subdivision. Applicant also proposes to develop five additional lots (including a 13,800 SF pocket park), into common lots for the use by residents. Applicant proposes one of these five common lots to be used by all Kuna residents, and will be developed as a multi-use pathway along Indian Creek, creating an additional segment to the greenbelt system as designated on the Master Recreation and Pathways Map. The pathway is proposed to be built by the developer (See Letter of Intent), and then dedicated to the City. A Homeowners Association (HOA) will be established for the care and maintenance for all other common lots.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-4 (Low Density Residential) zone for the subdivision. Applicant is proposing three (3) phases of development which will largely be driven by the consumer market.

Kuna Code allows for flag lots (KCC 6-4-2-G), however, if not planned for appropriately, they may become a burden to homeowners. These shared driveways appear to serve 15 homes. Staff recommends the applicant follow KCC 6-4-2-G (for flag lots), and provide a perpetual plan/agreement to be recorded with the County, for the maintenance, upkeep and continuous care for the shared driveways as well. If applicant can demonstrate

permanent and continuous maintenance and care that may not be dissolved except by City Councils approval, staff has no concerns with the four proposed shared driveways.

Public services will be extended to the property at the developers cost, by extending existing or proposed City facilities. It is anticipated that City sewer will be extended in the future, in part by the City, to the area.

A design review application accompanies the applicant’s request for the common area landscaping and buffers. Staff recommends through-connections for pedestrians and non-motorized transportation between home lots for better access to the greenbelt and throughout the subdivision as a whole, as some block lengths are long blocks. Staff notes that a monument sign is called out for the subdivision, but was not included with the design review application, all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff finds that the proposed landscaping does not appear to be compliant for the buffers on Kuna and Stroebel Roads. Staff recommends the applicant be conditioned to become compliant with KCC 5-17-15. Additionally, staff requests that applicant add notes to the landscape plan in order to follow the City’s goals and practices for landscaping. Those changes are requested in the proposed conditions of approval – Condition # 12, staff recommends that the applicant resubmit a plan bearing these changes.

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 17-03-AN, 17-07-S and 17-21-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 September 12, 2017, to consider Cases No.’s 17-03-AN, 17-07-S and 17-21-DR, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the south west corner (SWC) of East Kuna and South Stroebel Roads. Applicant proposes to annex approximately 36.30 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 91 buildable lots and 5 common lots, 12% open space, four (4) shared driveways and proposes to improve Kuna and Stroebel Roads to City and ACHD standards.

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, and a pathway / greenbelt 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 Indian Creek corridor for a 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 Indian Creek 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: *ACHD, COMPASS and the City Public Works Director have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on East Kuna and South Stroebel 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 Indian Creek, and open spaces for residents, 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 91 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, creating a pleasant 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. Commissions Conclusions of Law:

Based on the evidence contained in Case No's 17-03-AN, 17-07-S and 17-21-DR, the Kuna Planning and Zoning Commission finds Case No's 17-03-AN, 17-07-S and 17-21-DR comply with Kuna City Code, the Kuna Comprehensive Plan and the goals of the Design Review Committee, as proposed or conditioned.

1. This request appears to be consistent, or in compliance with Kuna City Code (KCC).
Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*
2. The site is / is not physically suitable for a subdivision.
Comment: *The 36.30 acre subdivision is large enough to include a mix of lot sizes, community open space(s), pathways and a trail along Indian Creek.*
3. 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 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 proposed development.*
4. The annexation and subdivision 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 low density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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 annexation, rezone and design of the subdivision did consider the location of the property adjacent to Indian Creek, classified roadways (Kuna and Stroebel Rd.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

6. 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 this residential project. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Commission Findings of Fact:

Based upon the record in 17-03-AN, 17-07-S and 17-21-DR, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval* for Case No's 17-03-AN and 17-07-S, a request for annexation and subdivision preliminary plat to Council, and approves Case No. 17-21-DR Subdivision Design Review request by the applicant as follows:

The Commission concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC and/or the Landscape Code in title 5.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2) (a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to *recommend* approval for Case No's 17-03-AN and 17-07-S. On September 12, 2017, the Commission voted to recommend approval to Council.
3. The Commission has the authority to *approve* Case No. 17-16-DR. On September 12, 2017, the Commission voted to recommend approval of Case No. 17-21-DR.
4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on September 12, 2017, with the Commission.

L. Recommendation of the Commission:

Note: 17-03-AN (Annexation) and 17-07-S (Subdivision): *The proposed motion is to recommend approval, conditional approval, or denial for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Note: 17-21-DR (Design Review): *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

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* for Case No's 17-03-AN and 17-07-S; annexation and preliminary plat and hereby *approves* 17-21-DR; Design Review *with* the following conditions of approval:

- Applicant shall follow the conditions as outlines in the staff report,
- Work with staff on the buffers along Kuna and Stroebel Roads, to bring into compliance,
- Applicant shall work with staff to provide two pathway connections along Theo Dr. to access the waterfront/greenbelt, and one at the mid-point across from Oriana to Sunniva Avenues,
- Work with ACHD on parking considerations and mitigation along Stroebel Road,
- Adjust the stub street on the west as described by staff, (The stub street to the west shall be extended to adjacent properties as proposed, and include utility stubs).

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.

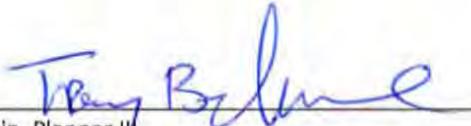
A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction 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. 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.
11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall add the following notes to the landscape plans and resubmit a plan for Planning and Zoning approved plans, bearing the changes.
 - 12.1 – Landscape contractor shall remove all twine/ropes and burlap from root balls.
 - 12.2 – Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.
13. Applicant shall add pathways through long blocks to provide better interconnectivity for pedestrian and non-motorized transportation.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
16. Compliance with all local, state and federal laws is required.

DATED: This 26th day of September, 2017.

ATTEST:


 Troy Behunin, Planner III,
 Kuna Planning and Zoning Department


 Lee Young, Chairman
 Kuna Planning and Zoning Commission

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 12, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	Absent	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for August 22, 2017.
- b) **17-02-AN** (Annexation), **17-06-S** (Preliminary) – Cazador; Residential Subdivision – a request seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a subdivision with a gross density of 4.08 dwellings per acre, yielding 164 residential, and 18 common lots. The site address is 2332 N. Ten Mile Road. ***Findings of Fact and Conclusions of Law.***

Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 4-0.

2. OLD BUSINESS

- a) **17-04-AN** (Annexation) – a request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-8 (medium density) residential zoning designation. – *Tabled from August 22, 2017.*

C/Young: We had closed the public testimony and we were in our discussion and there was question for the applicant about bringing that parcel as an R-6 versus an R-8 and in our packet, tonight there is an email from the applicant that R-6 is acceptable. Is there any other discussion on that item? **C/Gealy:** I have nothing else. **C/Young:** Okay, then I will stand for a motion.

Commissioner Gealy motions to recommend approval to City Council, Case No. 17-04-AN (Annexation) with the conditions outlined in the staff report, and with a residential zoning designation of R-6; Commissioner Laraway seconds, all aye and motion carried 4-0.

3. NEW BUSINESS

- a) **17-01-Vac** – File Ridge Subdivision Easement Vacation Request: The applicant is requesting approval for Easement Vacation for a portion of the File Ridge Subdivision Final Plat (Bk. 106, pg. 14640 – Ada County Records). The applicant proposes releasing the easements on the east, west, and south sides of Lot 1, block 1,

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, September 12, 2017

Commissioner Gealy motions to recommend approval to City Council, Case No. 17-01-VAC (vacation), File Ridge Subdivision easement vacation request; Commissioner Hennis seconds, all aye and motion carried 4-0.

4. PUBLIC HEARING

- a) **17-03-AN (Annexation), 17-07-S (Subdivision) and 17-21-DR (Design Review) – Rising Sun Estates Subdivision;** A request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots and have reserved the name Rising Sun Estates Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the south west corner of East Kuna and South Stroebel Roads, site address is 2067 E Kuna Road, Kuna, Idaho, In Section 30, T 2N, R 1E, APN #: R0615250650n.

Steve Arnold: Mr. Chairman, Commission, for the record Steve Arnold, A Team Land Consultants, 1785 Whisper Cove, Boise, ID. I will go through an overall depiction of the project and then some of the specifics and thoughts behind the design. This is 36.28 acres, we are proposing 91 single family lots, the lots range from just under 10,000 square feet, to 3/4 of an acre. Our overall density is roughly 2.5 units per acre. The comp plan and the plan for this area is between 2 to 4 units per acre, so we are on the lower end of this. The existing zoning is RR. We are proposing an R-4 zoning. One of the things, and the vision we have for the project, and it is because we keep marketing other subdivisions around here, and we keep hearing is a need for larger lots. I am not against the small lots, but there is definitely a demand right now for larger units. Constantly when we are selling homes, the buyers are asking for RV parking. So, a lot of this was laid out so we could areas where we could get a RV garage or RV parking on the lot. That being said, we are really focusing on the end game here, the product type that we are going to be putting out there. A lot of thought process is going into the homes and the size that we are putting in there, and the control we are going to have. We are going to be managing which builders come in and which product type comes in. So, we are going to have in the ACC for the subdivision, who manages those homes. We will manage things like the facades, the color the tones and the different textures of the buildings. Why we do that is we try to build equity by design. So, you start out building the homes nicer and by the time you get the end phase the goal is that the last lots are worth much more of a value than what the first ones came in with. Some of our last few phases will be adjacent to Indian Creek, or there to the east to the site. Phasing will all depending on utilities coming in and how that works. Some design considerations with the actual layout and what we are proposing. Kuna road is a minor arterial and it is planned to have five-foot detached sidewalk. City Code requires a 20-foot landscaping buffer, we are going to add an extra five feet to buffer any extra noise that might be added. Stroebel is identified as a collector, ACHD is requiring that we build have a 36-foot-wide street section so we will have curb and gutter and I am proposing a detached sidewalk that will be located in an easement. There again, city code requires a 20-foot buffer, we are proposing a 25 foot, again that is to buffer the residents of the subdivision from the noise of the adjacent road. Throughout the subdivision we are planning on doing a 36-foot street section with an 8-foot planter on either side. With that we are trying to hit that higher end price point, so we will be planting a landscape strip there with street trees and create a nice boulevard effect with the detached sidewalks. Our entrance out to Stroebel, we originally planned it quite away to the south, and during our neighborhood meeting, that was one of the concerns that they had, was the lights that we had hitting the homes further to the south, so we did move that. That entrance will be landscaped as well, both on the north and the south side to create a nice approach into the subdivision. Our second entrance onto Kuna Road will utilize an existing right of way from ACHD. We are currently in process of negotiating with the owners we are buying this property for, because they own property on both and west side of that unopened right of way. Our goal is to try and work with them, and right now there is an existing 44-foot strip of right of way, but what we would like to do is either buy or utilize an easement for another 20-feet on either side. We don't have that worked out just yet, otherwise we would be showing

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, September 12, 2017

that. But our goal is to create another secondary access into the subdivision that has nice landscaping. We did landscape where we could, where we own that little sliver in up at the northwest corner of the property. We are extending the pathway along Indian Creek, and that is 30 to 35-foot common lot, with a ten-foot pathway in there, and currently there is extensive vegetation in there, but what we take out we will re-landscape, because the goal is to create a nice pathway and keep as many existing trees as we can and meander the pathway through there to create a nice amenity for the subdivision. Something that was added into the staff report and it was my error not showing and it was something Troy suggested that we do, and I agree with it, was that on the east stretch along Indian Creek we are going to coordinate two pathway connections from the roadway to Indian Creek. Currently our connection was off Stroebel and off of our common park, and the common park there in the east, we are planning on providing a gazebo and picnic area as a staging area for people walking and utilizing the green belt. We are going to have an HOA that maintains all of the landscaping and the integrity of our subdivision. So, this will be under one control. Usually the traffic is a concern and we looked at the traffic that would be generated by the site. Currently, it will generate 866 trips per day, we anticipate a lot of those to be split to either entrance, one out to Kuna and one out to Stroebel. Kuna, currently has 266 peak hour trips, and a roadway as a minor arterial can go up to 575, so we are way under traffic related generation issues. Stroebel again is a collector, and there are no counts on there because there hasn't been enough traffic that ACHD sees the need to go out there, but it can handle up to 425 trips, which is well under what this site is going to generate. State highway 69 has 8900 Trips a day on it, it can well above 30,000 to 40,000 trips a day on it, because it is a principal arterial. ACHD has approved this design, and they have accepted the site. One of the conditions of approval that ACHD has brought up that we are adding to on to our east west street down to the south, I am going to add a couple chokers there. Chokers are basically a bulb out, and it generally tends to slow down some traffic. So, as we laid out the site, we tried to get as many large lots as possible, because we believe that is market niche that is being missed. It is a unique parcel, and it will be challenging to lay the roads out within it, but I think what we have before you tonight is going to be another nice project. I did Denali Subdivision, and they say it used to be the best sub north of the tracks, I think this is going to exceed or as good as Denali, with that I am going to stand for any questions. **C/Young:** Are there any questions for the applicant at this time? **C/Gealy:** I have no questions at this time. **C/Hennis:** I have a couple of questions. So, next to your pocket park and I believe, it is lot 12 clear over next to the pocket park on the far left, how do you access that lot? **Steve Arnold:** Chairman Young, Commissioners this property has got a sewer easement that is coming through it, essential in alignment with the road there, the easement still goes through the common park and the proposed lot and what I am proposing we do because we need a hard surface for the sewer easement, I am proposing to put a flag lot that comes off street and goes down along the northern boundary or our common area and that other lot and that hard surface will be utilized by both the resident that owns the lot and the city for maintenance, so there will be a joint easement that we will be placing over that driveway into that lot, but it is currently proposed as a flag lot for right now. **C/Hennis:** Much like the other lots there, just due south of the young property in the middle? **Steve Arnold:** Correct. **C/Hennis:** So, you are just going to have flag poles there in what you have indicated as phase two. **Steve Arnold:** Correct. **C/Hennis:** Lastly, it looks like lot 2 and 3 up where that proposed Easter Avenue is coming down, again how to do you access lot 2 and 3? I would assume you would drive down Easter Avenue for two... **Steve Arnold:** Correct, that is another flag lot. **C/Hennis:** So that is that little indication between 5 & 7, the little stub. **Steve Arnold:** Yup, that is correct. Again, the attempt here is that we are trying to get as many big lots as we can with limited amount of street. **C/Hennis:** Right I understand, there was a couple of them that I couldn't see what you were doing especially around the lower left, so thank you. **C/Gealy:** Can I have a follow up question to that? The easement then for the lot down to the south west, that is an easement just for access to the lot and for City maintenance? It is not vehicle access for the public to the pocket park? **Steve Arnold:** correct, the park will have a pathway that goes into it. The flag lot is direct access to that lot and on that flag, will be an easement

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for the city sewer for maintenance, which requires a hard surface to get vehicle in and out along the sewer. We will also have that hard surface extending through our common park going to the west. **C/Gealy:** But that easement is not for park maintenance, it is for sewer maintenance. **Steve Arnold:** Correct. **C/Gealy:** so, there is no vehicle access to that park? **Steve Arnold:** Correct, it is neighborhood pocket park that people just walk to. **C/Gealy:** what my understanding is you would be gifting that to the city. **Steve Arnold:** The pocket park? No that is for the neighborhood. **C/Gealy:** So that is an HOA. **Steve Arnold:** HOA, that is correct. **C/Gealy:** Maintained. **Steve Arnold:** That's correct. **C/Gealy:** Thank you, I have no further questions at this time. **C/Young:** Okay, are there any other questions for the applicant at this time? Okay, thank you. We will now have staff come forward.

Troy Behunin: Good Evening Commissioners, for the record, TB, Planner III, 751 W. 4th Street, Kuna. Staff would point out that the report on page one has it listed erroneously as 17—13-DR, it is 17-21-DR. The applications before you tonight are case No's 17-03-AN, 17-07-S and 17-21-DR (Annexation, Preliminary Plat and Design Review) is presented for your vote to recommend approval or denial to Council for the Annexation & PP, and your decision on the Design Review component. The application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the public hearing tonight. The applicant seeks annexation of approximately 36.30 acres, into Kuna City limits with an R-4 zone, which matches the Comp Plan map, designation of Low Den Res. This project is known as the Rising Sun Subdivision which is located at the southwest corner of Kuna and Stroebel Roads. This project has frontage along Kuna and Stroebel Road and proposes access in two places. One on each classified roadway. The site touches City limits on the north line and so qualifies for annexation into the City. Applicant also proposed a preliminary plat for up to 91 buildable lots and 5 common lots four shared driveways. Applicant has also submitted for subdivision landscape design review and staff has no concerns with their proposed landscaping. Applicant will extend all public utilities to the site and anticipates 3 phases for the project total which will bring 91 total buildable lots, with a density proposed at 2.5 Dwelling units per acre and with 5 common lots that total approx. 4.17 acres or, 12% of open space including trails and pathways along Indian Creek and a smaller park to the west, with a gazebo and big-toy for children. Staff has discussed additional pass-through trails in at least 3 additional locations for connectivity, Steve Arnold stated they have no objection. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be in concert with the comprehensive plan goals and the comp plan map. Staff would also point out that under section L on page 10 of the staff report, under item e. it states, "A stub street, with utility stubs, shall be extended from the project south of the Kuna Canal to the property east of the project." Staff notes that this should say... "The stub street to the west shall be extended to adjacent properties as proposed, and include utility stubs". I stand for questions. **C/Laraway:** When we approve these plats, and we have had some conversation about the lots in the back, and the access roads that go back to them, are they able to get emergency vehicles in there? **Troy Behunin:** For the shared driveways? **C/Laraway:** Yeah, they just don't look that wide on here. **Troy Behunin:** They will have to be compliant with the Kuna Fire District Regulations, which is 250 feet. They will have to be compliant with the rules for that. For whatever reason, that number is alluding me right now, but I believe it is 250 feet for a driveway. **C/Laraway:** What about the width? **Troy Behunin:** The width will also have to be compliant with that as well, at least a 20-foot-wide paved surface. **C/Laraway:** Thank you. **C/Young:** Any other questions at this time? **Troy Behunin:** where these shared driveways would be, staff would actually recommend a 25 to 30-foot-wide paved surface. **C/Laraway:** Those are considered driveways, and not ACHD roads? **Troy Behunin:** They are private driveways. **C/Gealy:** The secondary access road at Easter Avenue, is that a permanent access? **Troy Behunin:** That would be a permanent road. **C/Gealy:** not temporary? **Troy Behunin:** Not temporary, correct, and then when the parcel, they great big square that dips not into the middle of the site, develops, it will responsible for

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the eastern part of Easter Avenue. **C/Young:** Okay. **C/Gealy:** Have you identified with the applicant where the pathways are that give access to the development to Indian Creek? **Troy Behunin:** We did discuss that, staff suggest that when someone is entering the property from Stroebel Road, that entry road is called Sol avenue or Sol Street, and that the pathway would be somewhere in the middle mark for that block, that would be satisfactory to have it go through there. **C/Hennis:** I thought we were talking about pathways going from Theo Drive down to the Waterfront. **Troy Behunin:** Yes, we have actually suggested three connections, one is you enter on Sol Street, and then at least two on Theo Drive so that citizens can access the creek from that east west corridor, it was not decided but somewhere where the streets meet so it basically divides it up into thirds, so people don't have to walk to far to find two larger lots next to each other, they can sacrifice a little bit of land for a twenty-foot easement, or a twenty-foot access. **C/Young:** Okay, so somewhere just east of Marisal, and probably somewhere just west of Sunniva Avenue. **Troy Behunin:** Correct, somewhere just west of that. **C/Laraway:** One quick question we talked about Lot 12, it looks like south of Lot 12 there is an area that is blocked out, and it is not park nor building lot, is that going to be something particular? **Troy Behunin:** Lot 12 next to the pocket park? **C/Laraway:** yeah, well south of that there is a blocked off area that looks like almost a half lot. Is that going to be anything? **Troy Behunin:** Actually, that is not splitting the lot, that is the Avalon-Orchard tracts subdivision line, it is not creating another lot, it is just an errant delineation. If you look at the pattern of the line it indicates that it is section line or a previous boundary line. **C/Laraway:** But that is all going to be a part of lot 12? **Troy Behunin:** yeah. **C/Laraway:** One more question, at the top of Kuna road there, they have a roundabout, is that just a drawn representation? **Troy Behunin:** Actually, ACHD has indicated that they would like to place a single lane roundabout at that intersection, not immediately but they are planning for it, and they are asking for right of way to be reserved, not dedicated, but reserved and planned around. Which, they have accommodated. **C/Gealy:** What was your recommendation in respect with the monument sign? **Troy Behunin:** All subdivisions, that have a monument sign for the entry, they are all required to have design review for them, the design review application did not include a monument sign request, it is nothing that will hold up any of the approvals, it can be done at any point and time. We just want to make sure that it gets done. **C/Gealy:** Are you recommending two monument signs, one at each entrance. **Troy Behunin:** If the applicant would like to have two, then we would like that, we are not making a recommendation on the number of signs. **C/Gealy:** At least one? **Troy Behunin:** ***inaudible*** **C/Gealy:** Thank you. **C/Young:** any more questions for staff at this time? **C/Gealy:** I have no further questions at this time. **C/Young:** Then this time I will open the public testimony at 6:45. I don't see anybody listed to testify for neutral or in opposition, is there anybody who has not signed up who would like to? **C/Hennis:** That is for any questions that you might have. **Alvina Unser:** I just asked Steve if he would change that entrance, and you did do that didn't you? Because he had it right down there across from my house, which would have been right on the other side of the bridge, where traffic is horrible. I can look down the road and see nobody coming and by the time I blackout of my driveway onto Stroebel, they are beeping at me. I guess my other question is on that pathway, is that going to be open to Stroebel Road, or are you going to be putting your berm in clear down to the creek. **Steve Arnold:** I am going to leave it open. **Alvina Unser:** You're going to leave it open? **C/Young:** Actually, if you could ask all of your questions to Steve, and then he can respond of the record after in the microphone as well, so just go ahead and ask all of your questions. **Alvina Unser:** Well those were just my questions, if that was going to open on to Stroebel Road, because we are getting a lot of tubers in there, and I am wondering if we are going to use that pathway to get into the creek, I don't know, or if they are still going to come in on this other side to get in. I don't know if your stop the tubers floating the creek. **C/Hennis:** okay, thank you. **C/Young:** Thank you, and Steve will respond here in just a moment, is there anybody else who has not signed in, okay, is there anybody else so we can just do it all at once. Please come up and sign in here. For the record, the last speaker was Alvina Unser at 300 Stroebel, here in Kuna. **Laura Anderson:** I am at 474 Stroebel Road, so we are just kiddy corner to the south of the development. We are in favor of it, but we do have, and this might not be the right place to have this

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concern but maybe a recommendation may be made. We are concerned also kind of like with what Ms. Unser said, and that is the speed limit over there. Because there is that hill, just south of the creek, traffic goes so fast, but you can't see it coming until they are right on you, and I am afraid with all of that extra traffic coming and going, it is going to be a real dangerous location. So, we might need to make an adjustment on the speed for sure. Other than that, we are in favor of the subdivision. **C/Young:** Okay, Thank you. Okay, seeing nobody else listed to testify, I will have Steve please come back up. **Steve Arnold:** Chairman Young, members of the commission, I think the main concern was the pathway connection out there. I think that is a city regional path, and I don't think that I can block it, but if they want us to redirect it or move it somewhere I can definitely do that. But, this is regional pathway that's in your plans, that we are just building. Our goal, there is a parking issue that I have been told by the neighbors along Stroebel, so we are going to work directly with ACHD to try and make sure that there are no parking signs installed and work with them to help enforce that, because Stroebel is a collector and you should have parking on it. Hopefully we can get that resolved with them, and with that I will stand for any additional questions. **C/Hennis:** I think with regards to that, there have been some previous improvements made in the last couple years to give consideration to the tubers and the recreation users there that have actually worked pretty well, so I invite you to work with the city to do some of the same, to provide them with some extra, you know they basically have given them extra wide shoulders over there and it has allowed to get off the pavement to allow better traffic flow through there. It is a consideration that is going to happen, and putting no parking signs won't stop them, I travel that road. So, it's something, please, that we will have you work with the City on to try to help with that situation, and they have done a good job whether it was the City or ACHD that provided those, they have actually done some nice improvements over the last couple years and it has worked pretty well I think. **C/Young:** hopefully they have helped with some of the properties along there. **C/Hennis:** It is a heavy recreational use this time of year, so you know with the tubers. So, any additional help, like access to that path would be welcome. Things to please work with ACHD and see what they have come up with as well. **C/Young:** I know the speed limit is ACHD, but maybe in our proposal to Council, ask them to maybe speak to ACHD about reducing the speed limit along Stroebel. **C/Laraway:** is it a 50 MPH speed limit there next to the bridge? **C/Hennis:** yes. **Steve Arnold:** it should probably be reduced to 35 MPH through there, for site distance reasons. **C/Hennis:** One quick question for the applicant regarding the flag pole lots regarding the common driveway, it that going to be kept by the HOA. **Steve Arnold:** Chairman Young, Commissioner Hennis, yes, that is, as a condition in the staff report, that we agreed to, and I don't think that I went on record, that we do agree with all of the conditions in the staff report, but in our CC&Rs and in the deed restrictions for the two properties there will be specific discussions about how those are maintained by the owners of the flag lots. So, those will be maintained, and as troy has stated they will be fire rated, and they are quite a bit less distance, it is 250 feet from a public street to the actual building that the home can't exceed, whether it is flag lot or any other kind of lot situation. **C/Gealy:** But the driveway will still...I mean if you're having people looking for RV parking the driveway would still accommodate RVs. **Steve Arnold:** Oh yeah, they driveways will accommodate a 70,000-pound fire truck so they can accommodate RVs. **C/Hennis:** Okay great, Thank you. **C/Young:** are there any other questions for Steve? **C/Gealy:** well, I have some concerns, I don't even know if they are questions, and one of the concerns is the pocket park, and what appears to be very limited access, even for maintenance, and it seems to me to be even more appropriate to have vehicle access, if it was to only bring in a lawn mower or to collect trash from the pocket park to have some vehicle access, even if it was just for maintenance purposes. **Steve Arnold:** Chairman Young, and Commissioner Gealy, the access to the park, which is a sewer easement, on that sewer easement we have to have a 20-foot wide hard surface on, so along that flag lot that comes in we will have a piece of the easement that runs along the north boundary of that little curve in there, and that will have a 20-foot hard surface that will both for access into the park, both for pedestrian or vehicle for maintenance, it will also be available for the city sewer. So, you will have a 20-foot hard surface for sewer, we will use it for maintenance for the park for lawn mowers

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and stuff, and we will use for pedestrian access to, along with pedestrian connections south from the pocket park to the trail system. **C/Gealy:** So, that would be stipulated that that easement would be available for maintenance so the owner of that home on lot 12 would be aware of at least maintenance traffic. I think there is a risk that you are going to have other vehicular traffic on that easement as well. **Steve Arnold:** Well, what we will do in those situations is we put bollards up that block general vehicle access. In this case we would probably make it so the bollards go to the west of wherever the resident makes their driveway and sign it up front, that this is a private drive. **C/Gealy:** Do you intend to pave the pathway along the creek or will it be a natural surface. **Steve Arnold:** its paved. **C/Gealy:** I think it is great, I really like it and I don't want you to misinterpret my concerns, but there is a lot of summer recreation tubing traffic that happens on that corner there and I wondered if you had considered putting that park on the other end, to relieve some of the pressure on that bridge and some of the neighbors over there. **Steve Arnold:** We considered that, my concern is that if encourage additional parking from the public onto the subdivision that that would a detriment to our subdivision with people using the park as a parking area for the tubing, and I think that would be a detriment to our subdivision. I like Commissioner Hennis's idea of working with ACHD, and perhaps create areas of parking parallel or on either side of the road, and I think that would have less impact on our subdivision then to put a park where people drive into the subdivision, park or park along our streets to go tubing. So, that was a consideration I just don't feel it would be good for our subdivision. **C/Gealy:** Thank you. **C/Laraway:** One question also, I know this is going to be down the road a little bit, but if this green belt is going to attach itself to the City's, is that park going to be open to public? **Steve Arnold:** Chairman Young, Commissioner Laraway, we won't be restricting it. It would be difficult, it is just like any common park in a subdivision, it would be private, but you don't fence them off. **C/laraway:** I am just bringing it up, that that is reality and it is probably going to happen. **C/Gealy:** there may be other users, but they won't be getting there by vehicle, unless it was a bicycle. **Steve Arnold:** Correct. **C/Young:** Are there any further questions for the applicant. **C/Hennis:** I have no questions. **C/Gealy:** I have no further questions. **C/Young:** and with that we will close the public testimony at 7:03. That brings up our discussion and anybody have any thoughts. **C/Laraway:** I think Commissioner Gealy said, this is a subdivision that is outside the norm that we have been approving and think we need to go in that direction if we get the opportunity. **C/Hennis:** I do like what they have done with the little larger lots, and providing some of the more amenities that we have been talking about and trying to include into the City's subdivision that we have been hearing a lot lately. I think the fact that it is less than an R-4 is really nice. I do want to make one common in regard to the pocket park. I think that it's an advantage to the subdivision owners to have it at the other end and maybe use it a little more privately as opposed to right along Stroebel and we all know in summer time that that is going to be inundated by other people, so that still gives them a refuge that they can use. I think it is better at the other end. **C/Young:** I agree, I know with subdivisions that are much farther west and downstream from typically where people put in right here and there are neighborhoods there with their private parks and there are issues there, but that is people getting out. This one is more near the entry point so hopefully people would bypass that then try and use it. As far as the speed limits, I know it is always a concern, especially with the amount of activity in the area, but hopefully it will be in the record and maybe we can ask council as a side note, can we talk to ACHD about some of these areas. **C/Hennis:** well they always say they don't address these traffic issues until something comes into the area, so having this subdivision come into the area, and having the roundabout into that area is going to bring that conversation up, I think a lot more rapidly I believe than anything else. So, I think it will come about its own way. Trying to fit this into that parcel is kind of difficult I think they did an interesting job here. There are some good amenities. **C/Gealy:** I have heard several conditions. What I heard was some work staff on landscaping, on the monument sign, on the pathways to Indian Creek, and to work with ACHD on the parking with Stroebel road, and that there was an adjustment to the staff report in regard to the stub street to the west. Were there any other adjustments? **C/Hennis:** No, that is all I have, and the monument sign, that is going to be something that they

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address later. They are going to have to bring that in separately. **C/Gealy:** this is design review. **C/Hennis:** But they don't have the sign yet, they have to bring it forth to us as a sign permit, correct? **Troy Behunin:** That base was already covered, but proposed condition number seven says that all entry monument must go through design review. Staff was just bringing it up for the public record. It was shown on the plans but it was not in the application. We want everyone to remember we have to do it later. **C/Gealy:** Okay, thank you.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-03-AN (Annexation), 17-07-S (Subdivision) for the Rising Sun Estates Subdivision with the conditions as outlined in the staff report, with the additional conditions to work with the city on landscaping for the buffers on Kuna and Stroebel, to provide two pathways along Theo Drive accessing the waterfront and one around middle point across Sol to Sunniva Avenue, also to work with ACHD for parking considerations and mitigations along Stroebel Road, and adjusting the stub street to the west as outlined by Troy Behunin; Commissioner Gealy Seconds, all aye and motion carried 4-0.

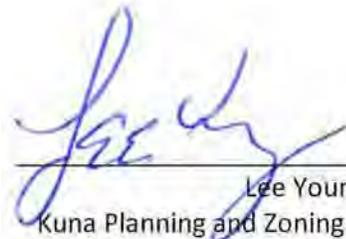
Commissioner Hennis motions to approve 17-21-DR (Design Review) for the Rising Sun Estates Subdivision with the conditions as outlined in the staff report, and recommended conditions, listed above, by the Planning and Zoning Commission; Commissioner Gealy Seconds, all aye and motion carried 4-0.

5. COMMISSION DISCUSSION AND REPORTS

Wendy Howell: I want to remind everyone that on September 20th is the community workshop for the new comprehensive plan. It is from 4 to 7 at the high school. If you would like to visit our booth at the football game, the following night, September 21st, there will be a drawing for prizes and gift cards from local businesses.

6. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

CITY OF KUNA

State of Idaho *Proclamation*

Disabled American Veterans Forget-Me-Not Days

WHEREAS, our community has a continuing sense of gratitude to those disabled veterans who did so much to preserve the American way of life; and

WHEREAS, the Disabled American Veterans have worked exclusively for the welfare of our disabled veterans; and

WHEREAS, the Kuna chapter of the Disabled American Veterans has been established to carry on this work in our community; and

WHEREAS, the Disabled American Veterans offers free services to disabled veterans and their families in filing claims for government benefits and assists disabled veterans with medical, employment, and other problems; and

WHEREAS, the Disabled American Veterans meets emergency situations that may arise in the families of disabled veterans.

NOW, THEREFORE, BE IT RESOLVED that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim November 8th through November 15th as Disabled American Veterans Forget-Me-Not Days in the City of Kuna.



IN WITNESS WHEREOF,
I set my hand on this the 2nd day of November
in the year of two thousand and seventeen.

Joe L. Stear
Mayor of Kuna, Idaho



City of Kuna

751 W 4th St
Kuna, ID 83634
Phone (208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

City Council Memo

To: City Council
Case Number: 17-01-LS (Lot Split)
Location: 17200 S. Cloverdale Rd
Kuna, Idaho 83634
Planner: Jace Hellman, Planner I
Meeting Date: November 8, 2017
Owners: Nicholson Properties, LLC
Applicant: Sid Anderson
4110 Rose Hill
Boise, ID 83705
208-570-5531
asiderson@gmail.com

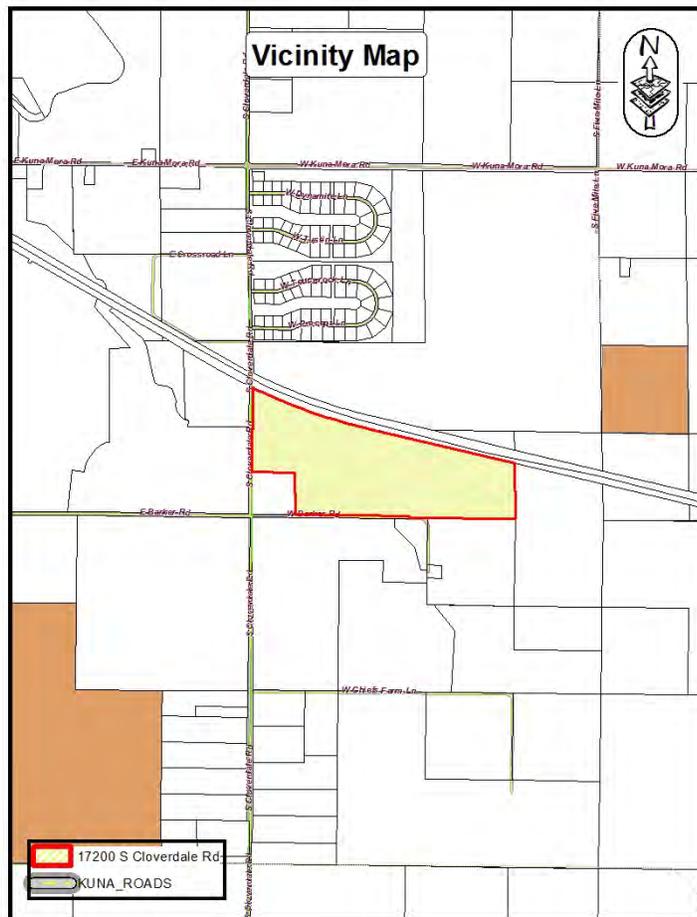


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- B. Applicant Request
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- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Decision by the Council

A. Course of Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.

a. Notifications

- i. Kuna Public Works October 4, 2017
- ii. Applicant Completeness Letter October 5, 2017
- iii. Agenda November 8, 2017

B. Applicants Request:

- 1. The applicant is requesting to split approximately seven acres out of a 115-acre parent parcel. The property is located on the east side of Cloverdale road, south of the rail road tracks and north of Barker Road.
- 2. The applicant has submitted all necessary documentation and materials for review.

2. **Surrounding Land Uses:**

North	A	Agriculture – Kuna City
South	A	Agriculture – Kuna City
East	RP	Rural Preservation (Ada County)
West	A	Agriculture – Kuna City

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

- Approximately 115 Acres
- Zone: A (Agriculture)
- Parcel No. S2103336400

4. **Services:**

Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna City Police (Ada County Sheriff)
 Sanitary Sewer– Existing Private Septic
 Potable Water – Existing Domestic Shared Well
 Irrigation District – No Established District
 Pressurized Irrigation – No Established District
 Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** There is one existing dwelling unit on the proposed seven-acre dwelling unit. The two proposed properties are separated by a steep embankment and a creek bed. The entire subject parcel is generally used as a grazing pasture, or farm field. The sites topography is generally flat with a 2-8% slope in areas.

6. **Transportation / Connectivity:** There are no curbs, gutters or sidewalks along the frontage of the subject site. The proposed seven-acre site will have 493 feet of frontage on South Cloverdale Road. Existing ingress/egress to the entire parcel is available via South Cloverdale Road and West Barker Road.

7. **Environmental Issues:** Staff is unaware of any environmental issues for the subject site.

F. Staff Analysis:

Staff has determined that this is an original lot, and thus qualifies for a Lot Split. As a qualifying parcel, staff views this proposed Lot Split application to be consistent with the Comprehensive Plan and the approved current and future land use maps. Staff would point out that the Comprehensive Plan is a living document, intended for use as a guide by governmental bodies. The Plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. If the Lot Split is approved, as there are no requested changes to the current zoning designation, there will be a newly created parcel that will retain an A (agriculture) zoning.

Sanitary sewer and potable water are not within 300 feet of the subject site. The applicant will be required to extend public sewer and water to each parcel created if development occurs in future, when sewer and water are available within 300 feet of the parcel(s).

Staff has determined that this lot split is consistent with the Kuna City Code, specifically Title 5, the City of Kuna Comprehensive plan, and Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act. Staff forwards a recommendation of *approval* for Case No. 17-01-LS to the Kuna City Council.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

The City Council may accept the Comprehensive Plan components as described below:

1. The proposed Lot Split is consistent with the following Comprehensive Plan components:

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY - Private Property Rights

Objective 1.2: *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

Objective 1.4: *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

GOALS AND POLICY –Land Use

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

I. Decision by the Council:

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

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 17-01-LS, a Lot Spilt request from Sid Anderson; (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
 - a. Proposed Record of Survey (ROS).
 - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
 - c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
 - d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council’s Order of Decision.
2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure future driveway approaches are approved and accepted by Ada County Highway District prior to recording the *lot split*, providing proper access to all parcels in sufficient widths as approved by the City engineer and the Planning and Zoning Department.
 - a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved access points to the newly created parcels prior to recording the record of survey.

5. Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement *line work* shall be shown on the record of survey.
6. All utilities shall be installed underground (see KCC 6-4-2-W), unless otherwise approved.
7. 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.
8. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC). No building permits will be issued by the Planning and Zoning Department until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
9. The landowner/applicant/developer, and any future assigns having an interest in the subject property shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the City engineer.
 - a. If any of the parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a *Memorandum of Understanding* with the city that will provide, at a minimum, the following conditions:
 - (1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;
 - (2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and
 - (3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.
 - (4) The *Memorandum of Understanding* will be recorded with the Ada County Recorder.
10. Applicant shall follow all Kuna City procedures, Staff recommendations, Kuna Fire Department and all ACHD standards.
11. Applicant shall comply with all federal, state and local laws.

RECEIVED
12-20-16



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-01-LS
Project name	Nicholson Properties
Date Received	12-20-16
Date Accepted/Complete	
Cross Reference Files	N/A
Commission Hearing Date	
City Council Hearing Date	

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

Contact/Applicant Information

Owners of Record: <u>Nicholson Properties LLC</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>Sid Anderson</u>	Phone Number: <u>208-570-5531</u>
Address: <u>4110 Rose Hill</u>	E-Mail: <u>asaderson@gmail.com</u>
City, State, Zip: <u>Boise, ID, 83705</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>17200 S. Cloverdale</u>	
Site Location (Cross Streets): <u>S. Cloverdale & RR S.E. corner</u>	
Parcel Number (s): <u>52103336400</u>	
Section, Township, Range: <u>S 3, 1N, 1E</u>	
Property size: <u>115 Acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>Agriculture</u>
Current zoning district: <u>Ag</u>	Proposed zoning district: _____

B-1

Project Description

Project / subdivision name: _____
 General description of proposed project / request: SPLIT a 7 Acre lot out of a 115 acre lot.
 Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other Ag
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: 1 Residence
 Any existing buildings to remain? Yes No
 Number of residential units: 1 Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

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

Applicant's Signature: [Signature] Date: 12/12/16

RECEIVED
12-20-16

December 19, 2016

To whom it may concern,

Re: Lot Split Application

We are submitting an application to split approximately 7 acres out of a 115 acre parent parcel. The property is located on the east side of Cloverdale road, south of the rail road tracks and north of Barker Road.

The 7 acre parcel contains 493 of frontage on Cloverdale Road. There is one dwelling unit on the seven acre parcel and non on the remaining parcel. The seven acre parcel is separated from the balance of the property be a steep embankment and a creek bed. The property is zoned agricultural.

Thank you for your consideration.

Sid Anderson

B-2

Parcel I

A PARCEL OF PROPERTY BEING IN SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THAT PORTION OF SAID SECTION 3 BEING THE SW ¼ AND SW ¼ OF THE SE ¼, LYING SOUTHERLY OF THE UNION PACIFIC RAILROAD (UPRR), EXCEPTING THE SW ¼, OF THE SW ¼ OF THE SAID SW ¼, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, ALSO BEING THE INTERSECTION OF SOUTH CLOVERDALE ROAD AND WEST BARKER ROAD, THENCE N 0°47'26" W 663.35 FEET ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION TO A POINT MARKING THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF THE SAID SW ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°47'26" W 1300.45 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW ¼ TO A POINT OF A NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY FOR THE UNION PACIFIC RAILROAD (UPRR);

THENCE ALONG SAID UPRR RIGHT-OF-WAY 1935.24 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 8694.37 FEET, THROUGH A CENTRAL ANGLE OF 12°45'12", WITH A CHORD OF 1931.25 FEET BEARING S 70°17'35" E TO A POINT;

THENCE CONTINUING ALONG SAID UPRR RIGHT-OF-WAY S 76°40'11" E 2254.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SW ¼ OF THE SE ¼;

THENCE S 0°49'15" E 844.39 FEET ALONG SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SW ¼, OF THE SE ¼;

THENCE N 89°15'42" W 1332.47 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE SE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW ¼ OF SECTION 3;

THENCE N 89°15'22" W 2005.23 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼, TO A POINT MARKING THE SOUTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SAID SW ¼;

THENCE N 0°30'53" W 663.59 FEET ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE SW ¼ OF SAID SW ¼ TO A POINT MARKING THE NE CORNER OF THE SAID SW ¼ OF THE SW ¼ OF THE SW ¼;

THENCE N 89°17'03" W 662.88 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE SW ¼ OF THE SW ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE SOUTH BOUNDARY OF THE SW1/4 OF SECTION 3, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°15'22" E.

B-3

Parcel II

A PARCEL OF PROPERTY BEING IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS: THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 11, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE N 0°40'10" E 2657.70 FEET ALONG THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION TO A POINT MARKING THE SOUTHWEST CORNER OF THE SW ¼ OF THE NW ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°38'21" E 1327.25 FEET ALONG THE WESTERLY BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF SAID SW ¼ OF THE NW ¼;

THENCE S 89°26'43" E 1313.53 FEET ALONG THE NORTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SW ¼ OF THE NW ¼;

THENCE S 0°31'55" W 1327.28 FEET ALONG THE EAST BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SW ¼ OF THE NW ¼;

THENCE N 89°26'37" W 1316.01 FEET ALONG THE SOUTH BOUNDARY OF SAID SW ¼ OF THE NW ¼ TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE WEST BOUNDARY OF THE NW ¼ OF SECTION 11, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING N 0°38'21" E.

Parcel III

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE NW ¼ OF THE NE ¼ OF SAID SECTION 10, EXCEPT FOR A PARCEL OF PROPERTY BEING 217.8 FEET EAST-WEST AND 200 FEET NORTH SOUTH WHOSE SOUTHWEST CORNER IS SET 407.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼ AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID

NW ¼ TO A POINT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF THE NE ¼ OF SAID SECTION, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼;

THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼;

THENCE N 89°15'45" W 1331.94 FEET ALONG THE SOUTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE SOUTHWEST CORNER OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 407.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT;

THENCE S 89°24'20" E (FORMERLY EAST) 217.80 FEET TO A POINT;

THENCE N 0°35'40" E (FORMERLY NORTH) 200.00 FEET TO A POINT;

THENCE N 89°24'20" W (FORMERLY WEST) 217.80 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE NE ¼;

THENCE N 0°35'40" E 720.41 FEET ALONG THE SAID WESTERLY BOUNDARY OF NW ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel IV

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE N ¼ OF THE SE ¼ OF THE NE ¼ OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF NW ¼ OF SAID SECTION TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼; THENCE S 89°15'42" E 1332.47 FEET ALONG THE NORTH BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE S 0°37'01" W 1327.39 FEET ALONG THE EAST BOUNDARY OF SAID NW ¼ OF THE NE ¼ TO

A POINT MARKING THE SOUTHEAST CORNER OF THE SAID NW ¼ OF THE NE ¼, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 89°15'42" E 1331.99 FEET ALONG THE NORTH BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE NE ¼;

THENCE S 0°38'21" W 663.66 FEET ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼ TO A POINT;

THENCE N 89°15'45" W 1331.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SE ¼ OF THE NE ¼;

THENCE N 0°37'11" E 663.68 FEET ALONG THE SAID WESTERLY BOUNDARY OF SE ¼ OF THE NE ¼ TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW ¼ OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

Parcel V -A:

A PARCEL OF PROPERTY BEING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND GENERALLY DESCRIBED AS:

THE SOUTH 1/2 OF THE SOUTHEAST QUARTER 1/4 OF THE NORTH EAST 1/4; AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S 89°15'22" E 2664.92 FEET ALONG THE NORTH BOUNDARY OF SAID NW 1/4 TO A POINT MARKING THE NORTHEAST CORNER OF THE SAID NW 1/4; THENCE S 0°35'40" E 1327.41 FEET ALONG THE EAST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 TO A POINT MARKING THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE S 89°15'45" E 106.00 FEET ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 OF THE NW 1/4 TO A POINT, AND ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

**

**1225.92

THENCE S 89°15'45" E ~~1225.92~~ FEET ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE NE 1/4 TO A POINT ON THE EASTERLY BOUNDARY OF SAID SW 1/4 OF THE NE 1/4;

THENCE S 0°37'11" W 663.68 FEET ALONG THE EASTERLY BOUNDARY OF THE SW 1/4 OF THE SAID NE 1/4 TO A POINT;

THENCE S 89°15'45" E 1331.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID SE 1/4 OF THE NE 1/4;

THENCE S 0°38'21" W 663.59 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT MARKING THE SOUTHEAST CORNER OF THE SAID SE 1/4 OF THE NE 1/4;

THENCE N 89°15'59" W 2268.90 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID NE 1/4 TO A POINT;

THENCE N 3°00'35" E 946.00 FEET A TO A POINT;

THENCE N 39°58'23" W 504.15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

BASIS OF BEARING IS THE NORTH BOUNDARY OF THE NW 1/4 OF SECTION 10, T.1N., R.1E., B.M., ADA COUNTY, IDAHO, BEARING S 89°26'43" E.

ADA COUNTY RECORDER Christopher D. Rich 2015-105476
BOISE IDAHO Pgs=7 LISA BATT 11/17/2015 10:39 AM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

ADA COUNTY RECORDER Christopher D. Rich 2015-098879
BOISE IDAHO Pgs=7 NIKOLA OLSON 10/28/2015 04:21 PM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

ADA COUNTY RECORDER Christopher D. Rich 2015-098908
BOISE IDAHO Pgs=7 DAWN TRIVOLIS 10/27/2015 08:06 AM
ALLIANCE TITLE - BOISE PRODUCTION CENTER \$28.00

**Re-re-recording to correct scrivener's error in legal description.
**Re-recording to correct recording order

SPECIAL WARRANTY DEED

Alliance Title & Escrow Corp. Order No.: 287413-2

FOR VALUE RECEIVED

ID SOLAR 1, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, bargain, sell and convey unto:

NICHOLSON PROPERTIES, L.P., an Idaho limited partnership ("Grantee"), whose current address is:

18106 S. Cloverdale
Kuna, Idaho 83634

those certain premises, in Ada County, Idaho, described on Exhibit A, which is attached hereto and is incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; excluding, however, all rights and interests in and to any oil, gas, hydrocarbons, other minerals and mineral rights, sand, and gravel in, on or under the premises (the "Mineral Rights"), which have been severed under a prior deed.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever, and expressly including the following portions of the following water rights:

Water Right	Diversion Rate	Volume	Acres Limit
63-33825	.68 cfs	171.06 AFA	38.01 acres
63-33817	.08 cfs	20.64 AFA	4.57 acres
63-33823	.27 cfs	60.38 AFA	13.41 acres
63-11343	.22 cfs	50.06 AFA	11.12 acres
63-33819	.62 cfs	258.99 AFA	57.53 acres
63-33829	.72 cfs	270.12 AFA	60.01 acres
63-33827	.29 cfs	65.38 AFA	14.52 acres
63-33821	.09 cfs	30.53 AFA	6.80 acres
63-33882	.84 cfs	NA	NA



63-33831	.53 cfs	119.58 AFA	26.57 acres
63-9937			
Irrigation	.38 cfs	102.9 AFA	22.87 acres
Irrigation Storage	NA	13.41 AFA	
Irrigation from Storage	NA	13.41 AFA	

And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all liens, claims, and encumbrances, arising by, through or under Grantor; provided, however, that Grantor's covenants or warranties with respect to title, express or implied, are subject to any and all easements, restrictions, agreements and encumbrances of record or as would be disclosed by an accurate survey of the land as of the date of this instrument.

The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantee.

Dated: October 23rd, 2015.

Grantor:

ID Solar I, LLC, a Delaware limited liability company

By: Carolina Energy Partners II, LLC
Its Sole Member

By: [Signature]
Name: John J. Fosina
Title: Chief Financial Officer

STATE OF NEW YORK)
COUNTY OF NEW YORK)

On this 23rd day of October, 2015, before me, a Notary Public in and for said state, personally appeared John J. Fosina, known or identified to me to be the CFO of Carolina Energy Partners II, LLC, a Delaware limited liability company, as the sole member of ID Solar I, LLC, a Delaware limited liability company, who subscribed said limited liability company name to the instrument, and acknowledged to me that he executed the instrument on behalf of said limited liability company, and that such limited liability company executed the same in the name of the limited liability company.

Witness my hand and official seal.

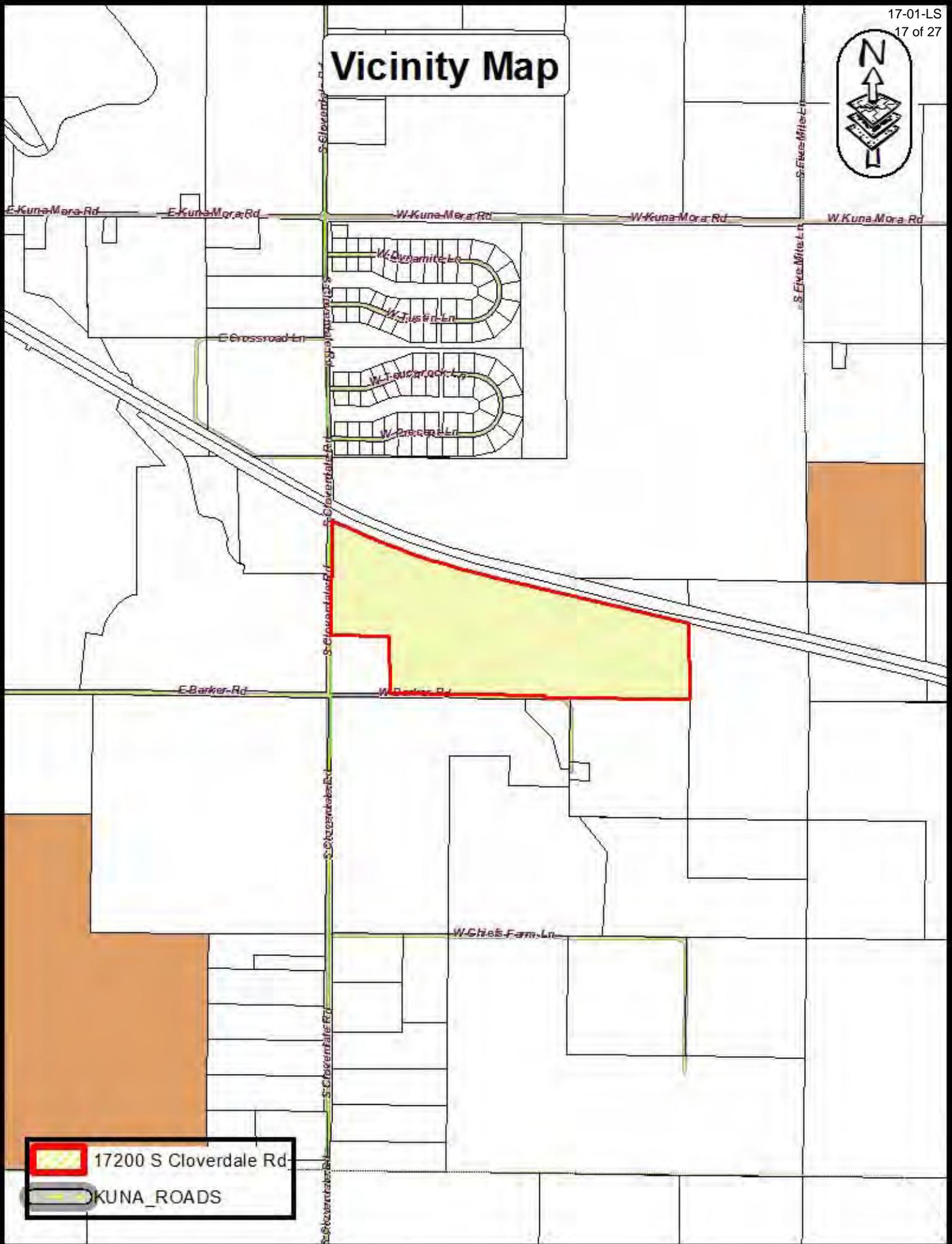
[Signature]
Notary Public
Residing at 767 5th Ave. NY NY 10153
My commission expires: 2/19/19

MARGARET D. MAURO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02MA4977877
Qualified In Nassau County
My Commission Expires 2/19/19 4293 0003 7718260.2





Vicinity Map

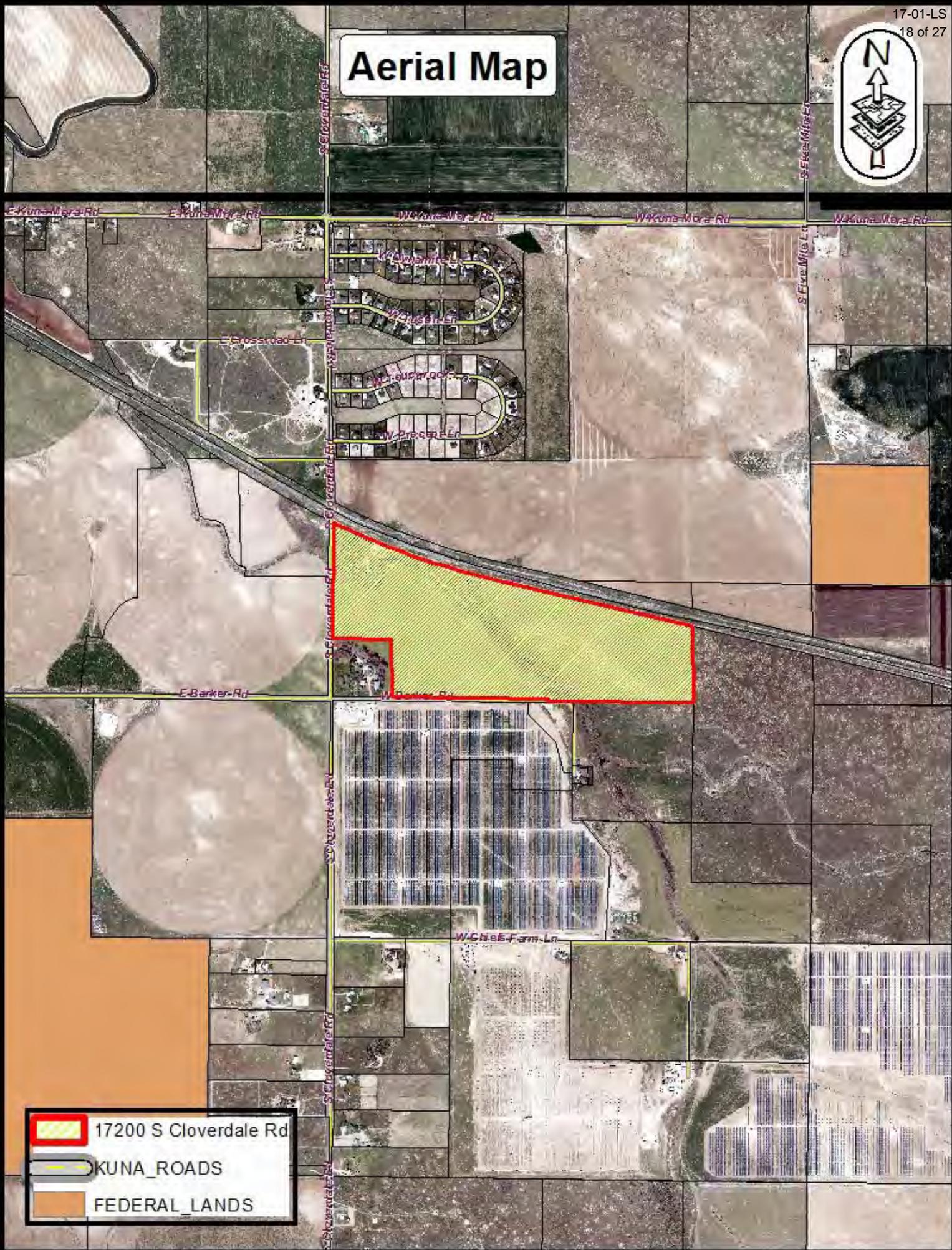


 17200 S Cloverdale Rd

 KUNA_ROADS



Aerial Map

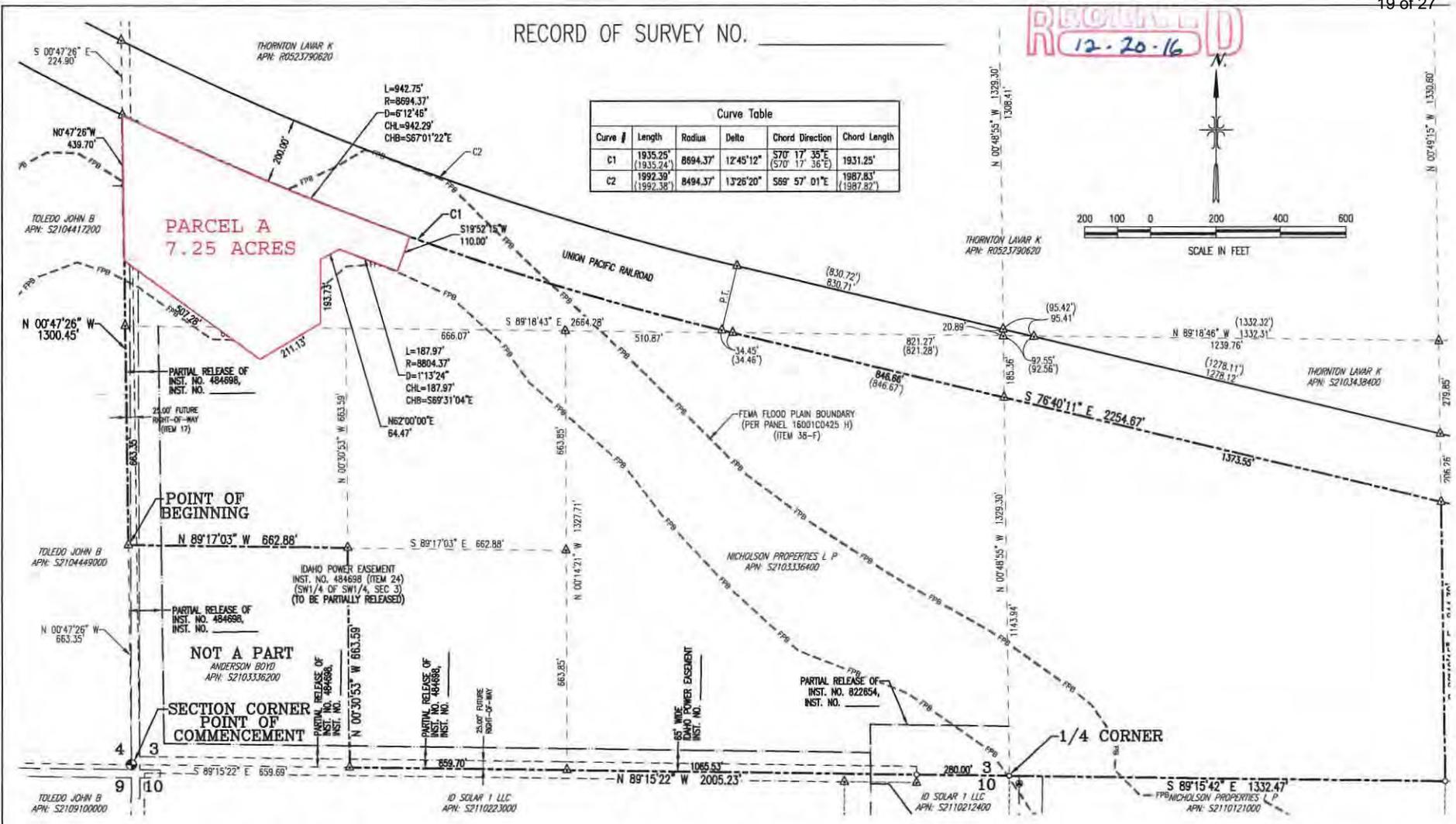
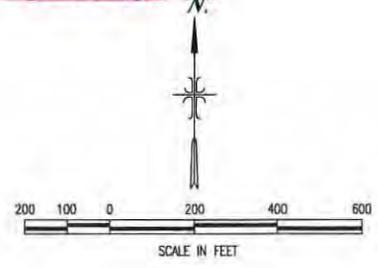


-  17200 S Cloverdale Rd
-  KUNA_ROADS
-  FEDERAL_LANDS

RECORD OF SURVEY NO. _____

RECORDED
12-20-16

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1935.25' (1935.24')	8694.37'	12°45'12"	S70°17'35"E (S70°17'35"E)	1931.25'
C2	1992.39' (1992.38')	8494.37'	13°26'20"	S68°57'01"E (S68°57'01"E)	1987.83' (1987.82')



EXISTING LEGEND

- FOUND BRASS CAP
-
-
-
-
-
-
-
-
-
-
-

REFERENCES - (RECORDS OF ADA COUNTY, IDAHO)

- (1) RECORD OF SURVEY NO. 8496 (ANNEXATION ORDINANCE #2008-13A), INSTRUMENT NO. 109001837.

CERTIFICATE OF SURVEYOR

I, DEAN W. BRIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH IDAHO STATE CODE RELATING TO SURVEYS AND CORNER PERPETUATION AND FILING LAWS.

DEAN W. BRIGGS, P.L.S. 3819



RECORDING INDEX NO. 111-03-0-0-0-00-0000

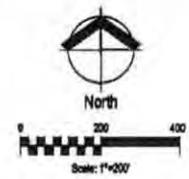
RECORD OF SURVEY FOR PARCEL SPLIT NICHOLSON PROPERTIES L P			
A PARCEL OF PROPERTY LOCATED IN THE SW 1/4 AND SW 1/4 OF THE SE 1/4 THE SECTION 3, T.1N., R.1E., B.M., KUNA, ADA COUNTY, IDAHO			
DWG NAME:	DWG DATE:	DWG NO.:	SCALE:
150516-ROS	05/25/2016	160516	1" = 200'

STATE OF IDAHO, COUNTY OF /
INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
OF _____ MIN. PAST _____ O'CLOCK _____ M. THIS _____
BY _____
ADA COUNTY RECORDER : CHRISTOPHER D. RICH
FEE: _____

BRIGGS ENGINEERING, II
BRIGGS
208 344-9700
1800 W. OVERLAND ROAD • BOISE, II
These drawings, or any portion thereof, shall not be used for any project or extension of this Project without agreement from Briggs Engineering.

B-7

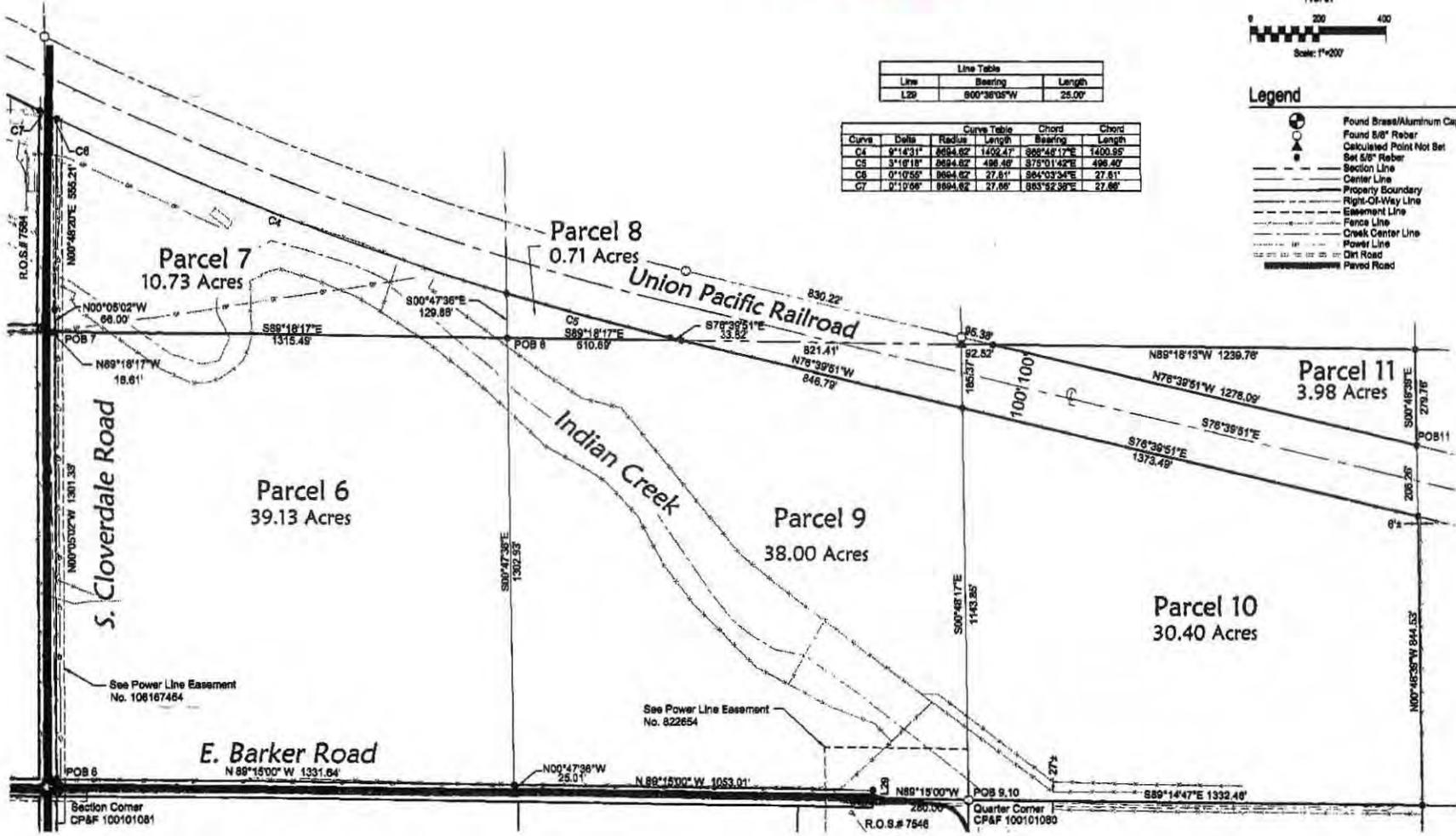
RECEIVED
12-20-16



Line	Bearing	Length
L29	S00°36'05"W	25.00'

Curve	Delta	Radius	Length	Bearing	Chord Length
C4	9°14'31"	8694.62'	1402.47'	S86°46'17"E	1400.95'
C5	3°16'18"	8694.62'	498.46'	S75°01'42"E	498.40'
C6	0°10'55"	8694.62'	27.81'	S84°03'34"E	27.81'
C7	0°12'06"	8694.62'	27.85'	S83°52'39"E	27.86'

- Legend**
- Found Brass/Aluminum Cap
 - Found 5/8" Rebar
 - Calculated Point Not Set
 - Set 5/8" Rebar
 - Section Line
 - Center Line
 - Property Boundary
 - Right-Of-Way Line
 - Easement Line
 - Fence Line
 - Creek Center Line
 - Power Line
 - Dirt Road
 - Paved Road



Parcels 6,7,8,9,10,11

W	R	G
---	---	---

DESIGNING INC.
 1173 E. Winding Creek Dr., Eagle, Id. 83616
 Tel. 208.246.8300 Fax. 208.246.8320
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

DATE: 01/24/07 | JOB#: 6055586 | SHEET 4 OF 9

B-8

RECEIVED
9.24.17

**DESCRIPTION FOR
PARCEL 'A' - NICHOLSON**

A PARCEL OF LAND BEING PORTION OF THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF SECTION 3, ALL IN TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE S 89°15'22" E 659.69 FEET ALONG THE SOUTH LINE OF SAID SW ¼ OF SECTION 3 TO THE SOUTHEAST CORNER OF THE SW ¼ SW ¼ SW ¼ OF SAID SECTION, ALSO BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE ALONG THE BOUNDARY OF SAID SW ¼ SW ¼ SW ¼ THE FOLLOWING:

N 0°03'53" W 663.59 FEET ALONG THE EASTERLY BOUNDRY TO A POINT;

N 89°17'03" W 662.88 FEET ALONG THE NORTHERLY BOUNDARY TO A POINT ON THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION;

THENCE LEAVING THE NORTHERLY BOUNDARY OF THE SW ¼ SW ¼ SW ¼, N 0°47'26" W 860.75 FEET ALONG SAID SW ¼ WESTERLY BOUNDARY TO A POINT;

THENCE S 53°56'30" E 507.28 FEET TO A POINT;

THENCE N 59°00'00" E 211.13 FEET TO A POINT;

THENCE N 0°00'00" E 193.73 FEET TO A POINT;

THENCE N 62°00'00" E 64.46 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 187.98 FEET, SAID CURVE HAVING A RADIUS OF 8804.37 FEET, A CENTRAL ANGLE OF 1°13'24" AND A CHORD WHICH BEARS S 69°31'04" E 187.98 FEET TO A NON-TANGENT POINT;

THENCE N 19°52'15" E 110.00 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTHERLY RIGHT-OF-WAY OF UNION PACIFIC RAILROAD;

THENCE CONTINUING ALONG THE UPRR RIGHT-OF WAY THE FOLLOWING:

ALONG A CURVE TO THE LEFT 992.50 FEET, SAID CURVE HAVING A RADIUS OF 8694.37 FEET, A CENTRAL ANGLE OF 6°32'26" AND A CHORD WHICH BEARS S 73°23'58" E 991.96 FEET TO A POINT OF TANGENCY;

S 76°40'11" E 2254.66 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE SW ¼ SE ¼ SAID SECTION 3;

THENCE LEAVING THE UPRR RIGHT-OF WAY S 0°49'15" E 844.39 FEET ALONG THE SAID EASTERLY BOUNDARY TO A POINT MARKING THE SE CORNER OF SAID SW ¼ SE ¼;

THENCE N 89°15'42" W 1322.47 FEET TO A POINT MARKING THE S ¼ CORNER OF SAID SECTION 3;

THENCE N 89°15'42" W 2005.23 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 104.334 ACRES MORE OR LESS.

BEARINGS HEREIN USED ARE BASED ON THE SOUTH LINE OF SAID SECTION 3 BEARING N 89°15'22" W.



DEAN W. BRIGGS, P.L.S. 3619

RECEIVED
9. 24. 17

**DESCRIPTION FOR
PARCEL 'B' – ANDERSON**

PARCEL OF LAND BEING PORTION OF THE SOUTHWEST ¼ OF SECTION 3 IN TOWNSHIP 1 NORTH, RANGE 1 EAST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE S 89°15'22" E 659.69 FEET ALONG THE SOUTH LINE OF SAID SW ¼ OF SECTION 3 TO THE SOUTHEAST CORNER OF THE SW ¼ SW ¼ SW ¼ OF SAID SECTION; THENCE ALONG THE BOUNDARY OF SAID SW ¼ SW ¼ SW ¼ THE FOLLOWING: N 0°03'53" W 663.59 FEET ALONG THE EASTERLY BOUNDRY TO A POINT; N 89°17'03" W 662.88 FEET ALONG THE NORTHERLY BOUNDARY TO A POINT ON THE WESTERLY BOUNDARY OF THE SW ¼ OF SAID SECTION; THENCE LEAVING THE SAID NORTHERLY BOUNDARY OF THE SW ¼ SW ¼ SW ¼, N 0°47'26" W 860.75 FEET ALONG SAID WESTERLY SW ¼ BOUNDARY TO A POINT, ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 0°47'26" W 860.75 FEET ALONG SAID WESTERLY SW ¼ BOUNDARY TO A POINT ON THE SOUTHERLY UNION PACIFIC RAILROAD (UPRR) RIGHT-OF-WAY;

THENCE ALONG THE UPRR RIGHT-OF WAY ALONG A CURVE TO THE LEFT 992.76 FEET, SAID CURVE HAVING A RADIUS OF 8694.37 FEET, A CENTRAL ANGLE OF 6°12'46" AND A CHORD WHICH BEARS S 67°01'22" E 942.30 FEET TO A POINT OF NON-TANGENCY;

THENCE S 19°52'15" W 110.00 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 187.98 FEET, SAID CURVE HAVING A RADIUS OF 8804.37 FEET, A CENTRAL ANGLE OF 1°13'24" AND A CHORD WHICH BEARS N 69°31'04" W 187.98 FEET TO A POINT;

THENCE N 62°00'00" E 64.46 FEET TO A POINT;

THENCE S 0°00'00" E 193.73 FEET TO A POINT;

THENCE S 59°00'00" W 211.13 FEET TO A POINT;

THENCE N 53°56'30" W 507.28 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 7.253 ACRES MORE OR LESS.

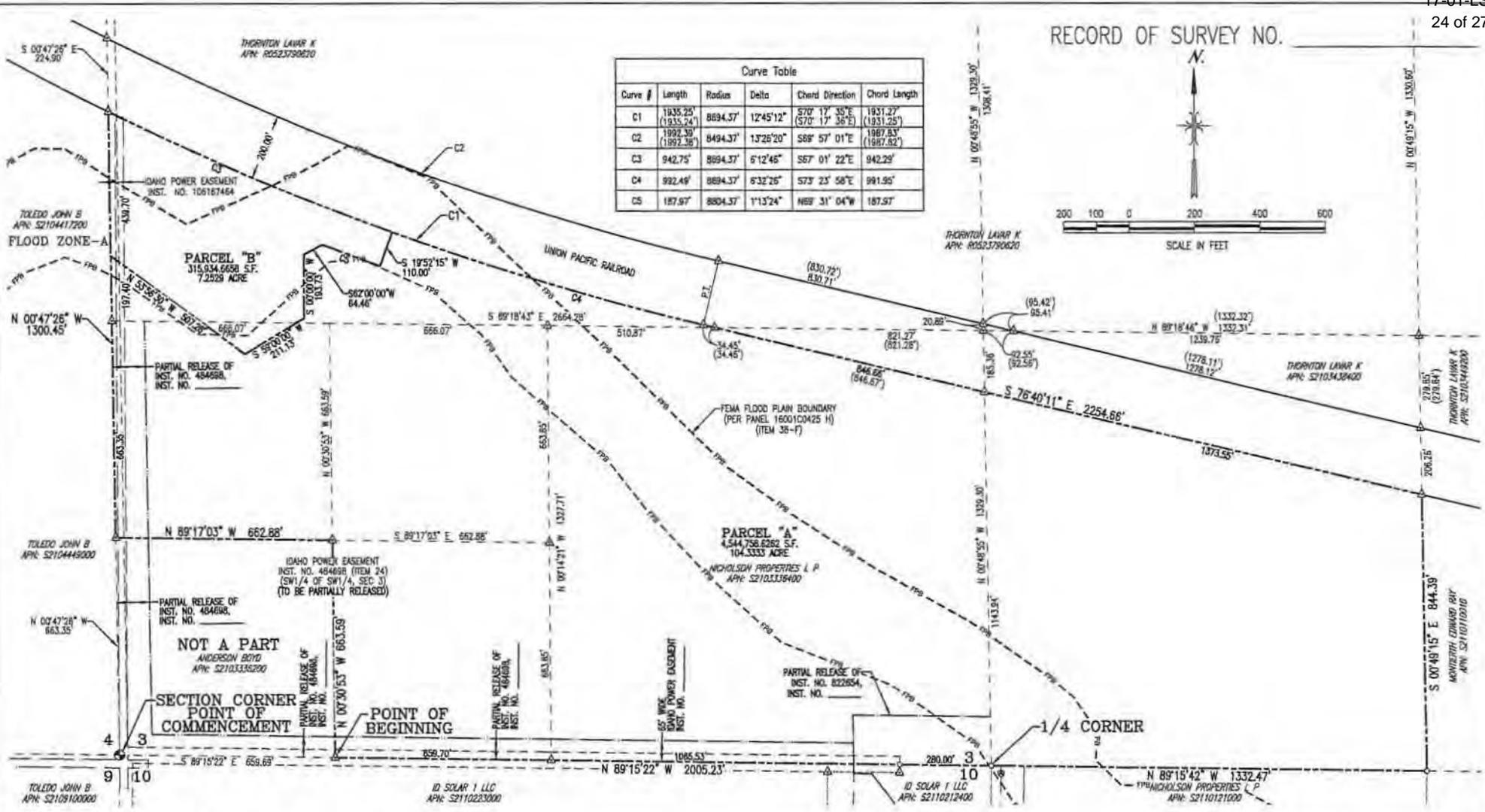
BEARINGS HEREIN USED ARE BASED ON THE SOUTH LINE OF SAID SECTION 3 BEARING N 89°15'22" W.



DEAN W. BRIGGS, P.L.S. 3619

RECORD OF SURVEY NO. _____

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1935.25 (1935.24)	8694.37	12°45'12"	S70°17'35"E S70°17'36"E	1931.27 (1931.25)
C2	1992.30 (1992.36)	8494.37	13°25'20"	S68°57'01"E	1987.83 (1987.82)
C3	942.75	8694.37	6°12'45"	S67°01'22"E	942.29
C4	992.49	8694.37	6°32'25"	S73°23'58"E	991.95
C5	187.67	8604.37	1°15'24"	N69°31'04"W	187.57



EXISTING LEGEND

- FOUND BRICK CHIP
- FOUND 3/8" REBAR (AS NOTED)
- SET 3/8" REBAR (PLS. N.B.)
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- SECTION LINE (QUARTER/QUARTERS)
- BEARING & DISTANCE (PROJECT BOUNDARY)
- BEARING & DISTANCE (SECTION LINE 1/2)
- EASEMENT LINE
- FENCE

REFERENCES - (RECORDS OF ADA COUNTY, IDAHO)

- (1) RECORD OF SURVEY NO. 8486 (ANNEXATION ORDINANCE #2008-13A), INSTRUMENT NO. 109001837.

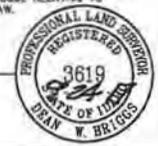
STATE OF IDAHO, COUNTY OF ADA, SS

INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
OF _____ CO., _____
BY _____ COUNTY CLERK
FILED _____

CERTIFICATE OF SURVEYOR

I, DEAN W. BRIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH IDAHO STATE CODE RELATING TO SURVEYS AND CORNER PERPETUATION AND FILING LAWS.

Dean W. Briggs
DEAN W. BRIGGS, P.L.S. 3619



RECORDING INDEX NO. 111-03-0-0-0-00-0000

SHEET 1 OF 1

RECORD OF SURVEY FOR PARCEL SPLIT
NICHOLSON PROPERTIES L P

A PARCEL OF PROPERTY LOCATED IN THE SW 1/4 AND SW 1/4 OF THE SE 1/4 THE SECTION 3, T.1N., R.1E., B.M., KUNA, ADA COUNTY, IDAHO

DWG NAME:	DWG DATE:	DWG NO.:	SCALE:
160516-R05	12/28/2016	160516	1" = 200'

BRIGGS ENGINEERING, INC.

(20N) 344-9700
1800 W. OVERLAND ROAD • BOISE, IDAHO 83705

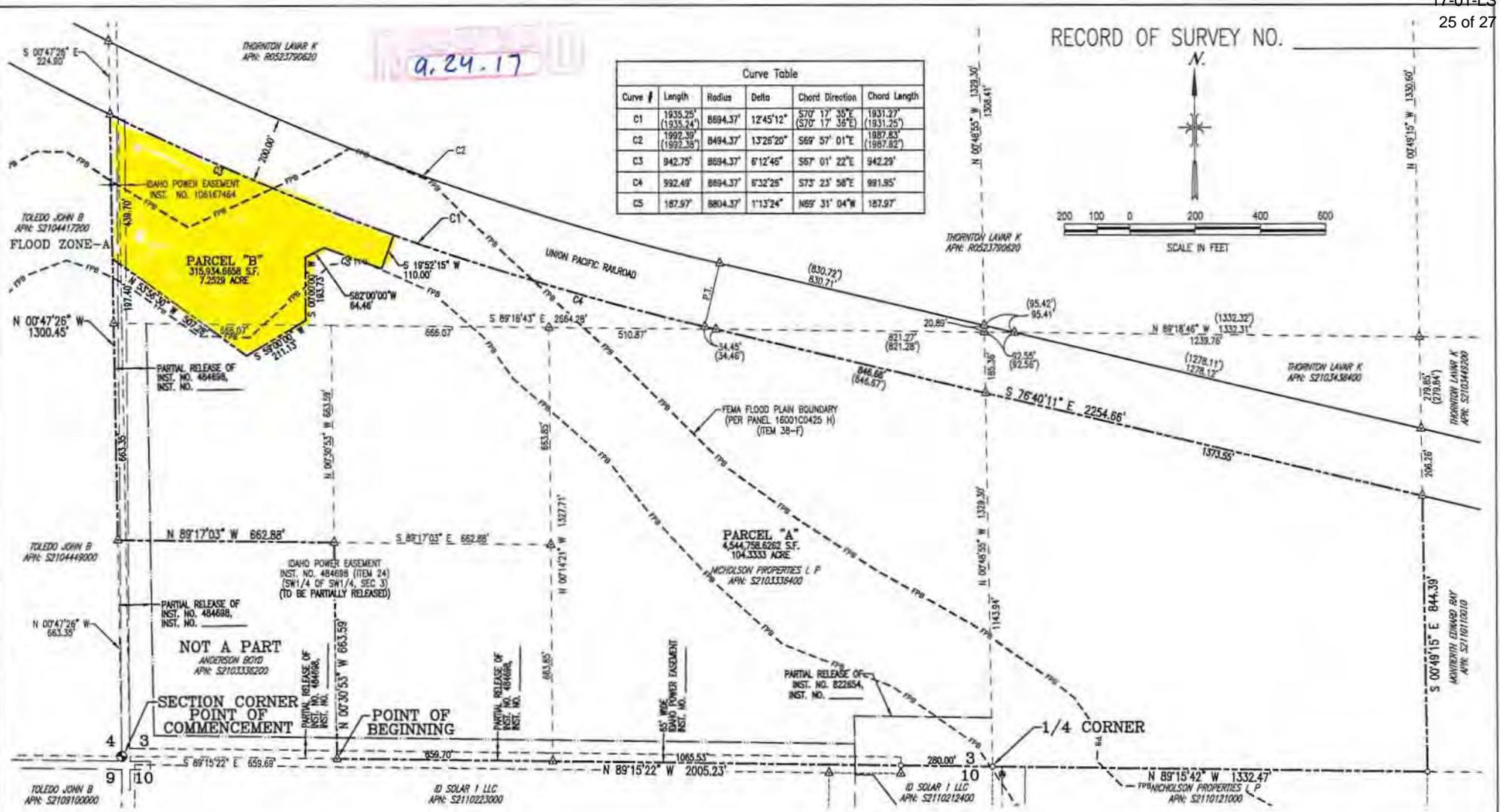
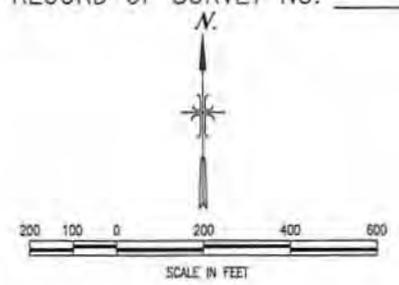
These drawings, or any portion thereof, shall not be used on any Project or extension of this Project except by written agreement from Briggs Engineering, Inc.

Exhibit
B10

9.24.17

RECORD OF SURVEY NO. _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1935.25' (1935.24')	8894.37'	12°45'12"	S70°17'35"E (S70°17'36"E)	1931.27' (1931.26')
C2	1992.39' (1992.38')	8494.37'	13°26'20"	S69°57'01"E	1987.83' (1987.82')
C3	942.75'	8894.37'	6°12'48"	S67°01'22"E	942.29'
C4	932.49'	8894.37'	6°32'25"	S73°23'58"E	981.95'
C5	187.97'	8804.37'	1°13'24"	N69°31'04"W	187.97'



EXISTING LEGEND

- FOUND BRASS CAP
- FOUND S/P REBAR (AS NOTED)
- SET S/P REBAR (PLS 3018)
- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- PROPERTY LINE
- SECTION LINE
- SECTION LINE (QUARIES/ADJACENT)
- BEARING & DISTANCE (PROJECT BOUNDARY)
- BEARING & DISTANCE (SECTION LINE TEST)
- EASEMENT LINE
- FENCE

REFERENCES - (RECORDS OF ADA COUNTY, IDAHO)

- (1) RECORD OF SURVEY NO. 8496 (ANNEXATION ORDINANCE #2008-13A), INSTRUMENT NO. 109001837.

STATE OF IDAHO, COUNTY OF ADA, SS

INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF _____
OF _____ MIN. PAST _____ O'CLOCK _____ M. THIS _____ DAY
OF _____ 20____
ADA COUNTY RECORDER - CHRISTOPHER B. RICH
BY: _____ DEPUTY
FEE: _____

CERTIFICATE OF SURVEYOR

I, DEAN W. BRIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH IDAHO STATE CODE RELATING TO SURVEYS AND CORNER PERPETUATION AND FILING LAW.

Dean W. Briggs
DEAN W. BRIGGS, P.L.S. 3619



RECORDING INDEX NO. 111-03-0-0-00-0000

SHEET 1 OF 1

RECORD OF SURVEY FOR PARCEL SPLIT NICHOLSON PROPERTIES L P		BRIGGS ENGINEERING, INC. (208) 344-9700 1800 W. OVERLAND ROAD * BOISE, IDAHO 83705	
A PARCEL OF PROPERTY LOCATED IN THE SW 1/4 AND SW 1/4 OF THE SE 1/4 THE SECTION 3, T.1N., R.1E., B.M., KUNA, ADA COUNTY, IDAHO.			
DWG NAME:	DWG DATE:	DWG NO.:	SCALE:
160516-R05	12/28/2016	160516	1" = 200'
These drawings, or any portion thereof, shall not be used on any project or extension of this Project except by written agreement from Briggs Engineering, Inc.			

Exhibit
B11

Jace Hellman

From: Mike Borzick
Sent: Wednesday, October 4, 2017 1:29 PM
To: Jace Hellman; Bob Bachman
Subject: RE: Sid Anderson Lot Split - 17-01-LS

Jace,

Nothing we can really say or do with a ROS. It's a lot split, its City Limits, even if it was an illegal lot split...their right to do it. It may just affect their ability to do something in the future with the land, but I don't really have any concerns on ROS's in general unless were trying to get an Easement. In that case its not just the ROS map but then we would need the Easement language in front of council and recorded.

Thanks for the heads up, but I don't really have anything to review on ROS's.

Mike

From: Jace Hellman
Sent: Wednesday, October 04, 2017 12:42 PM
To: Bob Bachman <bbachman@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>
Subject: Sid Anderson Lot Split - 17-01-LS

Hello Bob and Mike,

We received a record of survey for a lot split that will be heading to Council late October, Early November. I am just wondering If you have any comments on the record of survey or the legal descriptions.

Thank you,

Jace Hellman

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Jhellman@kunaID.gov



Jace Hellman

From: Bob Bachman
Sent: Wednesday, October 4, 2017 2:26 PM
To: Jace Hellman; Mike Borzick
Subject: RE: Sid Anderson Lot Split - 17-01-LS

I have no comments at this time. Thank you.

Bob Bachman
City of Kuna
Public Works Director
577-8794
bbachman@kunaID.gov

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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Phone: (208) 577-8794
Fax: (208) 922-5816
Email: bbachman@kunaid.gov

Bob Bachman, BOC 1, IBC
Public Works Director
City of Kuna

MEMO

Date: November 1, 2017
From: Bob Bachman, Public Works Director
To: Mayor, City Council
RE: Meadow View Appraisal

Mayor and Council,

This is a request for funds to do an appraisal of the 20 acres at Meadow View. We are trying to establish a property value to determine if there is a possibility to carve off the front 5 acres of the property as part of a potential trade for the Shortline property. This would be approximately \$1,500.00.

Thank you,

Bob Bachman



**CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634**

**BOBBY WITHROW
PARKS DIRECTOR**

Telephone: (208) 573-7668

Email: BWithrow@kunaid.gov

MEMORANDUM

To: Mayor and Council

From: Bobby Withrow

Subject: Splash Pad

Mayor and Council,

I am requesting the use of contingency funds in the amount of \$107,389.62 to pay the rest of the splash pad invoice. We used \$52,610.38 at the end of September for a down payment on the splash pad. The \$107,389.62 was carried over and put in the reserve funds. We are also using the recreation money from the DBTV donation to move forward with the construction and other building needs for the splash pad.

Thank You,

Bobby Withrow
Parks Director

(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2017-23
JOHN BROWNING**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1407347180 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on September 12, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 26, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-6; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 17, 2017, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on November 8, 2017) where it determined that the requested annexation should be granted with a zoning classification R-6; and

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property known as East Hubbard Road, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1407347180**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-6, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 8th day of November, 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**JOHN BROWNING ANNEXATION**

Legal Description

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" OF RECORD OF SURVEY NO. 5995, LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE ¼ (SOUTH ¼ CORNER) OF SECTION 7, T 2 N. R. 1 E. B.M. THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 7 TO A POINT;

THENCE N 00°34'15" E 789.51 FEET TO A POINT ON THE CENTERLINE OF THE MASON CREEK FEEDER;

THENCE S 55°26'08" E 385.55 FEET ALONG SAID CENTERLINE TO A POINT;

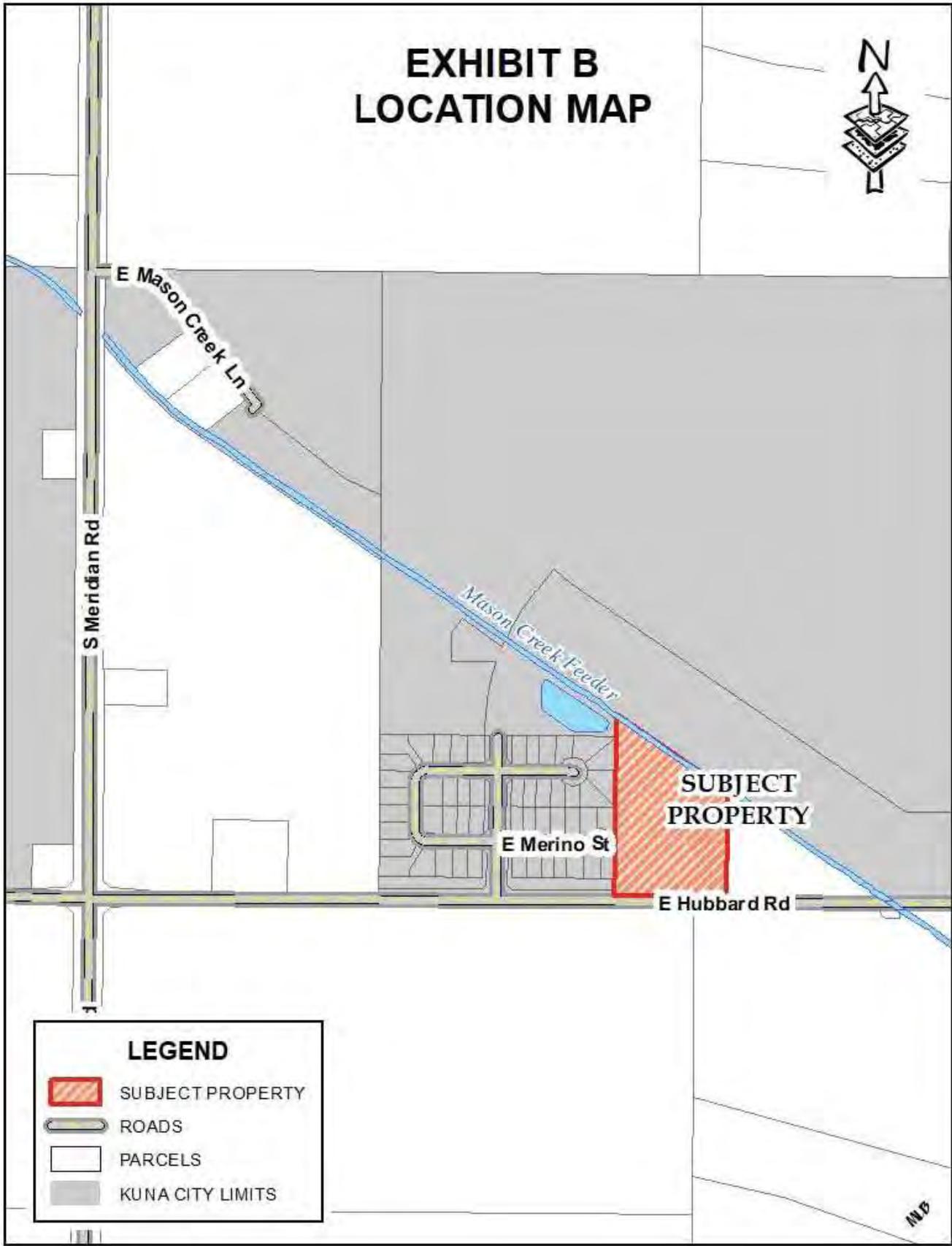
THENCE S 55°46'15" E 198.38 FEET ALONG SAID CENTERLINE TO A POINT;

THENCE S 34°13'45" W 34.00 FEET TO A POINT;

THENCE S 03°53'50" E 103.91 FEET TO A POINT;

THENCE S 01°48'15" W 332.01 FEET TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 7;

THENCE N 89°25'45" W 132.39 FEET ALONG SAID SOUTH LINE TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL HAVING AN AREA OF 8.82 ACRES, MORE OR LESS



(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2017-24
DARIUS ELISON**

AN ORDINANCE REZONING PARCEL R9442000081; THE EAST ONE-HALF OF LOT 4 OF WILSON SUBDIVISION, ADDRESSED AS 315 EAST AVALON STREET, KUNA, IDAHO, FROM R-6 TO C-2; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to establish zoning within its corporate limits; and

WHEREAS, the owner of said parcel of real property has requested that the real property be rezoned from R-6 to C-2; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on May 23, 2017, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 13, 2017) where it was recommended to the Mayor and Council that the rezone request be approved with a zoning classification of C-2; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on July 5, 2017, on the proposed rezoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 18, 2017) where it was determined that the requested rezone should be granted with a zoning classification C-2; and

WHEREAS, the zoning classification of C-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is within the corporate limits of the City and the proposed rezone complies with the Kuna City Code and the Kuna City Comprehensive Plan.

Section 2: The real property is situated in the City of Kuna, Ada County, Idaho, and is commonly known as parcel R9442000081 and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference.

Section 3: The zoning land use classifications of the land described in Section 2 above is hereby zoned as C-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the C-2, zoning land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 8th day of November, 2017,

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the northwest 1/4 section of the northwest 1/4 Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

The East one-half of lot 4 of Wilson Subdivision, a re-subdivision of Block 10, 11, and 12, Avalon Addition, according to the plat thereof, filed in Book 22 of Plats at Page 1402, records of Ada County, Idaho.

