

## OFFICIALS

Joe Stear, Mayor  
Briana Buban-Vonder Haar, Council President  
Richard Cardoza, Council Member  
Warren Christensen, 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 Tuesday, June 19, 2018

#### 6:00 P.M. REGULAR CITY COUNCIL

1. **Call to Order and Roll Call**
2. **Invocation:** Jim Bollin, Kuna Seventh Day Adventist
3. **Pledge of Allegiance:** Council President Buban-Vonder Haar
4. **Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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

#### A. City Council Meeting Minutes:

1. Regular City Council Minutes, June 5, 2018

#### B. Accounts Payable Dated June 14, 2018 in the Amount of \$475,000.56

#### C. Alcohol Licenses:

1. KJ's Superstores #30 1565 E Deer Flat Road – Off Premise Beer & Off Premise Wine

#### D. Resolutions

1. Consideration to approve Resolution No. R36-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R27-2017 APPOINTING TWO (2) NEW MEMBERS TO THE KUNA ARTS COMMISSION TO REPLACE TWO (2) MEMBERS WHO HAVE RESIGNED.

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.

2. Consideration to approve Resolution No. R37-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH OASIS PROPERTIES, LLC, IN THE AMOUNT OF TWENTY ONE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 30/100 (\$21,485.30).

3. Consideration to approve Resolution No. R38-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH PEOPLE EMPOWERMENT SERVICES, LLC TO PERMIT THE DELAYED INSTALLATION OF LANDSCAPING; DIRECTING THE INTERIM CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$3,850.00; 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.

**E. Final Plats**

1. Consideration to approve Case No. 18-10-FP (Final Plat) for Silvertrail Subdivision No. 3

**F. Findings of Fact and Conclusions of Law**

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-01-ZC (Rezone) for Thistle Farm, and Vanderkooy Farm, LLC's REZONE

**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 17-08-ZC (Rezone) and 17-12-S (Pre Plat) for Red Hawk Square - Troy Behunin, Planner III – ACTION ITEM**

A request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop six commercial lots, three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. School Ave., Kuna, Idaho, in Section 23 T2N, R1W.

**7. Business Items: None**

**8. Ordinances:**

**A. Consideration to approve Ordinance No. 2018-25 – ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 1, SECTION 13 OF THE KUNA CITY CODE PROVIDING FOR:

- ESTABLISHING THE PARK IMPACT FEE STANDING ADVISORY COMMITTEE;
- THE COMMITTEE NAME;
- THE MEMBERSHIP;
- THE COMMITTEE ORGANIZATION;
- THE COMMITTEE REPORTING; AND

PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

*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: None**

**11. Adjournment:**

**OFFICIALS**

Joe Stear, Mayor  
 Briana Buban-Vonder Haar, Council President  
 Richard Cardoza, Council Member  
 Warren Christensen, 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**

**Tuesday, June 5, 2018**

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

Mayor Joe Stear  
 Council President Briana Buban-Vonder Haar  
 Council Member Richard Cardoza  
 Council Member Warren Christensen  
 Council Member Greg McPherson – Absent

**CITY STAFF PRESENT:**

Chris Engels, City Clerk  
 Bob Bachman, Public Works Director  
 Bobby Withrow, Parks Director  
 Wendy Howell, Planning & Zoning Director  
 Richard Roats, City Attorney  
 Bill Jackson, Deputy City Treasurer  
 Lisa Holland, Economic Development Director

**2. Invocation:** Dean Herring, South Valley Baptist Church**3. Pledge of Allegiance:** Mayor Stear**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:00:01)

*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, May 16, 2018**

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 May 31, 2018 in the Amount of \$386,233.11

**C.** Resolutions

~~1. Consideration to approve Resolution No. R33-2018~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO REPEALING CITY OF KUNA RESOLUTION NO. R18 2017 THAT AUTHORIZED CERTAIN SIGNATURES ON THE SIGNATURE CARD FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, SETTING FORTH A NEW PROCEDURE FOR SIGNATURES ON THE SIGNATURE CARD OF AUTHORIZED PUBLIC OFFICIALS TO BE APPROVED BY CITY COUNCIL ON AN ANNUAL BASIS AT THE SECOND MEETING IN JANUARY, ALLOWING THE MAYOR TO REVOKE THE SIGNATURE OF AN AUTHORIZED PUBLIC OFFICIAL, AND PROVIDING AN EFFECTIVE DATE.~~

~~2. Consideration to approve Resolution No. R34-2018~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2018 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R33-2018.~~

3. Consideration to approve Resolution No. R35-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA, IDAHO PERSONNEL MANUAL SECTION 10.1.1C BY ADDING ECONOMIC DEVELOPMENT DIRECTOR TO THE LIST OF APPOINTED OFFICIALS, AND STRIKING FROM THE LIST THE FACILITIES DIRECTOR; REQUIRING THE CITY CLERK TO DISTRIBUTE COPIES TO THE HOLDERS OF THE PERSONNEL POLICY; AND PROVIDING AN EFFECTIVE DATE.

**D.** Final Plats

1. Consideration to approve Case No. 18-08-FP (Final Plat) for Memory Ranch Subdivision No. 2
2. Consideration to approve Case No. 18-11-FP (Final Plat) for Patagonia No. 3

**Council Member Cardoza moved to move items 4.C.1 and 4.C.2 to Business as item 7.D. Seconded by Council President Buban-Vonder Haar. Motion carried 3-0. Council Member McPherson absent.**

**Council President Buban-Vonder Haar moved to approve the Consent Agenda as amended. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

**Motion carried 3-0.**

## **5. Community Reports or Requests:**

- A. Kuna City Police Fiscal Year 2019 Budget and Annual Police Report Presentation – Police Chief Jon McDaniel – **ACTION ITEM**  
(Timestamp 00:01:24)

Mayor Stear explained this item could be just informational but it was at the pleasure of the Council if they would like to take any action.

Police Chief Jon McDaniel reviewed the 2017 Police Report. He felt the investment made by Council for 2017 really paid off and he thanked Council for their support. Overall the crime rate was slightly down and Code 3 emergency response times were within the acceptable level. He explained why some numbers were higher or lower than previous years. The School Check number was down due to a change in the way they categorized that activity but other than that everything looked good.

Chief McDaniel reviewed Kuna's Code Enforcement calls and how they were split between the Sheriff's Office Code Enforcement Officers and the Kuna City Patrol Teams. Based on the breakdown, he anticipated in the next few years Kuna would need a Kuna Code Enforcement Officer.

Chief McDaniel moved on to the summary of Service Calls and response times. There was not much of a difference between response times north of the rail line and south of the rail line.

Lastly, Chief McDaniel explained the budget and funding request which included 2 detectives; 1 Persons Crime Detective and 1 Juvenile Detective. He reviewed the need for these new detectives as well as the remaining cost of an additional School Resource Officer that the School District could not completely cover. It was about 6.7% of the cost of that School Resource Officer and it would allow for that officer to be there for the whole 9 months. The budget also included the 3% COLA the BOCC had tentatively approved for all the Ada County employees. If the request was accepted the roughly \$100.00 per resident cost for police services would still be less than half the average in Ada County and was still over 20% cheaper than Burley

which was around 14,000 or 15,000 and also contracted with their Sheriff's Office. With that he stood for questions.

Mayor Stear added that he and Chief McDaniel had many discussions on this and he felt the additional funding for the School Resource Officer took enough burden off the City Officers to be well worth it and would increase their effectiveness.

Chief McDaniel shared how it could also help with response times.

Council Member Christensen asked if the \$143,958.50 listed for vehicles was just replacement or if it included new vehicles for the added staff.

Chief McDaniel explained it did and how that \$143,958.50 broke down. He offered to get the breakdowns to Council.

Council President Buban-Vonder Haar said that would be great.

Council Member Cardoza asked for clarification regarding the number off to the side, 538, on the Support Line Item.

Chief McDaniel responded that was the total of their Society, Persons, and Property Crimes. He explained how that reporting and cost association worked.

Ada County Sheriff's Office Planning and Resource Manager Christopher Saunders further explained that break down.

Council Member Cardoza asked what Kuna paid the previous year for the Less Shared Credit.

Chief McDaniel replied 7% and explained what that shared services credit covered. The plan was for that to remain a flat 7% fee every year.

Council Member Cardoza asked if the 3% COLA was locked in with the County Commissioners.

Chief McDaniel believed it was pretty solid based on everything he had heard.

Council thanked him for his presentation.

- B.** Ada County Prosecutor's Office funding request for Fiscal Year 2019 – Tamera Kelly, Ada County Deputy Prosecutor – ACTION ITEM  
(Timestamp 00:24:26)

Ada County Deputy Prosecutor Tamera Kelly presented their request for \$55,570.00. She explained how they came to that number and what that request covered. It was a bit more money than the previous year. That was mostly because the amount of

misdeemeanors decreased and the cost for each attorney went up a little. All of the deputies had received a small cost of living increase the previous year and they add that in the following year. She stood for questions.

Council thanked her for her presentation.

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

**A. Public Hearing and Consideration to approve 18-01-ZC (Rezone) - Troy Behunin, Planner III – ACTION ITEM**  
(Timestamp 00:28:28)

Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN Nos; R1393850100, R1693860010, R1693860290, R1693860280.

Katie Miller with Bailey Engineering, 4242 N Brookside Lane, Boise, Idaho 83714, presented the application on behalf of Thistle Farm and Vanderkooy Farm, LLC. Ms. Miller stressed that this request was for a rezone and rezone only. She pointed out one opposition they would be hearing from the neighbors to the south of their project would be that there was not enough low density residential in the City of Kuna. She pointed out the areas that were zoned low density residential in Kuna's Comprehensive Plan and that what they were asking for that night was very conservative and in compliance with the comprehensive plan. She noted the subdivisions that were R-6 designations that had recently been rezoned and approved and were consistent with the Comprehensive Plan. She reviewed the infrastructure that had been going in that would support this subdivision and stood for questions.

There were none.

Mayor Stear made sure that all who wanted to testify were signed up and that those who did sign up had signed up for the correct public hearing. Those that signed up for the Public Hearing on Ordinance No. 2018-21 had actually meant to sign up for this hearing so that change would be made.

Planner III Troy Behunin presented the staff report on the application. He reiterated that this application was only for a rezone. He noted that all noticing procedures had been met and in fact they had extended the land owner letters from 300 feet to 400 feet given the nature of the project. He stated that while some would like to discuss the pre-plat they would only be talking about the rezone that night. He reviewed the application and noted staff put forward a recommendation of approval. He stood for questions.

Council President Buban-Vonder Haar wanted clarification on the rezone to R-6 and the stipulation set forth in the Planning & Zoning Minutes of the intent to build 4.25.

Mr. Behunin confirmed that was still what was being asked for. He added that staff did receive a letter from a citizen the previous afternoon and would like a minute to read that into the record.

**Council President Buban-Vonder Haar moved to open the public hearing. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

Support: None

Against:

Stephanie Kennedy provided Council with photos which were assigned as Exhibit C-7 and thanked Council for allowing them the opportunity to chat with them. Ms. Kennedy was a resident of Chisum Valley neighborhood and lived at the northeast corner of the subdivision. Ms. Kennedy expressed concerns regarding losing views, wide open spaces, solitude, and peacefulness. Most importantly she was concerned about safety. She felt becoming a thoroughfare would negatively impact their young children and their elderly with mobility issues. She felt traffic congestion would compromise their safety and emergency service response times. Lastly, there was an issue with the easement. The main water line was ruptured at the back corner of her property and there was a huge back hoe and end loader that had to come in. They had to take out the entire back corner of her property and both proposed property lines were impacted. There was equipment that had to be brought in to repair the pipes and a huge mess. There was no way the small easement they were asking for could ever have compensated for the amount of equipment and mess that was there. This could potentially happen again and with the very close proposed property lines the homes and yards could be flooded in both neighborhoods. She asked that Council reconsider the proposed plans.

Mayor Stear asked what she would recommend if there was a different type of development out there.

She proposed a larger easement. She stated she had discussed this with Tim and suggested they put a common area back there.

Virginia Jeppson, 7901 S Chisum Way, Meridian, Idaho 83642, stated she shared many of the concerns her neighbors had. They realized growth was coming and they couldn't stop it. Her goal was not to stop it but to find a compromise both sides would be happy with. She had significant concerns with an R-4 to R-6 subdivision being built adjacent to theirs and tying into it. They did not have the infrastructure to support that increase in population. She was concerned about safety, especially in regards to the number of children and pets in their subdivision, their lack of sidewalks, and that they ride their bicycles in the streets. She noted how much she

and her husband enjoy owning a small piece of land and that there was not much opportunity for that in the valley. She proposed they build an R-1 instead of an R-6 subdivision which there seemed to be plenty of. This would bring more affluence to Kuna. She did not believe there would be any issue selling the larger lots considering how quickly they were selling in their subdivision.

Ms. Jeppson replied to an earlier comment regarding the fact that there was always a plan to add on to their subdivision. She stated there was but they had understood that it was to be R-1. She felt R-1 would leave more than enough access off Linder and no need to tie into their subdivision. It also would not negatively impact their property value. She encouraged Council to raise the bar instead of approving another R-4 to R-6 subdivision of cookie cutter homes.

Jenna Von Der Ehe, 7901 S Chisum Way, Meridian, Idaho 83634, pointed out that Ms. Miller had failed to include the Silver Trail Subdivision that had infiltrated part of that yellow low density area as well as the high school property with all of those homes just north of the high school. She noted, in regards to infrastructure, there was no mention of the high school and the impact to the congestion created when just their 25 homes were trying to get out onto Columbia to head west in the mornings, which was nearly impossible. She shared her amazement at people's memories of open spaces shared with her when they looked at the historical photos of Kuna she had up in her local store.

Ms. Von Der Ehe stated growth was inevitable but, with the rapid growth of track homes and nothing approved that was less than an R-4, what legacy would they be leaving for their kids. She was not opposed to the growth but was opposed to using their subdivision as a thoroughfare. She agreed with Ms. Jeppson in her recommendation of an R-1 subdivision and that there should be no problem selling lots that size. Everyone wanted a piece of land to call their own and it would raise the bar. She thanked Council.

Lauri Allen, 7980 S Chisum Way, Meridian, Idaho 83642, shared concerns regarding the increase in traffic and risks they were already dealing with including going around a blind corner from Columbia, which had a 50 MPH speed limit, to the subdivision, which had a 25 MPH speed limit. Drivers' speeds were still high as they came into the subdivision. They had many children entering and leaving their subdivision which they could only do by crossing through oncoming traffic at that blind corner. Their subdivision had meetings regularly to discuss these issues. The increase in traffic from allowing a connection road through their subdivision would significantly increase their risk of having a fatal accident involving one of their children which was unacceptable. They did not currently have sidewalks or walk paths to handle that traffic safely. She noted an incident would come back to the City or Highway District for not protecting its citizens. She strongly urged Council to ensure that they did not have connections through their subdivision. She felt an R-1 should never connect to an R-6. She encouraged the Sheriff to come out and test the

amount of traffic their subdivision could actually handle. She stated it was not possible to bring all of that traffic through their subdivision. She thanked Council.

Jeff Hinrichsen sent a letter via email but it didn't arrive. He had an existing letter in the packet though.

Josh Riccardi, 7752 S McLintock Place, Meridian, Idaho 83642, stated their subdivision was more like an estate in the Comprehensive Plan. He felt, instead of rezoning around them, it would be better to keep the same profile and standing they had with their established community and connect on to it. The community was concerned about the number of R-6 and R-8 subdivisions that were being approved through the City. He cited the current Comprehensive Plan Survey. He noted the Comprehensive Plans previously approved did not really take into consideration already established communities and felt that was why there was so much kick back on the R-6 and R-8 approvals. He reviewed the lack of infrastructure in their rural R-1 community and the number of kids everywhere. He touched on the traffic issues that would be brought about by putting a higher density subdivision in next to them. He wanted to see an R-1 or R-2 instead.

Mayor Stear mentioned the City was in the middle of a Comprehensive Plan rewrite called Envision Kuna. There were several things in the current Comprehensive Plan that they felt did not get enough community input.

Alana Eyolfson, 7790 S McLintock Place, Meridian, Idaho 83642, stated she was glad they were looking at changing the Comprehensive Plan. The plan was developed over 10 years prior and there had been a lot of changes. She had moved to Chisum Valley Subdivision for a certain type of lifestyle. The proposed plan for the north part of their subdivision would change all of the dynamics of their subdivision. They were not there to talk about safety or water issues; just the density. They felt there were already a lot of high density homes in the area and they asked that they reevaluate that, particularly the direct impact to their subdivision. She reiterated Mr. Riccardi's comments regarding the Comprehensive Plan Survey and the comments of other testimonies regarding putting in an R-1 subdivision instead. She thanked Council.

Curtis Ward, 7941 S Chisum Way, Meridian, Idaho 83642, echoed the sentiments of the other testimonies especially in regards to traffic concerns, safety, and putting in R-1 or R-2. He also suggested they not connect the subdivisions.

Stephanie Shank, 7825 S Chisum Way, Meridian, Idaho 83642, shared why she had moved to the Chisum Valley Subdivision. Her concerns had been covered in the previous testimonies. She added that they had chosen their rural lifestyle and they should be allowed to continue with it.

Planner III Troy Behunin read into the record a letter received on June 4, 2018 in opposition. The letter echoed the thoughts of the other testimonies given in

opposition and stated they did not believe ACHD required the subdivisions to connect. The letter cited the ACHD Policy Manual and requested that all steps be taken to avoid connecting their subdivision with Wisper Meadows.

Dru Wright, 7828 S McLintock Place, Meridian, Idaho 83642, brought up that the developer indicated in the Planning & Zoning Meeting that it was not possible to zone this new subdivision at an R-1 or an R-2. Mr. Wright used Star as an example of being able to support an R-1 or an R-2 with the sewer lines. He wanted Council to be aware of that and thanked them.

Neutral: None

Rebuttal:

Tim Eck, the applicant, reviewed the application was for rezone only and all issues pertaining to the preliminary plat would be differed until the preliminary plat was brought before Council. He explained the zoning of the project areas in the Comprehensive Plan and how their request complied with that. He stated Kuna had planned for this type of growth when the Comprehensive Plan was approved 10 years prior to this.

The applicant shared plans to buffer the Chisum Valley Subdivision with larger lots at 2 homes per gross acre along their south edge which would be confirmed when they came forward with their preliminary plat.

Mr. Eck addressed the statement regarding sewer mains supporting lower density. The previous City Engineer, Mr. Law who had retired, discouraged plats that consisted of excessive low density and would not support a plat of half acre or larger lots. Sewer mains required volume to scour. Insufficient flow resulting from lower densities would result in sewer flows inadequate to scour the pipes and require excessive maintenance.

The applicant moved on to the cost of 1 acre lots. Mr. Eck stated that people fail to understand how few people can actually afford these larger lots. There simply was not a market for lots or homes at that price in Kuna. He gave the examples of Arrow Rock and Mineral Springs for large lot development failures. He also noted that Chisum Valley was not annexed into the City of Kuna and did not pay City Tax Assessments. He explained it was through a loop hole that the subdivision was able to be built and why that type of development was now prohibited in the city and no longer an option. Mr. Eck explained the spec homes they were building were not entry level or starter homes and the property tax values generated by Whisper Meadows were 3 times the property tax values generated by Chisum Valley.

Mr. Eck stated he had comments and answers regarding traffic concerns that he would be glad to share but the traffic concerns were a transportation issue that

should be reviewed at the preliminary plat application not the zoning application. He stood for questions and invited his attorney to come forward to finish his rebuttal.

Jeff Bower, the attorney for the applicant, clarified the conditions of approval. The applicant did accept all of the conditions of approval in section O of that night's application. The applicant accepted the Planning & Zoning Commission's recommendation of the limitation of 4.25 units per acre. However, they asked that Council reject the recommendations for limitations on connectivity. They felt it was premature and they had not put forth any street design. He listed various reasons for rejecting the limitations on connectivity including ACHD's comment letter stating they would weigh in on it in the future.

Mr. Eck stood again for questions. He reiterated traffic questions were really outside of a zoning application but if they wanted to inquire about it he would be glad to provide answers.

Council Member Christensen asked the applicant if he took in consideration the surrounding viewpoints and impact to the scenery of the area when rezoning a piece of land.

Mr. Eck responded they looked at the comp plan which anticipated, expected and told them what to do. They were at the very bottom of the zoning expectation in their comp plan designation. He explained how this was a way to try to remain contiguous to Chisum Valley and reiterated how their plan met with the plans and expectations set forth by the City of Kuna in the Comprehensive Plan.

Council Member Christensen clarified there was no chance in convincing him to do a lower designated zone.

Mr. Eck replied R-4 was already at the bottom. They were already assessed 3 EDUs an acre and were guaranteed with the LID. The R-1 didn't work. He was told the sewer mains would not support it by the previous City Engineer, Mr. Law. There was also no market for 1 acre lots in Kuna.

Council Member Christensen thanked Mr. Eck for using the other examples. He asked where Mineral Springs was located.

Mr. Eck stated it was on the corner of School Street and Ardell.

Council President Buban-Vonder Haar clarified its location.

Audience members asked if they could ask questions.

Mayor Stear replied sorry but no.

An audience member asked if they could have an extra minute like the applicant.

Mayor Stear replied sorry but no.

City Clerk Chris Engels clarified the applicant had remaining time left from their original presentation so that was where their extra minute came from.

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

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

*(Timestamp 01:34:32)*

Council Member Cardoza asked Planning and Zoning Director Wendy Howell if the least they could go on this was an R-4.

Planning & Zoning Director Wendy Howell nodded.

Council Member Cardoza shared his concerns regarding Kuna's roads. He felt they were inadequate. He stated he was very happy with other subdivisions Mr. Eck had done and he felt Mr. Eck was very agreeable to most of the neighbors to his subdivisions. He wanted to see the minimum of an R-4 there since their hands were tied with the Comprehensive Plan.

Council President Buban-Vonder Haar clarified the 4.25 was acceptable to Council Member Cardoza or did he want it to be 4.0.

Council Member Cardoza had mixed emotions because he felt Mr. Eck was trying to be a good neighbor by putting 2 homes per acre along the edge but that meant some of the other acres would be at 5 homes per acre. It had to be made up somewhere. Until the Comprehensive Plan was reevaluated their hands were tied and Mr. Eck was trying to be agreeable. Council Member Cardoza would be fine with the 4.25 per acre as long as the buffer zone was 2 homes per acre.

Council Member Christensen echoed a lot of what Council Member Cardoza said. He had very mixed emotions and felt it was a tough situation over all.

Mayor Stear asked if there was anything that would make it one way or the other for him.

Council Member Christensen stated it was the first step in what they were seeing in Kuna and he felt they had to take responsibility for what was going on out there. He knew it was a rezone and would stay away from preliminary plat stuff but at some point just saying their hands were tied because of a Comprehensive Plan written 10 years ago just didn't sit well. They needed to look at what had happened over the last

10 years and go from there on decisions like that. He felt he just needed to take responsibility sometimes and it made decisions tough.

Council President Buban-Vonder Haar said the proposal complied with the Comp Plan and appreciated that despite the fact the current zoning allowed for much higher density Mr. Eck was willing to go with a density at the much lower end of the existing densities. She felt 4.25 was a fair compromise especially with the 2 homes per gross acre as a boarder. She was 1 of the people who wanted larger lot sizes and an opportunity for people to have the next step up from their starter homes. She did not think that Mineral Springs hit that point. She was hoping the homes in the .2 - .25 range would provide that. She knew a lot of the other concerns would be appropriately addressed in the platting stages. The request complied with the Comprehensive Plan so she was inclined to grant the request with the conditions of approval they had discussed.

Council President Buban-Vonder Haar stated the request met the comp plan goal of providing a greater variety of residential options. This would also provide greater pedestrian connectivity and add additional open spaces. All requirements regarding noticing were met and the request complied with the Comp Plan and City Code.

**Council President Buban-Vonder Haar moved to approve Case No. 18-01-ZC (Rezone) with the conditions of approval as listed in the packet as well as insuring the actual density would not exceed 4.25 homes per acre and a density of 2 homes per gross acre along the border with the existing subdivision be enforced in the plat when brought before Council to provide an ease of transition. Seconded by Council Member Cardoza. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Buban-Vonder Haar**

**Voting No: Council Member Christensen**

**Absent: Council Member McPherson**

**Motion carried 2-1.**

- B.** Public Hearing and Consideration to approve Ordinance No. 2018-21 – Richard Roats, City Attorney – **ACTION ITEM**  
(Timestamp 01:45:48)

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 6, CHAPTER 2, SECTION 4 KUNA CITY CODE TITLED FINAL PLATS TO ALLOW FOR THE CITY ENGINEER TO SIGN THE FINAL PLAT PRIOR TO CERTAIN SUBDIVISION IMPROVEMENTS AND CONDITIONS BEING COMPLETED AND SET FORTH THE PROCEEDURE FOR THE CITY TO ACCEPT A FINANCIAL GUARANTEE TO INSURE THE COMPLETION, INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS AND CONDITONS THAT ARE BEING DEFFERED; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

City Attorney Richard Roats explained the changes to be made to City Code. He handed out a document to Council that made 2 minor changes to the document that was in the packet; adding under I.3. the landscaping that was deleted erroneously and 6 was moved up. He asked for their approval of those changes and stood for questions.

**Council President Buban-Vonder Haar moved to open the public hearing. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

Support: None

Against: None

Neutral: None

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

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-21 with changes. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-21 with the 2 changes as suggested. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-21. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

## 7. *Business Items:*

- A. Introduce new Economic Development Director Lisa Holland – Mayor Stear  
(Timestamp 01:52:35)

Mayor Stear invited the City of Kuna’s new Economic Development Director to come up and introduce herself. He shared his excitement to have her on board.

Economic Development Director Lisa Holland stated she was excited and humbled to work with the City of Kuna and gave some brief background on herself. She stood for questions.

Council welcomed her.

- B. Police Impact Fee Study and Committee Request – Jon McDaniel, Police Chief –  
**ACTION ITEM**  
(Timestamp 01:54:00)

Request to convene the Fire Impact Fee Committee to function as a Police Impact Fee Committee to advise on potential police impact fee and request for up to \$2,000.00 for a police fee impact study.

Police Chief Jon McDaniel presented the request. He explained the need to plan for a police department. They had adequate space but there were some issues with parking and safety. He had asked the 5 members of the current Fire District Impact Fee Committee if they would be willing to be part of the Police Impact Fee Committee if Council approved it and they all agreed.

Chief McDaniel explained the cost of the impact fee study and mentioned the \$2,000.00 fee was reimbursable with the first impact fee if the committee and Council felt there was a need and chose to do that. He asked for permission to convene that committee and stood for questions.

Mayor Stear added a bit more background on the City’s relationship with Galena Consulting and how the discounted rate of \$2,000.00 came about.

Council Member Cardoza suggested taking it out of the \$200,000.00 and the City would reimburse it when they got the money back.

Chief McDaniel wished state code allowed them to use some of the impact fees for staffing.

Council Member Cardoza felt the Council all agreed growth should pay for itself and an impact fee was a very fair imposition. He had no problem with the \$2,000.00.

Chief McDaniel shared they were in preliminary talks regarding other potential stakeholders such as South County. They would love to have combined spaces within city limits and were looking into the possibilities.

Council Member Cardoza stated the Fire Department was looking for a north plant. He suggested the Police Department add to that facility so they would be available with the Fire Department in the same complex. He asked Mayor Stear if that was legally available.

Mayor Stear replied they could do that. They wanted to look at all different options to see what would work out the best.

Chief McDaniel added Chief Palmer had been very gracious in offering a space for an officer to work out of and stay in their area unless there was a major emergency elsewhere but what they were looking for was more of a central police station that would be closer to Kuna's schools, banks, and downtown businesses.

Council President Buban-Vonder Haar clarified the committee would have to determine whether or not to reimburse the City.

Mayor Stear stated the committee would have to expend the funds.

City Attorney Richard Roats explained the process of the reimbursement.

Council President Buban-Vonder Haar cited the ever increasing need for more police and the Council's interest in growth paying for itself.

**Council President Buban-Vonder Haar moved to authorize the expenditure of up to \$2,000.00 from the contingency fund to be used to reconvene the Fire Impact Fee Committee to function as a Police Impact Fee Committee to advise on potential Police Impact Fee. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

- C. Discussion on Parking Area Off Stroebel Road with Funding Request – Bobby Withrow, Parks Director – **ACTION ITEM**  
(Timestamp 02:01:07)

Parks Director Bobby Withrow apologized for sending Council proposed property upgrades instead of his memo. He reviewed the parking situation at Stroebel Road and asked Council for funds to get the parking up and going and to cover the Anderson's request for a lease. He explained the potential lease agreement, requested \$10,000.00, and permission to start working with City Attorney Richard Roats on the lease agreement with the Andersons.

Council President Buban-Vonder Haar asked if there was a reason they couldn't wait to approve the funds until after Council could review the lease.

Mr. Withrow replied no.

Council Member Christensen felt it would be good to wait until after seeing the lease. He asked if parking was really that bad on Stroebel.

Mayor Stear and Mr. Withrow both stated it was.

Council Member Cardoza asked if the parking would be available year round.

Mr. Withrow responded they could put in year round use.

Council Member Cardoza noted the creek only had water in it for 3 months so in essence they would be paying \$10,000.00 for 3 months. He wanted it understood that if Mr. Anderson used it to park his equipment he would have to pay the City rent back. He felt \$10,000.00 was excessive.

Mr. Withrow stated the City could look into purchasing the property but at the moment a lease was the easy way to get the cars off the road and make that area safer until they could come up with something better and safer.

Council Member Cardoza thought a bus would be safer but also thought that would probably cost more than \$10,000.00. He didn't have a better answer than that though. He concluded he wanted to see the lease and what it encompassed.

No action was taken.

**D. Signatures for Banking Services – moved from the Consent Agenda**

**1. Consideration to approve Resolution No. R33-2018 - ACTION ITEM**  
(Timestamp 02:06:24)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO REPEALING CITY OF KUNA RESOLUTION NO. R18-2017 THAT AUTHORIZED CERTAIN SIGNATURES ON THE SIGNATURE CARD FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, SETTING FORTH A NEW PROCEDURE FOR SIGNATURES ON THE SIGNATURE CARD OF AUTHORIZED PUBLIC OFFICIALS TO BE APPROVED BY CITY COUNCIL ON AN ANNUAL BASIS AT THE SECOND MEETING IN JANUARY, ALLOWING THE MAYOR TO REVOKE THE SIGNATURE OF AN AUTHORIZED PUBLIC OFFICIAL, AND PROVIDING AN EFFECTIVE DATE.

City Attorney Richard Roats stood for questions.

Council Member Cardoza was worried about the line in the resolution allowing the Mayor to revoke the signature of an authorized public official.

Mr. Roats clarified the reason for that line.

Council Member Cardoza asked if it would be better to have all 4 council members authorized to sign the second signature. He then asked if the Council and Mayor were bonded for any money that might be misappropriated.

City Clerk Chris Engels stated she was not aware of any bonding in that circumstance. She did know the bank required the City to provide them with a copy of the resolution and the signature cards together in order to provide signature authority.

Council Member Cardoza felt anyone who was authorized to sign should be bonded.

Ms. Engels replied that question would need to go to ICRMP.

Mr. Roats stated ICRMP provided coverage for that so there was no need to bond.

Council Member Cardoza asked him to confirm that.

Mr. Roats replied he would.

Council Member Cardoza reiterated his desire to have all 4 council members on the signature card if the Mayor was going to be allowed to revoke the signature of any authorized public official.

Council President Buban-Vonder Haar suggested modifying to give the Mayor authority to revoke a signature for a 2 week period that was subject to Council either concurring the revocation or authorizing a new signatory. She was concerned about somebody leaving before a council meeting convened and their signing authority needing to be revoked immediately. Her suggestion would cover that concern but she asked if Council Member Cardoza felt it covered his concern.

Council Member Cardoza didn't have a problem with that but wanted all 4 council members' signatures on the card. He wanted any council member to be able to sign in case others weren't available.

Mr. Roats explained how the second signature worked. The Mayor was the second signature and it was the Council President's duty to step in as signature if the Mayor was unavailable. He did not recommend delegating that all the way down.

Council Member Christensen stated he liked Council President Buban-Vonder Haar's suggestion and thought it was a good idea.

Mr. Roats suggested the language “to revoke in an emergency and said action upon the concurrence of Council at the regularly scheduled meeting”.

Council President Buban-Vonder Haar suggested making it a second sentence.

Mr. Roats reviewed the intent of this resolution.

**Council President Buban-Vonder Haar moved to approve Resolution No. R33-2018 with the changes discussed. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**2. Consideration to approve Resolution No. R34-2018 - ACTION ITEM**  
(Timestamp 02:19:25)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2018 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R33-2018.

There were no questions regarding Resolution No. R34-2018.

**Council President Buban-Vonder Haar moved to approve Resolution No. R34-2018. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**8. Ordinances:**

**A. Consideration to approve Ordinance No. 2018-22 – ACTION ITEM**  
(Timestamp 02:19:53)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 2, SECTION 15 OF THE KUNA CITY CODE PROVIDING FOR:

- ESTABLISHING THE JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE;
- THE COMMITTEE NAME;
- THE MEMBERSHIP;
- THE COMMITTEE ORGANIZATION;
- THE COMMITTEE REPORTING; AND

AMENDING TITLE 12, CHAPTER 2, SUBSECTION 17 M TO STATE THAT THE JOINT ADVISORY COMMITTEE CREATED DURING THE

PREPARATION OF THE CAPITAL IMPROVEMENT PLAN BECOMES THE JOINT ADVISORY COMMITTEE CREATED BY THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

City Attorney Richard Roats explained the reason for the ordinance.

Council Member Cardoza asked if this would include the Police Impact Fee Committee.

Mr. Roats replied it did not. The Police Impact Fee Committee would have its own mechanism.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-22. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-22 Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-22. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

- B.** Consideration to approve Ordinance No. 2018-23 – ACTION ITEM  
(Timestamp 02:23:04)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING TITLE 7, CHAPTER 6, SECTION 3 TITLED SERVICE CONNECTION CHARGES PROVIDING FOR:

- CERTAIN CLARIFICATIONS REGARDING THE SEWER CONNECTION CHARGES AND THE DEFINITION OF EDU;
- THE DEFINITION OF THE “EDU USE” TO CONFORM WITH THE CALCULATION CONTAINED IN THE CURRENTLY ADOPTED CITY OF KUNA SEWER MASTER PLAN;
- A REVISION TO THE EDU EVALUATION PROCESS FOR NON-RESIDENTIAL USES;

- A DEFINITION TO THE EDU CALCULATION FOR MULTI-USE PROPERTIES;
- A MECHANISM TO REVIEW EDU USE AFTER JANUARY 1, 2018, AND ALLOWING THE CITY TO REQUEST THE REVIEW, AND SETTING FORTH THREE YEARS AS THE TIME TO REVIEW PAST ACCOUNTS;
- A PROCEDURE TO DETERMINE THE EDU CALCULATIONS FOR BUSINESS CHANGES; AND

AMENDING TITLE 7, CHAPTER 6, SECTION 4 TITLED MONTHLY SERVICE CHARGES PROVIDING FOR:

- CLARIFICATION TO THE MINIMUM MONTHLY SERVICE CHARGES DEFINITION;
- A REVIEW BY THE CITY TREASURER OR ACCOUNT HOLDER OF THE ACCOUNT; AND
- PROVIDING AN EFFECTIVE DATE AND PUBLICATION.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

City Attorney Richard Roats explained the changes this ordinance would make to City Code and stood for questions.

Mayor Stear asked if this allowed for fixture counts so that it would not be such a burden for people to open a business in an old existing structure. He was worried not allowing fixture counts would negatively impact the downtown area.

Mr. Roats replied the system for evaluation was set up on averages that a business uses. They all pay that amount and then they have the ability to come in after a year of use to let the City know how much they actually used and the City would then be able to adjust it. He had tried to consider how to deal with the downtown core versus newer businesses fairly. They could talk about some options. The concern was being responsible in regards to the capacity of the plant and being fair to all business owners.

Mayor Stear stated there were tried and true methods of figuring this out so it would not be random. There would be legitimacy to what they were talking about but he was concerned about pricing business owners out of downtown.

Public Works Director Bob Bachman requested to have more time to look deeper into this and bring Council a few ideas. He wanted to come up with a plan that was viable, especially for downtown.

Council President Buban-Vonder Haar asked if he wanted it tabled or slow-tracked.

City Clerk Chris Engels suggested tabling to allow businesses who had expressed interest in participating in this ordinance the opportunity to be in attendance.

Mr. Bachman's preference was to table it as well. It would take some time to put the data together and he did not think 3 readings would be enough.

Council President Buban-Vonder Haar asked if there was any urgency for any other part of this that would need to be enacted sooner rather than later.

Mr. Roats stated section 2 of the ordinance should have been done a long time ago and it did not deal with the downtown businesses other than their actual use. It seemed to be pretty non-controversial. He felt they needed to move forward with that portion.

Council President Buban-Vonder Haar clarified he was referring to 7-6-4 Monthly Service Charges.

Mr. Roats replied he was.

Council President Buban-Vonder Haar asked if everyone was ok with implementing a portion and tabling the rest.

Council Member Cardoza asked Mr. Bachman if that was agreeable.

Mr. Bachman asked if that would give them the ability to talk to people and work with them to fix their issues instead of just throwing a bill at them for the maximum amount.

Mr. Roats explained the intent would be to let them know what was going on.

Mr. Bachman was concerned about a business that had been established in 1999 or 2000 that would suddenly get 47 or 46 EDUs of usage charges. That would be a pretty big shock. He felt it would be better to let them know it was coming and help them find alternatives to fix the problem so they wouldn't be using excessive amounts of water and creating excessive amounts of waste. If this gave the ability to do that he was volunteering to be that guy.

Council President Buban-Vonder Haar stated maybe people would change out of the goodness of their hearts but if there was never a penalty for excessive use and there was no incentive she didn't know why. She felt as a City they tried to be reasonable with setting up payment plans and things of that nature when necessary. She didn't know how quickly they would roll this out and start conducting audits but she was on board with giving people a heads up and, depending on what the charges looked like, not enforcing the entire amount right away. On the flip side, if they had been using 47 EDUs of water and only paying for 3, the amount of free service they had

been getting on the backs of Kuna taxpayers made her not feel too bad. However there was a gentle way to do that.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-23 noting the only portion they would currently be changing would be section 7-6-4. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-23 as applies to section 7-6-4 only. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**

**Absent: Council Member McPherson**

**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-23 section 7-6-4. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

- C. Consideration to approve Ordinance No. 2018-24 – ACTION ITEM  
(Timestamp 02:45:45)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1303111700 OWNED BY CHALLENGER DEVELOPMENT INC., AND REFERRED TO AS MEMORY RANCH SUBDIVISION NO. 2, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NAMPA~MERIDIAN IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2018-24. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2018-24 Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar**

**Voting No: None**  
**Absent: Council Member McPherson**  
**Motion carried 3-0.**

**Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2018-24. Seconded by Council Member Christensen. Motion carried 3-0. Council Member McPherson absent.**

**9. Mayor/Council Announcements:**

*(Timestamp 02:47:15)*

Mayor reminded Council about the joint meeting with ACHD on Thursday, June 7, 2018 at noon in the ACHD Public Meeting Room. He was planning to leave City Hall for the meeting at 11:20 A.M. if anyone wanted to ride together.

Council President Buban-Vonder Haar and Council Member Cardoza would be carpooling from City Hall. Council Member Christensen would meet them there.

Council President Buban-Vonder Haar confirmed the special meeting for Thursday evening, June 7, 2018, was cancelled.

Mayor Stear replied it was.

**10. Executive Session: None**

**11. Adjournment: 8:48 P.M.**

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Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk*  
*Date Approved: CCM 06.19.2018*



### CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

June 5, 2018 – Council, Public Hearing

Case Name: Rezone, Thistle Farm & Vanderkooy Farm, LLC.; Request by Katie Miller, Bailey Engineers

Case Type: Applicant requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.

Case No.: 18-01-ZC (Rezone) - **A Rezone of Approx. 73.50 acres from Agric. to R-6 MDR.**

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
_____	_____	_____	_____	Stephanie Kenner	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	7638 S. McLintock	_____
Print Address		Print Address		Print Address	
_____	_____	_____	_____	Meridian ID 83642	_____
City	State, Zip	City	State, Zip	City (Rural)	State, Zip
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_____	_____	_____	_____	Virginia Jappesen	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	7901 S Chisum Way	_____
Print Address		Print Address		Print Address	
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_____	_____	_____	_____	Jenna von der Ehe	_____
Print Name		Print Name		Print Name	
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_____	_____	_____	_____	Kari Allen	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	7960 S Chisum way	_____
Print Address		Print Address		Print Address	
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**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

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*Sent letter*  
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*Geoff Hinrichsen*  
\_\_\_\_\_  
Print Name

*7636 S Chisum Pl*  
\_\_\_\_\_  
Print Address

*Meridian Id 83642*  
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*RANDY COLSON*  
\_\_\_\_\_  
Print Name

*2344 COGBURN*  
\_\_\_\_\_  
Print Address

*MERIDIAN ID 83642*  
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City                      State, Zip

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Testify       Not Testify

✓ *JOSH RICCIARDI*  
\_\_\_\_\_  
Print Name

*7752 S McLinwood PL*  
\_\_\_\_\_  
Print Address

*Meridian ID*  
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City                      State, Zip

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City                      State, Zip

Testify       Not Testify

✓ *ALANA EYOLFSON*  
\_\_\_\_\_  
Print Name

*7790 S. MCLINTOCK PL*  
\_\_\_\_\_  
Print Address

*MERIDIAN ID 83642*  
\_\_\_\_\_  
City                      State, Zip

Testify       Not Testify

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City                      State, Zip

Testify       Not Testify

✓ *Curtis Ward*  
\_\_\_\_\_  
Print Name

*7941 S. Chisum Way*  
\_\_\_\_\_  
Print Address

*Meridian ID 83642*  
\_\_\_\_\_  
City                      State, Zip

✓  Testify  
*Stephanie Shank*  
*7825 S. Chisum Way*  
*Meridian, ID 83642*

**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

**Testify**     **Not Testify**

\_\_\_\_\_  
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**Testify**     **Not Testify**

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City                      State, Zip

**Testify**     **Not Testify**

✓ *DDM WRIGHT*  
\_\_\_\_\_  
Print Name

*7828 S MCCLINTOCK PL*  
\_\_\_\_\_  
Print Address

*MINISTAR ID 03492*  
\_\_\_\_\_  
City                      State, Zip

**Testify**     **Not Testify**

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CITY OF KUNA

PO Box 13 • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.kunacity.id.gov

SIGN-UP SHEET

Case Name: 18-01-ZC ~~18-04-ZOA~~ -cont-  
Case Type: ~~Final Plat Subdivision Ordinance Amendment~~

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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Kelley Stevenson

Print Name

7751 S McLintock PL

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Meridian ID

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Pam Thurston

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7675 S. McLintock Pl.

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Meridian Id 83642

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Cheryl Hainsworth

Print Name

7826 S. Chisum Way

Print Address

Meridian ID 83642

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Rox Willis

Print Name

2345 Logburn St

Print Address

Meridian 83642

City State, Zip

Letter

Kuna Planning and Zoning Commission  
Kuna City Hall, Council Chamber  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

*RE: Opposition to Required Connection to Whisper Meadows Subdivision.*

To Whom It May Concern:

I write on behalf of Chisum Valley Subdivision which is located directly to the south of the proposed location for the Whisper Meadows Subdivision. I first wrote to oppose the development of Whisper Meadows Subdivision in a letter to the Planning and Zoning Commission on April 5, 2018. I addressed many of Chisum Valley's concerns in that letter.

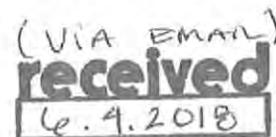
Along with several other individuals from my subdivision, I attended the Planning and Zoning Commission meeting on April 10, 2018. During that meeting the commission discussed its concerns with allowing a major subdivision, like Whisper Meadows, to connect to our R-1 subdivision that does not have sidewalks or any other pedestrian-friendly paths. Ultimately, it found that the Whisper Meadows developer should work with ACHD and the city to avoid connecting to our subdivision.

While I understand that this issue will be addressed during the preliminary plat hearings, I wanted to provide my input at this time as well because planning and zoning did consider the issue during the rezone hearing and recommended the above-stated course of action.

Chisum Valley residents are concerned because the Whisper Meadows subdivision developer has suggested that connection between the two subdivisions is required by ACHD. We, however, disagree. According to ACHD Policy Manual Section 7207.2.4, "[t]he street design in a proposed development **shall cause no undue hardship to adjoining property**. An adequate and convenient access to adjoining property for use in future development **may** be required."

This section only provides that connections may be required between subdivisions, but in absolute terms states that such connections must not cause undue hardship to adjoining property. Connecting our subdivision to Whisper Meadows would undoubtedly cause undue hardship to our subdivision. Again, we are a very rural subdivision. We don't have sidewalks and our roads are, for the most part, unmarked. We are concerned that, because of the size of the proposed Whisper Meadows subdivision, traffic through Chisum Valley will increase substantially. This would be very harmful to us.

Further, ACHD Policy Manual Section 7207.2.4, provides several items ACHD is to consider in determining whether to extend streets between adjoining subdivisions. Those factors relate, in a large part, to the neighborhood needs and provision of services. It is unnecessary for our subdivision to be connected to Whisper Meadows in this situation



because there are other more convenient and direct access points to the Whisper Meadows subdivision. Whisper Meadows will connect to Linder Road in various places, including through a new collector road midway between Columbia and Lake Hazel Road. These connections allow for necessary travel and provision of services.

I cannot express enough my concern that linking to our road would be detrimental to our community. We don't have the safety features necessary to support such a large traffic increase through our subdivision, and the connection would endanger our children.

For these reasons, we support the Commission's finding that there should be no connection between the subdivisions and request that all steps be taken to avoid connecting our subdivision with Whisper Meadows.

We appreciate your consideration of this matter.

Sincerely,

/s/ Josh Ricciardi

Josh Ricciardi on behalf of  
Chisum Valley Subdivision





Exhibit C-7







### CITY OF KUNA

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Fax: (208) 922-5989 • www.kunacity.id.gov

### SIGN-UP SHEET

Case Name: 18-04-ZOA

Case Type: Final Plat Subdivision Ordinance Amendment

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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ORDINANCE NO.  
CITY OF KUNA, IDAHO

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 6, CHAPTER 2, SECTION 4 KUNA CITY CODE TITLED FINAL PLATS TO ALLOW FOR THE CITY ENGINEER TO SIGN THE FINAL PLAT PRIOR TO CERTAIN SUBDIVISION IMPROVEMENTS AND CONDITIONS BEING COMPLETED AND SET FORTH THE PROCEEDURE FOR THE CITY TO ACCEPT A FINANCIAL GUARANTEE TO INSURE THE COMPLETION, INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS AND CONDITONS THAT ARE BEING DEFFERED; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1.

Amending Chapter 2 titled Final Plat to Title 6, of the Kuna City Code.

TITLE 6, CHAPTER 2

6-2-4: - FINAL PLAT:

Note: Subdivider and developer are intended to be interchangeable terms.

The city engineer shall not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature.

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

A. Application: After the approval or conditional approval of the preliminary plat by the city council, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the planning staff the following:

1. Final plat application along with a title report that is less than six (6) months old, warranty deed or other acceptable evidence, including but not limited to an affidavit that demonstrates the subdivider's ownership or legal interest in the land included in the final plat.
2. Payment of fees equivalent to the amount of material and labors expended by city staff for plat review. Fees shall be paid for all costs associated with the review of the preliminary plat, final plat and construction drawings. The subdivider will be notified of the amount owed and the basis for the fees charged. All plat related fees shall be paid prior to city approval.

3. Three (3) paper copies (24"x36") and a digital copy in a PDF format of the final plat and signature page.
4. Three (3) paper copies and a digital copy in a PDF format of the final engineering construction drawings for streets, water, sewer, sidewalk, pressure irrigation and other public improvements as provided for in KCC 6-4-3.
5. Other items as specified, and required by the city during the application process.

B. Content of final plat: The final plat shall be in compliance with all items required in Idaho Code Title 50, Chapter 13; the final plat shall include the following:

1. Final plat check-off list with all items completed;
2. Proof of current ownership of the real property and written consent of the final plat owners of record;
3. All easements shall be shown on all lot lines for lots in the subdivision;
4. All subdivisions that contain a homeowners' association shall have the following language: "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment";
5. Other information the planning and zoning director, city engineer or city attorney deem necessary to establish ownership and signing authority;
6. A statement and other supporting evidence demonstrating the final plat conform to the approved preliminary plat;
7. A statement of compliance with provisions of this title;
8. A statement confirming that the final plat meets established engineering practices and local standards.

C. Planning staff review:

1. The planning and zoning director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.
2. The planning and zoning director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the planning and zoning director or assigned person determines there are substantial differences between the preliminary

and final plat, the subdivider may be required to submit the final plat to the city council as it was portrayed at the time of the preliminary plat process.

3. After the planning and zoning director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the planning and zoning director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.

D. Agency review: The planning and zoning director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements.

E. Council action: At the public meeting scheduled for the final plat review the city council shall consider comments from agencies. The city council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the planning and zoning department. Upon granting or denying the final plat, the city council shall specify:

1. The ordinance and standards relied upon to evaluate the application;
2. The reasons for approval or denial; and
3. The action(s), if any, the applicant could take to obtain a permit.

F. Approval period:

1. The final subdivision plat shall be filed with the county recorder within two (2) years after the city council's signing of the findings of fact; otherwise, the plat approval shall become null and void unless prior to the two-year expiration date the subdivider applies for a time extension. A final plat time extension is heard by the city council. The subdivider shall provide the city council sufficient reason(s) for continuing the final plat application as a basis for the granting of a time extension. The city council is under no obligation to approve a final plat time extension. The city council reserves the right to add additional conditions of approval to the final plat as part of a time extension.

2. In the event the city council does not approve a time extension request, the plat shall become null and void. If the plat becomes null and void the subdivider shall resubmit the plat for preliminary plat approval. The subdivider will receive credit for improvements previously installed and approved. The subdivider shall pay the current preliminary plat application fees and furnish staff an updated preliminary plat.

3. The resubmitted plat shall be subject to rules or regulations in place at time of reapplication. If a city rule or regulation has been instituted since the preliminary plat was initially approved and that regulatory change would require significant alteration to improvements previously installed and approved, the city engineer may recommend to the city council the regulatory provision be set aside. The city council has the discretion to set them aside, provided they do not affect public health or safety. Time extensions are valid for one (1) year from the city council's approval based on the initial one-year time period established at the signing of the preliminary findings of fact.

G. Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:

1. Provide the necessary documentation to show that all required improvements, infrastructure, public utilities, public improvements, have been installed and conditions of approval have been met and inspected and approved by the city; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much; or:

2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC 6-4-3.

3. The city engineer shall not sign, nor release the final plat for recording until the city has received the financial guarantee, as provided for in KCC 6-4-3 in compliance with the provisions of this chapter and the city council has approved the final plat.

H. The following items are not eligible for financial guarantees as provided for in KCC 6-4-3 and shall be completed by the subdivider and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval:

1. Construction of the domestic water system, including successful pressure testing. Bacteria tests and final City of Kuna inspections and approvals may be delayed until roadways are completed;

2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Kuna Fire District;

3. Construction of the sanitary sewer system with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. However the pressure test and television camera inspection, followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of the all-weather roadway;

4. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides an temporary all-weather road service to all buildings to be constructed pursuant to subsection G(1) above. These improvements shall be to ACHD and City of Kuna standards and receive Kuna Fire Chief approval. If the permanent roads are not improved to this level of completion then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Kuna Fire Department.

5. For items 1 through 4 above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items.

6. **The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.**

I. The following items may provide the necessary financial guarantees as provided for in KCC 6-4-3, and as approved by the city engineer, city attorney and city planning and zoning director, and adopted by the City Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the City Council.

1. Completion of the construction of an all-around weather road system built to ACHD specifications, and subject to the Kuna Fire Chief and Ada County Highway District (ACHD) inspections and approvals. The city shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the city's interests are adequately protected.

2. Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.

3. **Installation of required landscaping, amenities and improvements.**

4. Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the subdivider, and inspected and approved by the city's engineering staff.

5. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.

6. The city engineer shall monitor the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC 6-4-3.

7. If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC 6-4-3 shall be recorded against the property in a development agreement, as approved and adopted by the City Council.

8. The developer may construct up to three (3) model homes if the project size is up to fifty (50) acres, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City of Kuna setbacks and easements. As provided for in subsection 9, below, no certificate of occupancy shall be issued on any of the model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.

9. Other than the model homes constructed in subsection 8, no other homes may be constructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.

J. Prior to the roads being paved and the sidewalks being constructed, the city must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation District if annexation is applicable. All applicable fees must be submitted with the annexation request. The annexation of water rights to the city in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.

K. Method of recording: After the city council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the city council; and
3. Certification of the sanitation restrictions on the face of the plat pursuant to Idaho Code §50-1326.

## Section 2.

This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this \_\_\_\_ day of April 2018.

CITY COUNCIL OF THE CITY OF KUNA  
Ada County, Idaho

---

Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

Report Criteria:

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

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	4126752-000		<u>SPRINKLER PARTS, PARKS, APR 18</u>	04/09/2018	101.37	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/18		
Total 4126752-000:						101.37	.00					
1461	2M COMPANY, INC.	4129775-000	7168	<u>SPRINKLER PARTS, TUBING AND POP UP ROTORS M.MEADE, JUN.'18</u>	06/11/2018	344.95	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 4129775-000:						344.95	.00					
Total 2M COMPANY, INC.:						446.32	.00					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0517558	7158	<u>" ALL OSB TO BE EXPOSED FOR INSPECTION" STAMP, INSPECTOR, JUNE 18</u>	06/08/2018	16.35	.00	01-6165 OFFICE SUPPLIES	1005	6/18		
Total 0517558:						16.35	.00					
Total ABC STAMP, SIGNS & AWARDS:						16.35	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	MAY 2018		<u>ACHD IMPACT FEES, MAY 18</u>	06/07/2018	132,802.00	132,802.00	01-2510 ACHD IMPACT FEE TRANSFER	0	6/18	06/07/2018	
Total MAY 2018:						132,802.00	132,802.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						132,802.00	132,802.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14903		<u>SHOP RENT FOR JULY 18, PARKS</u>	06/13/2018	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	6/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14903		<u>SHOP RENT FOR JULY 18, WATER</u>	06/13/2018	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	6/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14903		<u>SHOP RENT FOR JULY 18, SEWER</u>	06/13/2018	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	6/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14903		<u>SHOP RENT FOR JULY 18, SPI</u>	06/13/2018	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	6/18		
Total 14903:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	JULY 2018		<u>PROSECUTORIAL SERVICES JULY 18</u>	06/11/2018	4,379.33	.00	01-6203 PROSECUTORIAL SERVICES	0	6/18		
Total JULY 2018:						4,379.33	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,379.33	.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	JUNE 2018		<u>SHERIFF SERVICES JUNE 18</u>	06/01/2018	159,523.66	.00	01-6000 LAW ENFORCEMENT SERVICES	0	6/18		
Total JUNE 2018:						159,523.66	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						159,523.66	.00					
<b>ALLSTREAM BUSINESS US, INC</b>												
1411	ALLSTREAM BUSINESS US, INC	15365043		<u>MONTHLY TELEPHONE, DATA AND NETWORK, JUNE 18</u>	06/01/2018	587.75	.00	01-6255 TELEPHONE	0	6/18		
1411	ALLSTREAM BUSINESS US, INC	15365043		<u>MONTHLY TELEPHONE, DATA AND NETWORK, JUNE 18, P&amp;Z</u>	06/01/2018	209.93	.00	01-6255 TELEPHONE	1003	6/18		

City of Kuna

## Payment Approval Report - City Council Approval

Page: 3

Report dates: 6/1/2018-6/14/2018

Jun 14, 2018 04:31PM

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
1411	ALLSTREAM BUSINESS US, INC	15365043		<u>MONTHLY TELEPHONE, DATA AND NETWORK, JUNE 18, WATER</u>	06/01/2018	545.80	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/18		
1411	ALLSTREAM BUSINESS US, INC	15365043		<u>MONTHLY TELEPHONE, DATA AND NETWORK, JUNE 18, SEWER</u>	06/01/2018	545.80	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/18		
1411	ALLSTREAM BUSINESS US, INC	15365043		<u>MONTHLY TELEPHONE, DATA AND NETWORK, JUNE 18, PI</u>	06/01/2018	209.93	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/18		
Total 15365043:						2,099.21	.00					
Total ALLSTREAM BUSINESS US, INC:						2,099.21	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	53812		<u>LAB TESTS, WATER, MAY 18</u>	05/31/2018	334.40	.00	<u>20-6152 M &amp; R - LABORATORY COSTS</u>	0	5/18		
Total 53812:						334.40	.00					
1	ANALYTICAL LABORATORIES	53813		<u>LAB TESTS, SEWER, MAY 18</u>	05/31/2018	1,825.90	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	5/18		
Total 53813:						1,825.90	.00					
Total ANALYTICAL LABORATORIES:						2,160.30	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	200004133	6848	<u>MAYOR'S MEETING, C.ENGELS, APR.'18</u>	04/11/2018	31.50	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004133	6848	<u>MAYOR'S MEETING, C.ENGELS, APR.'18, WATER</u>	04/11/2018	1.40	.00	<u>20-6155 MEETINGS/COMMI TTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004133	6848	<u>MAYOR'S MEETING, C.ENGELS, APR.'18, SEWER</u>	04/11/2018	1.40	.00	<u>21-6155 MEETINGS/COMMI TTEES</u>	0	4/18		

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8	ASSOCIATION OF IDAHO CITIES	200004133	6848	<u>MAYOR'S MEETING, C.ENGELS, APR.'18, PI</u>	04/11/2018	.70	.00	<u>25-6155 MEETING/COMMITTEES</u>	0	4/18		
Total 200004133:						35.00	.00					
8	ASSOCIATION OF IDAHO CITIES	200004134	6848	<u>2018 ANNUAL CONFERENCE REGISTRATION FEE FOR MAYOR STEAR, C.ENGELS, APR.'18</u>	04/11/2018	486.00	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004134	6848	<u>2018 ANNUAL CONFERENCE REGISTRATION FEE FOR MAYOR STEAR, C.ENGELS, APR.'18</u>	04/11/2018	21.60	.00	<u>20-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004134	6848	<u>2018 ANNUAL CONFERENCE REGISTRATION FEE FOR MAYOR STEAR, C.ENGELS, APR.'18</u>	04/11/2018	21.60	.00	<u>21-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004134	6848	<u>2018 ANNUAL CONFERENCE REGISTRATION FEE FOR MAYOR STEAR, C.ENGELS, APR.'18</u>	04/11/2018	10.80	.00	<u>25-6155 MEETING/COMMITTEES</u>	0	4/18		
Total 200004134:						540.00	.00					
8	ASSOCIATION OF IDAHO CITIES	200004185	6873	<u>3A DISTRICT MEETING, MAYOR STEAR, APR 18</u>	04/17/2018	13.50	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004185	6873	<u>3A DISTRICT MEETING, MAYOR STEAR, APR 18, WATER</u>	04/17/2018	.60	.00	<u>20-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004185	6873	<u>3A DISTRICT MEETING, MAYOR STEAR, APR 18, SEWER</u>	04/17/2018	.60	.00	<u>21-6155 MEETINGS/COMMITTEES</u>	0	4/18		
8	ASSOCIATION OF IDAHO CITIES	200004185	6873	<u>3A DISTRICT MEETING, MAYOR STEAR, APR 18, PI</u>	04/17/2018	.30	.00	<u>25-6155 MEETING/COMMITTEES</u>	0	4/18		

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Total 200004185:						15.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						590.00	.00					
<b>ATLAS COPCO USA HOLDINGS INC</b>												
1607	ATLAS COPCO USA HOLDINGS INC	401007415	6429	HYDRAULIC REBUILD KIT PUMP FOR HUBBARD LIFT STATION, T.FLEMING, DEC.'17	05/29/2018	2,060.00	.00	21-6150 M & R - SYSTEM	0	5/18		
Total 401007415:						2,060.00	.00					
Total ATLAS COPCO USA HOLDINGS INC:						2,060.00	.00					
<b>BASALITE - BOISE</b>												
453	BASALITE - BOISE	193597900	7140	8 CONCRETE BLOCKS FOR FIRE HYDRANT REPLACEMENT, J.COX, JUN.'18	06/04/2018	98.18	.00	20-6166 PP&E PURCHASES OPERATIONS	0	6/18		
Total 193597900:						98.18	.00					
Total BASALITE - BOISE:						98.18	.00					
<b>BHS SPECIALTY CHEMICALS</b>												
512	BHS SPECIALTY CHEMICALS	98569		2 TOTES HYPOCHLORITE SOLUTIONS, MAY 18, WATER	05/31/2018	1,485.00	.00	20-6151 M & R - PROCESS CHEMICALS	0	5/18		
Total 98569:						1,485.00	.00					
Total BHS SPECIALTY CHEMICALS:						1,485.00	.00					
<b>BIG SKY RENTALS LLC</b>												
1846	BIG SKY RENTALS LLC	5006		RENTAL JOHN DEERE 3038 TRACTOR W/LOADER, DISC FARM BUFFER ZONES AROUND FIELD #1, T FLEMING, SEWER, MAY 18	05/03/2018	462.39	.00	21-6212 RENT-EQUIPMENT	0	5/18		

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 5006:						462.39	.00					
1846	BIG SKY RENTALS LLC	5097	7056	<u>RENTAL OF SKIDSTER FOR SPLASHPAD, M.MEADE, MAY'18</u>	05/16/2018	790.00	.00	<u>01-6045 CONTINGENCY</u>	1067	6/18		
Total 5097:						790.00	.00					
Total BIG SKY RENTALS LLC:						1,252.39	.00					
<b>BRADY INDUSTRIES OF IDAHO LLC</b>												
1240	BRADY INDUSTRIES OF IDAHO LLC	5793036	7095	<u>2 CS LARGE TOILET PAPER ROLLS FOR CITY HALL, MAY 18</u>	05/25/2018	33.06	.00	<u>01-6025 JANITORIAL</u>	0	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5793036	7095	<u>2 CS LARGE TOILET PAPER ROLLS FOR CITY HALL, MAY 18, P&amp;Z</u>	05/25/2018	11.81	.00	<u>01-6025 JANITORIAL</u>	1003	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5793036	7095	<u>2 CS LARGE TOILET PAPER ROLLS FOR CITY HALL, MAY 18, WATER</u>	05/25/2018	30.71	.00	<u>20-6025 JANITORIAL</u>	0	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5793036	7095	<u>2 CS LARGE TOILET PAPER ROLLS FOR CITY HALL, MAY 18, SEWER</u>	05/25/2018	30.71	.00	<u>21-6025 JANITORIAL</u>	0	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5793036	7095	<u>2 CS LARGE TOILET PAPER ROLLS FOR CITY HALL, MAY 18, PI</u>	05/25/2018	11.81	.00	<u>25-6025 JANITORIAL</u>	0	5/18		
Total 5793036:						118.10	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						118.10	.00					
<b>BUREAU OF OCCUPATIONAL LICENSE</b>												
1091	BUREAU OF OCCUPATIONAL LICENSE	07162018BOL		<u>LICENSE RENEWAL FOR M.FISETTE, WWC1-21745</u>	06/12/2018	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	6/18		
Total 07162018BOL:						30.00	.00					

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Total BUREAU OF OCCUPATIONAL LICENSE:						30.00	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	121676	7125	<u>1 EA EXTRA LARGE FILE FOLDER LABELS, CLERKS, MAY 18</u>	06/01/2018	25.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 121676:						25.75	.00					
1795	BUYWYZ LLC	122050	7167	<u>3 CS COPIER PAPER, 1 CANON INK CARTRIDGE BLK, JUNE 18</u>	06/08/2018	182.51	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 122050:						182.51	.00					
Total BUYWYZ LLC:						208.26	.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	88330		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 7-1-18 TO 7-31-18, JUNE 18</u>	06/01/2018	459.20	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/18		
1239	CASELLE INC	88330		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 7-1-18 TO 7-31-18, JUNE 18, P&amp;Z</u>	06/01/2018	147.60	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	6/18		
1239	CASELLE INC	88330		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 7-1-18 TO 7-31-18, JUNE 18, WATER</u>	06/01/2018	434.60	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/18		
1239	CASELLE INC	88330		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 7-1-18 TO 7-31-18, JUNE 18, SEWER</u>	06/01/2018	434.60	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/18		
1239	CASELLE INC	88330		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 7-1-18 TO 7-31-18, JUNE 18, PI</u>	06/01/2018	164.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/18		
Total 88330:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					

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<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113605		<u>DEDICATED LANDLINE SCADA, 05-25-18 TO 06-24-18, JUN 18, WATER</u>	06/07/2018	16.96	16.96	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/18	06/07/2018	
62	CENTURYLINK	208922113605		<u>DEDICATED LANDLINE SCADA, 05-25-18 TO 06-24-18, JUN 18, SEWER</u>	06/07/2018	22.15	22.15	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/18	06/07/2018	
62	CENTURYLINK	208922113605		<u>DEDICATED LANDLINE SCADA, 05-25-18 TO 06-24-18, JUN 18, PI</u>	06/07/2018	7.19	7.19	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/18	06/07/2018	
Total 208922113605250624:						46.30	46.30					
Total CENTURYLINK:						46.30	46.30					
<b>CITIBANK, N.A.</b>												
1874	CITIBANK, N.A.	200055596	6967	<u>SUMP PUMP FOR BUILDING UNDER WATER TOWER, B WITHROW, PARKS, MAY 18</u>	05/02/2018	89.99	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	5/18		
Total 200055596:						89.99	.00					
Total CITIBANK, N.A.:						89.99	.00					
<b>CITY OF KUNA</b>												
473	CITY OF KUNA	JUNE 2018		<u>CASH BOND FROM KUNA COUNSELING CTR FOR DESIGN REVIEW/LANDSCAPE PERFORMANCE INSPECTION, FROM US BANK TO FIRST INTERSTATE BANK, JUNE 18</u>	06/07/2018	3,850.00	3,850.00	<u>01-4155 ADMINISTRATION SERVICES</u>	1003	6/18	06/07/2018	
Total JUNE 2018:						3,850.00	3,850.00					
Total CITY OF KUNA:						3,850.00	3,850.00					
<b>CMCI LLC</b>												
1936	CMCI LLC	7587		<u>MOVING SAND FOR SPLASHPAD, MAY 18</u>	05/02/2018	675.00	.00	<u>03-6368 EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	5/18		

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Total 7587:						675.00	.00					
Total CMCI LLC:						675.00	.00					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	491199	7088	<u>RENTING SKIDSTER FOR SPLASHPAD, J MORFIN, MAY 18</u>	05/31/2018	982.15	.00	<u>01-6045 CONTINGENCY</u>	1067	6/18		
Total 491199:						982.15	.00					
Total COASTLINE EQUIPMENT COMPANY:						982.15	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	1767531	7071	<u>71 EA METERS, UPGRADE METERS, WATER, MAY 18</u>	05/21/2018	4,036.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/18		
Total 1767531:						4,036.00	.00					
63	CORE & MAIN LP	1927798	7152	<u>2 EA METER LIDS, M.DAVILA, JUN.'18</u>	06/06/2018	262.40	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	6/18		
Total 1927798:						262.40	.00					
Total CORE & MAIN LP:						4,298.40	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	7946	7192	<u>TROUBLESHOOTING AT SADIE CREEK, REPLACED VFD, FUSES, ABB VFD, D.CROSSLEY, JUN.'18</u>	06/12/2018	4,838.46	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
Total 7946:						4,838.46	.00					
Total CUSTOM ELECTRIC, INC.:						4,838.46	.00					

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<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	005 76291 001	7130	<u>PUMP AND HOSE ADAPTERS FOR VAN. M.MEADE, JUN.'18, PARKS</u>	06/01/2018	433.15	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/18		
Total 005 76291 001:						433.15	.00					
Total D & B SUPPLY:						433.15	.00					
<b>DATA MANAGEMENT, INC</b>												
1748	DATA MANAGEMENT, INC	461945		<u>SOFTWARE SUPPORT, UPGRADES AND MAINTENANCE, 6-12-18 TO 6-11-19, JUNE 18</u>	06/07/2018	274.65	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/18		
1748	DATA MANAGEMENT, INC	461945		<u>SOFTWARE SUPPORT, UPGRADES AND MAINTENANCE, 6-12-18 TO 6-11-19, JUNE 18, P&amp;Z</u>	06/07/2018	98.10	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	6/18		
1748	DATA MANAGEMENT, INC	461945		<u>SOFTWARE SUPPORT, UPGRADES AND MAINTENANCE, 6-12-18 TO 6-11-19, JUNE 18, WATER</u>	06/07/2018	255.06	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/18		
1748	DATA MANAGEMENT, INC	461945		<u>SOFTWARE SUPPORT, UPGRADES AND MAINTENANCE, 6-12-18 TO 6-11-19, JUNE 18, SEWER</u>	06/07/2018	255.06	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/18		
1748	DATA MANAGEMENT, INC	461945		<u>SOFTWARE SUPPORT, UPGRADES AND MAINTENANCE, 6-12-18 TO 6-11-19, JUNE 18, PI</u>	06/07/2018	98.10	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/18		
Total 461945:						980.97	.00					
Total DATA MANAGEMENT, INC:						980.97	.00					
<b>DIGLINE</b>												
25	DIGLINE	0058284-IN		<u>DIG FEES, MAY18, WATER</u>	05/31/2018	270.65	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	5/18		

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25	DIGLINE	0058284-IN		<u>DIG FEES, MAY18, SEWER</u>	05/31/2018	270.65	.00	21-6065 DIG LINE EXPENSE	0	5/18		
25	DIGLINE	0058284-IN		<u>DIG FEES, MAY18, PI</u>	05/31/2018	103.10	.00	25-6065 DIG LINE EXPENSE	0	5/18		
Total 0058284-IN:						644.40	.00					
Total DIGLINE:						644.40	.00					
<b>DMH ENTERPRISES</b>												
1745	DMH ENTERPRISES	MAY 2018		<u>PLUMBING PERMITS, MAY 18</u>	06/07/2018	9,020.57	9,020.57	01-6202 PROFESSIONAL SERVICES	1003	6/18	06/07/2018	
Total MAY 2018:						9,020.57	9,020.57					
Total DMH ENTERPRISES:						9,020.57	9,020.57					
<b>EDNETICS INC</b>												
1831	EDNETICS INC	86732		<u>CONNECT INTERNET SERVICES, JUNE 18</u>	06/10/2018	95.00	.00	01-6052 CONTRACT SERVICES	0	6/18		
1831	EDNETICS INC	86732		<u>CONNECT INTERNET SERVICES, JUNE 18, WATER</u>	06/10/2018	65.00	.00	20-6052 CONTRACT SERVICES	0	6/18		
1831	EDNETICS INC	86732		<u>CONNECT INTERNET SERVICES, JUNE 18, SEWER</u>	06/10/2018	65.00	.00	21-6052 CONTRACT SERVICES	0	6/18		
1831	EDNETICS INC	86732		<u>CONNECT INTERNET SERVICES, JUNE 18, PI</u>	06/10/2018	25.00	.00	25-6052 CONTRACT SERVICES	0	6/18		
Total 86732:						250.00	.00					
Total EDNETICS INC:						250.00	.00					

**ELECTRICAL CONTROLS & INSTRUMENTATION**

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1744	ELECTRICAL CONTROLS & INSTRUMENTATION	MAY 2018		<u>ELECTRICAL PERMITS, MAY 18</u>	06/07/2018	11,448.49	11,448.49	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	6/18	06/07/2018	
Total MAY 2018:						11,448.49	11,448.49					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						11,448.49	11,448.49					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0684872	7107	<u>300 FT ROLL OF POLY. STOCK FOR PI, M.DAVILA, MAY'18, PI</u>	05/25/2018	161.38	.00	25-6150 MAINT. & <u>REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total 0684872:						161.38	.00					
219	FERGUSON ENTERPRISES INC	0685132	7123	<u>40FT 6IN PIPE VR-18 PIPE FOR HYDRANT REPLACEMENTS, 6 MEGA LUGS, 6 GASKET PACKS, 2 STRAPS, J COX, WATER, MAY 18</u>	05/30/2018	671.88	.00	20-6166 PP&E <u>PURCHASES OPERATIONS</u>	0	5/18		
Total 0685132:						671.88	.00					
219	FERGUSON ENTERPRISES INC	6249053	7118	<u>PARTS TO REPAIR RESTROOM TOILETS AT BERNIE FISHER, S HOWELL, PARKS, MAY 18</u>	06/01/2018	13.78	.00	01-6140 MAINT. & <u>REPAIR BUILDING</u>	1004	5/18		
Total 6249053:						13.78	.00					
219	FERGUSON ENTERPRISES INC	6249083	7118	<u>PARTS TO REPAIR RESTROOM TOILETS AT BERNIE FISHER, S HOWELL, PARKS, MAY 18</u>	05/30/2018	6.89	.00	01-6140 MAINT. & <u>REPAIR BUILDING</u>	1004	5/18		
Total 6249083:						6.89	.00					
219	FERGUSON ENTERPRISES INC	CM054957		<u>RETURNED SENSUS METERS, CREDIT MEMO, MAY 18, WATER</u>	05/29/2018	-5,114.77	.00	20-6020 CAPITAL <u>IMPROVEMENTS</u>	0	5/18		

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Total CM054957:						-5,114.77	.00					
Total FERGUSON ENTERPRISES INC:						-4,260.84	.00					
<b>FLUID CONNECTOR PRODUCTS, INC.</b>												
1083	FLUID CONNECTOR PRODUCTS, INC.	6999199	7154	<u>JOHN DEERE BACKHOE HYDRAULIC FITTINGS, S.HOWELL, JUN.'18</u>	06/04/2018	1.64	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
1083	FLUID CONNECTOR PRODUCTS, INC.	6999199	7154	<u>JOHN DEERE BACKHOE HYDRAULIC FITTINGS, S.HOWELL, JUN.'18, WATER</u>	06/04/2018	2.16	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1083	FLUID CONNECTOR PRODUCTS, INC.	6999199	7154	<u>JOHN DEERE BACKHOE HYDRAULIC FITTINGS, S.HOWELL, JUN.'18, SEWER</u>	06/04/2018	2.17	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1083	FLUID CONNECTOR PRODUCTS, INC.	6999199	7154	<u>JOHN DEERE BACKHOE HYDRAULIC FITTINGS, S.HOWELL, JUN.'18, PI</u>	06/04/2018	.59	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 6999199:						6.56	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						6.56	.00					
<b>G &amp; R AG PRODUCTS, INC.</b>												
376	G & R AG PRODUCTS, INC.	1227847-0001-	7148	<u>PARTS FOR PUMP FOR SPRAYER AT FARM, 1 CS CHEMICAL TO CLEAN SPRAYER, 3 BOTTLES OF BLUE DYE, C MCDANIELS, FARM, JUNE 18</u>	06/05/2018	452.11	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total 1227847-0001-01:						452.11	.00					
Total G & R AG PRODUCTS, INC.:						452.11	.00					
<b>GEM STATE ELECTRIC</b>												
996	GEM STATE ELECTRIC	114361	7176	<u>PUMP WORK REPAIR, INSTALL WET END KIT FOR HUBBARD L.S. REPAIR, SEWER, JUNE 18</u>	06/11/2018	150.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		

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 114361:						150.00	.00					
996	GEM STATE ELECTRIC	114362	7177	<u>PUMP LABOR, FARM BOOSTER</u> <u>PUMP REPAIR HUBBARD L.S.,</u> <u>SEWER, JUNE 18</u>	06/11/2018	1,807.55	.00	<u>21-6090 FARM</u> <u>EXPENDITURES</u>	0	6/18		
Total 114362:						1,807.55	.00					
Total GEM STATE ELECTRIC:						1,957.55	.00					
<b>GREEN'S SAND &amp; GRAVEL</b>												
536	GREEN'S SAND & GRAVEL	5994	7111	<u>SAND FOR THE SPLASH PAD,</u> <u>M.MEADE, MAY'18</u>	05/29/2018	777.56	.00	<u>01-6045</u> <u>CONTINGENCY</u>	1067	5/18		
Total 5994:						777.56	.00					
536	GREEN'S SAND & GRAVEL	5995	7111	<u>SAND FOR THE SPLASH PAD,</u> <u>M.MEADE, MAY'18</u>	05/30/2018	760.92	.00	<u>01-6045</u> <u>CONTINGENCY</u>	1067	5/18		
Total 5995:						760.92	.00					
Total GREEN'S SAND & GRAVEL:						1,538.48	.00					
<b>GREYHAWK DEVELOPMENT LLC</b>												
1406	GREYHAWK DEVELOPMENT LLC	001		<u>RELEASE OF CASH BOND</u> <u>GREYHAWK #7, JUNE 18</u>	06/07/2018	9,000.00	9,000.00	<u>30-2075</u> <u>UNEARNED</u> <u>REVENUE</u>	0	6/18	06/07/2018	
Total 001:						9,000.00	9,000.00					
Total GREYHAWK DEVELOPMENT LLC:						9,000.00	9,000.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	14829044	7066	<u>SPRINKLER PARTS, RAINBIRD</u> <u>VALVES, 9 VOLT ALKALINE</u> <u>BATTERIES, M.MEADE, MAY'18</u>	05/18/2018	246.20	.00	<u>01-6150</u> <u>MAINTENANCE &amp;</u> <u>REPAIRS -</u> <u>SYSTEM</u>	1004	5/18		

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 I4829044:						246.20	.00					
1552	H.D. FOWLER COMPANY	I4839940	7116	<u>SPRINKLER PARTS, 300 FT POLY PIPE, DRIP TUBE, COUPLINGS, LATCHING SOLENOID RAINBIRDS, REPAIR PARTS, M.MEADE, MAY'18</u>	05/30/2018	390.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total I4839940:						390.00	.00					
1552	H.D. FOWLER COMPANY	I4847746	7157	<u>SPRINKLERS, BOX KEYS, WIRE NUTS, M.MEADE, JUN.'18</u>	06/06/2018	255.58	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total I4847746:						255.58	.00					
Total H.D. FOWLER COMPANY:						891.78	.00					
<b>HARBOR FREIGHT TOOLS</b>												
1312	HARBOR FREIGHT TOOLS	003 491449 00	6928	<u>TOOLS, FOR TRUCKS #23 &amp; #6, C DEYOUNG, WATER, APR18</u>	04/26/2018	480.46	.00	20-6175 SMALL TOOLS	0	4/18		
1312	HARBOR FREIGHT TOOLS	003 491449 00	6928	<u>TOOLS, FOR TRUCKS #23 &amp; #6, C DEYOUNG, PI, APR18</u>	04/26/2018	120.11	.00	25-6175 SMALL TOOLS	0	4/18		
Total 003 491449 001:						600.57	.00					
Total HARBOR FREIGHT TOOLS:						600.57	.00					
<b>HOCOCHAN HOLDINGS, INC.</b>												
1619	HOCOCHAN HOLDINGS, INC.	AR643448		<u>MONTHLY COPYCARE, 6-3-18 TO 7-02-18, JUNE 18</u>	06/05/2018	77.28	.00	01-6052 CONTRACT SERVICES	0	6/18		
1619	HOCOCHAN HOLDINGS, INC.	AR643448		<u>MONTHLY COPYCARE, 6-3-18 TO 7-02-18, JUNE 18, P&amp;Z</u>	06/05/2018	27.60	.00	01-6052 CONTRACT SERVICES	1003	6/18		
1619	HOCOCHAN HOLDINGS, INC.	AR643448		<u>MONTHLY COPYCARE, 6-3-18 TO 7-02-18, JUNE 18, WATER</u>	06/05/2018	71.76	.00	20-6052 CONTRACT SERVICES	0	6/18		

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1619	HOCOCHAN HOLDINGS, INC.	AR643448		<u>MONTHLY COPYCARE, 6-3-18 TO 7-02-18, JUNE 18, SEWER</u>	06/05/2018	71.76	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/18		
1619	HOCOCHAN HOLDINGS, INC.	AR643448		<u>MONTHLY COPYCARE, 6-3-18 TO 7-02-18, JUNE 18, PI</u>	06/05/2018	27.60	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/18		
Total AR643448:						276.00	.00					
Total HOCOCHAN HOLDINGS, INC.:						276.00	.00					
<b>IDAHO DEPT. OF WATER RESOURCES</b>												
186	IDAHO DEPT. OF WATER RESOURCES	06112018IDW		<u>WATER RIGHTS TIME EXTENSION APPLICATION FEES, P.STEVENS, JUN.'18</u>	06/11/2018	50.00	50.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1060	6/18	06/12/2018	
Total 06112018IDWR:						50.00	50.00					
Total IDAHO DEPT. OF WATER RESOURCES:						50.00	50.00					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	06/2018		<u>CONTRACT SERVICES JUNE 18</u>	06/01/2018	5,492.33	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	6/18		
Total 06/2018:						5,492.33	.00					
Total IDAHO HUMANE SOCIETY:						5,492.33	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	06072018I		<u>ELECTRIC SERVICE FOR MAY 2018 - ST LIGHTS</u>	06/07/2018	1.15	.00	<u>01-6290 UTILITIES</u>	1002	5/18		
Total 06072018I:						1.15	.00					
38	IDAHO POWER CO	06122018I		<u>ELECTRIC SERVICE FOR MAY 2018 - ST LIGHTS</u>	06/12/2018	720.70	.00	<u>01-6290 UTILITIES</u>	1002	5/18		

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Total 06122018I:						720.70	.00					
Total IDAHO POWER CO:						721.85	.00					
<b>IDAHO PREMIER WINDOW CLEANING LLC</b>												
1943	IDAHO PREMIER WINDOW CLEANING LLC	1926	7131	<u>WINDOW CLEANING AT CITY HALL, C OSWALD, JUNE 18</u>	06/01/2018	84.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1926	7131	<u>WINDOW CLEANING AT CITY HALL, C OSWALD, JUNE 18, P&amp;Z</u>	06/01/2018	30.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1926	7131	<u>WINDOW CLEANING AT CITY HALL, C OSWALD, JUNE 18, WATER</u>	06/01/2018	78.00	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1926	7131	<u>WINDOW CLEANING AT CITY HALL, C OSWALD, JUNE 18, SEWER</u>	06/01/2018	78.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1926	7131	<u>WINDOW CLEANING AT CITY HALL, C OSWALD, JUNE 18, PI</u>	06/01/2018	30.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
Total 1926:						300.00	.00					
1943	IDAHO PREMIER WINDOW CLEANING LLC	1927	7131	<u>WINDOW CLEANING AT NWWTP, C OSWALD, JUNE 18, WATER</u>	06/01/2018	105.00	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1927	7131	<u>WINDOW CLEANING AT NWWTP, C OSWALD, JUNE 18, SEWER</u>	06/01/2018	105.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
1943	IDAHO PREMIER WINDOW CLEANING LLC	1927	7131	<u>WINDOW CLEANING AT NWWTP, C OSWALD, JUNE 18, PI</u>	06/01/2018	40.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
Total 1927:						250.00	.00					
Total IDAHO PREMIER WINDOW CLEANING LLC:						550.00	.00					







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			18		06/01/2018	-1,314.56	-1,314.56	01-4170 FRANCHISE FEES	0	6/18	06/01/2018	
Total 05252018-05312018:						11,990.80	11,990.80					
230	J & M SANITATION, INC.	05312018		RENT AND ROLL OFF CHARGES FOR 25 YD DUMPSTER AT MAINTENANCE YARD. MAY 18. PARKS	05/31/2018	158.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/18		
230	J & M SANITATION, INC.	05312018		RENT AND ROLL OFF CHARGES FOR 25 YD DUMPSTER AT MAINTENANCE YARD. MAY 18. WATER	05/31/2018	134.40	.00	20-6150 M & R - SYSTEM	0	5/18		
230	J & M SANITATION, INC.	05312018		RENT AND ROLL OFF CHARGES FOR 25 YD DUMPSTER AT MAINTENANCE YARD. MAY 18. SEWER	05/31/2018	129.60	.00	21-6150 M & R - SYSTEM	0	5/18		
230	J & M SANITATION, INC.	05312018		RENT AND ROLL OFF CHARGES FOR 25 YD DUMPSTER AT MAINTENANCE YARD. MAY 18. PI	05/31/2018	57.60	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/18		
Total 05312018:						480.00	.00					
230	J & M SANITATION, INC.	06012018-060		SANITATION RECEIPT TRANSFER. 06-01-18 TO 06-07- 18. JUNE 18	06/08/2018	42,842.90	42,842.90	26-7000 SOLID WASTE SERVICE FEES	0	6/18	06/08/2018	
230	J & M SANITATION, INC.	06012018-060		SANITATION RECEIPT TRANSFER. LESS FRANCHISE FEE. 06-01-18 TO 06-07-18. JUNE 18	06/08/2018	-4,232.87	-4,232.87	01-4170 FRANCHISE FEES	0	6/18	06/08/2018	
Total 06012018-06072018:						38,610.03	38,610.03					
230	J & M SANITATION, INC.	5312018		DISPOSAL/REMOVAL OF SLUDGE, 5-2-18 TO 5-31-18, MAY 18	05/31/2018	2,160.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	5/18		

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Total 5312018:						2,160.00	.00					
Total J & M SANITATION, INC.:						53,240.83	50,600.83					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0117079		<u>PROFESSIONAL SERVICES 4-1-18 TO 4-28-18. KUNA W 2ND PARKING LOT. MAY 18</u>	05/23/2018	3,228.00	.00	<u>03-6382 EXP-COMPASS CIM PARKING LOT</u>	0	5/18		
Total 0117079:						3,228.00	.00					
Total J-U-B ENGINEERS, INC.:						3,228.00	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	214112-005 LA		<u>PROFESSIONAL SERVICES FROM 4-1-18 TO 4-30-18. MAY 18. SEWER</u>	05/20/2018	4,135.50	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	5/18		
Total 214112-005 LAGOON 3&:						4,135.50	.00					
429	KELLER ASSOCIATES, INC.	217070-000 OL		<u>PROFESSIONAL SERVICES 4-1-18 TO 4-30-18. MAY 18. SEWER</u>	05/20/2018	5,000.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	5/18		
Total 217070-000 OLS:						5,000.00	.00					
Total KELLER ASSOCIATES, INC.:						9,135.50	.00					
<b>KUNA CHAMBER OF COMMERCE</b>												
314	KUNA CHAMBER OF COMMERCE	052918		<u>CHAMBER FEES PASS THROUGH/A TOUCH OF HOME MEMBERSHIP FOR MAY 18. MAY 18</u>	05/29/2018	125.00	.00	<u>01-2075 UNEARNED REVENUE</u>	4100	5/18		
Total 052918:						125.00	.00					
Total KUNA CHAMBER OF COMMERCE:						125.00	.00					

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KUNA LUMBER												
499	KUNA LUMBER	A98536	6999	<u>COPPER TUBING FOR BUTLER WELL, M.DAVILA, MAY'18, WATER</u>	05/07/2018	2.97	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/18		
Total A98536:						2.97	.00					
499	KUNA LUMBER	A99208	7117	<u>PULL ROPE FOR WHEEL LINE MOTORS, FARM, C MCDANIEL, MAY'18</u>	05/30/2018	3.24	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total A99208:						3.24	.00					
499	KUNA LUMBER	A99365	7155	<u>HOSE CLAMP AND NIPPLE, REPAIR SMALL SPRAYER FOR 4 WHEELER, C.MCDANIEL, JUN.'18</u>	06/05/2018	1.60	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total A99365:						1.60	.00					
499	KUNA LUMBER	A99577	7188	<u>3 EA MARKER PAINT, TAPE MEASURE, J COULTER, JUNE 18</u>	06/12/2018	45.77	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1005	6/18		
Total A99577:						45.77	.00					
499	KUNA LUMBER	B113483	7061	<u>PITCH FORK, D.POLENTZ, MAY'18</u>	05/17/2018	35.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/18		
Total B113483:						35.99	.00					
499	KUNA LUMBER	B113484	7062	<u>4 IN DIAMOND BLADE FOR GRINDER, TO CUT DRINKING WATER BARRELL, J COX, WATER, MAY 18</u>	05/17/2018	7.01	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/18		
Total B113484:						7.01	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B113521	7067	<u>THREADS, PVC, ELBOWS, IRRIGATION REPAIR AND STOCK, J.WEBB, MAY'18</u>	05/18/2018	12.26	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total B113521:						12.26	.00					
499	KUNA LUMBER	B113783	7098	<u>REDUCER, HOSE FITTING, DRINKING WATER PIT REPAIR, 1/4 IN BRASS COUPLER, M DAVILA, MAY 18, PI</u>	05/24/2018	12.66	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total B113783:						12.66	.00					
499	KUNA LUMBER	B113791	7101	<u>10 EA CONCRETE BLOCKS, HYDRANT MAINTENANCE, R JONES, WATER, MAY 18</u>	05/24/2018	68.58	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	6/18		
Total B113791:						68.58	.00					
499	KUNA LUMBER	B113953	7113	<u>6 CONCRETE BLOCKS, HYDRANT MAINTENANCE, J.WEBB WATER MAY '18</u>	05/29/2018	14.42	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	6/18		
Total B113953:						14.42	.00					
499	KUNA LUMBER	B113993	7120	<u>9 EA CONCRETE BLOCKS, HYDRANT MAINTENANCE, J.WEBB, MAY'18</u>	05/30/2018	21.63	.00	<u>20-6166 PP&amp;E PURCHASES OPERATIONS</u>	0	6/18		
Total B113993:						21.63	.00					
499	KUNA LUMBER	B114011	7122	<u>BAR OIL FOR CHAINSAW, D POLENTZ, PARKS, MAY 18</u>	05/30/2018	11.24	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
Total B114011:						11.24	.00					
499	KUNA LUMBER	B114198	7144	<u>NUTS AND BOLTS FOR THE WHEEL LINES, C.MCDANIEL, JUN.'18</u>	06/05/2018	39.48	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		

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Total B114198:						39.48	.00					
499	KUNA LUMBER	B114227	7153	<u>ZIP TIES, REBAR TIEWIRE TO HANG SIGNS, M.MEADE, JUN.'18</u>	06/05/2018	8.53	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total B114227:						8.53	.00					
499	KUNA LUMBER	B114231	7156	<u>3 EA PVC COUPLERS IRRIGATION REPAIRS, J.WEBB, JUN.'18</u>	06/05/2018	14.28	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
Total B114231:						14.28	.00					
499	KUNA LUMBER	B114333	7166	<u>BOX OF HOSE CLAMPS, 3 POLY INSERT ELBOWS, PI SUPPLIES, J COX, JUNE 18</u>	06/07/2018	14.74	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
Total B114333:						14.74	.00					
499	KUNA LUMBER	B114379	7171	<u>PAINT ROLLERS, PAINT BRUSHER AND PANS FOR THE FLOOR AT CEDAR WELL, M DAVILA, WATER, JUNE 18</u>	06/08/2018	30.77	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
Total B114379:						30.77	.00					
499	KUNA LUMBER	B114486	7184	<u>TOOL BOX FOR 4-WHEELER, C.MCDANIEL</u>	06/11/2018	26.99	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total B114486:						26.99	.00					
Total KUNA LUMBER:						372.16	.00					

KUNA RURAL FIRE DISTRICT

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
1893	KUNA RURAL FIRE DISTRICT	MAY 18		<u>KRFD PLAN REVIEW FEE TRANSFER FEE, LESS ADMIN FEE, MAY 18</u>	06/07/2018	3.50	.00	01-4155 ADMINISTRATION SERVICES	0	6/18		
Total MAY 18:						3.50	.00					
1893	KUNA RURAL FIRE DISTRICT	MAY 18-2		<u>KUNA RURAL FIRE DISTRICT IMPACT FEES, LESS ADMIN FEES, MAY 18</u>	06/07/2018	96.00	.00	01-4155 ADMINISTRATION SERVICES	0	6/18		
Total MAY 18-2:						96.00	.00					
Total KUNA RURAL FIRE DISTRICT:						99.50	.00					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	MAY 18		<u>KRFD IMPACT FEES, MAY 18</u>	06/07/2018	11,216.00	11,216.00	01-2511 KRFD IMPACT FEE TRANSFER	0	6/18	06/07/2018	
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	MAY 18		<u>KRFD IMPACT FEES LESS ADMIN FEE, MAY 18</u>	06/07/2018	-96.00	-96.00	01-4155 ADMINISTRATION SERVICES	0	6/18	06/07/2018	
Total MAY 18:						11,120.00	11,120.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						11,120.00	11,120.00					
<b>KUNA RURAL FIRE DISTRICT (PLAN REVIEW)</b>												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	MAY 18		<u>KRFD PLAN REVIEW FEE, MAY 18</u>	06/07/2018	350.00	350.00	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	6/18	06/07/2018	
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	MAY 18		<u>KRFD PLAN REVIEW FEE LESS ADMIN FEE, MAY 18</u>	06/07/2018	-3.50	-3.50	01-4155 ADMINISTRATION SERVICES	0	6/18	06/07/2018	
Total MAY 18:						346.50	346.50					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						346.50	346.50					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>L2 EXCAVATION LLC</b>												
1868	L2 EXCAVATION LLC	053118	7174	<u>SWAN FALLS SEWER MAIN REPAIR, T FLEMING, SEWER, MAY 18</u>	05/31/2018	2,697.67	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/18		
Total 053118:						2,697.67	.00					
Total L2 EXCAVATION LLC:						2,697.67	.00					
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800302745	6978	<u>REPAIRING LAWMOWER TIRE, C MCDANIELS, FARM, MAY 18</u>	05/03/2018	16.00	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 12800302745:						16.00	.00					
221	LES SCHWAB TIRES	12800304182		<u>2 25-10.5-12 CARLISLE ALL TRAIL TIRES FOR PARKS SWEEPER, MAY 18, PARKS</u>	05/09/2018	319.82	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/18		
Total 12800304182:						319.82	.00					
221	LES SCHWAB TIRES	12800307073	7126	<u>TIRES FOR LAWN VACUUM, MAY'18</u>	05/30/2018	416.66	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/18		
Total 12800307073:						416.66	.00					
Total LES SCHWAB TIRES:						752.48	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	17671778		<u>REOCCURING TANK RENTAL FEE, JUNE 18</u>	05/31/2018	28.67	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
Total 17671778:						28.67	.00					
Total MATHESON TRI-GAS INC:						28.67	.00					

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<b>PAIGE MECHANICAL GROUP, INC.</b>												
1654	PAIGE MECHANICAL GROUP, INC.	6597		<u>REPLACED BLOWER MOTOR, HVAC, ADMIN BUILDING AT PLANT, M.NADEAU, MAY'18</u>	05/31/2018	566.15	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	5/18		
Total 6597:						566.15	.00					
1654	PAIGE MECHANICAL GROUP, INC.	6599	6826	<u>SPRING HVAC MAINTENANCE, T.SHAFFER, APR.'18</u>	05/31/2018	1,769.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	5/18		
Total 6599:						1,769.00	.00					
Total PAIGE MECHANICAL GROUP, INC.:						2,335.15	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	166219	7092	<u>FUEL FILTER FOR TRUCK #1, S.HOWELL, MAY'18</u>	05/23/2018	15.78	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/18		
Total 166219:						15.78	.00					
470	PARTS, INC.	166802	6841	<u>GEAR OIL FOR SEWER VAC TRUCK, S.HOWELL, APR.'18</u>	05/31/2018	1.21	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	4/18		
470	PARTS, INC.	166802	6841	<u>GEAR OIL FOR SEWER VAC TRUCK, S.HOWELL, APR.'18 - WATER</u>	05/31/2018	1.59	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/18		
470	PARTS, INC.	166802	6841	<u>GEAR OIL FOR SEWER VAC TRUCK, S.HOWELL, APR.'18 - SEWER</u>	05/31/2018	1.59	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	4/18		
470	PARTS, INC.	166802	6841	<u>GEAR OIL FOR SEWER VAC TRUCK, S.HOWELL, APR.'18 - P.I</u>	05/31/2018	.43	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	4/18		
Total 166802:						4.82	.00					
470	PARTS, INC.	166916	7133	<u>2 CYCLE OIL FOR PARKS, D.POLENTZ, JUN.'18</u>	06/01/2018	5.34	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		

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 166916:						5.34	.00					
470	PARTS, INC.	167160	7146	<u>AIR FILTER FOR THE SPREADER, S.HOWELL, JUN.'18</u>	06/05/2018	31.38	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
Total 167160:						31.38	.00					
470	PARTS, INC.	167174	7149	<u>BATTERY AND FUEL FILTER FOR THE SPREADER, S.HOWELL, JUN.'18</u>	06/05/2018	37.09	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
Total 167174:						37.09	.00					
Total PARTS, INC.:						94.41	.00					
<b>PIPECO, INC</b>												
55	PIPECO, INC	S3007382.001	7045	<u>SLIDE ASSEMBLY FOR PARK AND CEDAR AVE, J.WEBB, MAY</u>	05/14/2018	20.94	.00	<u>25-6115 MAINT &amp; REPAIR-SYSTEM-GRAVITY</u>	0	5/18		
Total S3007382.001:						20.94	.00					
Total PIPECO, INC:						20.94	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1211303		<u>SERVICE CHARGES, FOR INVOICE #1192770, JUN.'18</u>	06/01/2018	5.63	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
Total 1211303:						5.63	.00					
Total RAIN FOR RENT:						5.63	.00					
<b>RIDGEWOOD ENTERPRISES, INC</b>												
1728	RIDGEWOOD ENTERPRISES, INC	05012018R	6951	<u>GASKET SET FOR THE WATER VAC TRAILER, S.HOWELL, MAY'18</u>	05/01/2018	13.99	.00	<u>20-6142 MAINT. &amp; REPAIRS-EQUIPMENT</u>	0	5/18		

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 05012018R:						13.99	.00					
Total RIDGEWOOD ENTERPRISES, INC:						13.99	.00					
<b>ROBERT RAY SEEKELL</b>												
1942	ROBERT RAY SEEKELL	1	7139	<u>TREE TRIMMING, J.MORFIN, JUN.'18</u>	06/06/2018	1,800.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 1:						1,800.00	.00					
Total ROBERT RAY SEEKELL:						1,800.00	.00					
<b>ROCKY MOUNTAIN TURF &amp; INDUSTRI</b>												
478	ROCKY MOUNTAIN TURF & INDUSTRI	W00702		<u>TIRES REPLACED ON THE JACOBSON MOWER, MAY'18</u>	05/29/2018	1,034.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/18		
Total W00702:						1,034.50	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						1,034.50	.00					
<b>SALUTE VENTURES INC</b>												
1880	SALUTE VENTURES INC	I10000364	7185	<u>EVENT SHIRTS FOR CLERKS OFFICE, JUN.'18</u>	06/11/2018	92.70	.00	01-6155 MEETINGS/COMMI TEES	1032	6/18		
1880	SALUTE VENTURES INC	I10000364	7185	<u>EVENT SHIRTS FOR CLERKS OFFICE, JUN.'18</u>	06/11/2018	4.12	.00	20-6155 MEETINGS/COMMI TEES	1032	6/18		
1880	SALUTE VENTURES INC	I10000364	7185	<u>EVENT SHIRTS FOR CLERKS OFFICE, JUN.'18</u>	06/11/2018	4.12	.00	21-6155 MEETINGS/COMMI TEES	1032	6/18		
1880	SALUTE VENTURES INC	I10000364	7185	<u>EVENT SHIRTS FOR CLERKS OFFICE, JUN.'18</u>	06/11/2018	2.06	.00	25-6155 MEETING/COMMIT TEES	1032	6/18		

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Total I10000364:						103.00	.00					
Total SALUTE VENTURES INC:						103.00	.00					
<b>SHARP ELECTRONICS CORP -LEASE</b>												
1734	SHARP ELECTRONICS CORP - LEASE	5004867438		<u>LEASE OF SHARP COPIER AT TREATMENT PLANT. MODEL MX2615N, JUN.'18</u>	06/05/2018	17.33	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
1734	SHARP ELECTRONICS CORP - LEASE	5004867438		<u>LEASE OF SHARP COPIER AT TREATMENT PLANT. MODEL MX2615N, JUN.'18</u>	06/05/2018	27.92	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1734	SHARP ELECTRONICS CORP - LEASE	5004867438		<u>LEASE OF SHARP COPIER AT TREATMENT PLANT. MODEL MX2615N, JUN.'18</u>	06/05/2018	34.65	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1734	SHARP ELECTRONICS CORP - LEASE	5004867438		<u>LEASE OF SHARP COPIER AT TREATMENT PLANT. MODEL MX2615N, JUN.'18</u>	06/05/2018	16.36	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 5004867438:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
<b>SPECIALTY PLASTICS &amp; FABRICATI, INC.</b>												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	72221	7086	<u>CHECK VALVES ON REUSE SYSTEM, T.SHAFFER, MAY'18</u>	05/25/2018	827.87	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/18		
Total 72221:						827.87	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	72309-CR		<u>RETURNING PVC FROM INVOICE #72203. CREDIT MEMO</u>	06/06/2018	-496.52	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
Total 72309-CR:						-496.52	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						331.35	.00					

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<b>STAR CONSTRUCTION, L.L.C.</b>												
260	STAR CONSTRUCTION, L.L.C.	2343	7173	<u>7/8" TAP, FOR PRESSURE TRANSDUCER AT TEN MILE LIFT STATION, T.FLEMING, MAY'18</u>	05/30/2018	150.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/18		
Total 2343:						150.00	.00					
Total STAR CONSTRUCTION, L.L.C.:						150.00	.00					
<b>SWANK MOTION PICTURES INC</b>												
1877	SWANK MOTION PICTURES INC	DB 2515025	6551	<u>DESPICABLE ME 3, MOVIES IN THE PARK, JUN.'18</u>	05/31/2018	435.00	.00	<u>03-6375 EXPENDITURE- MOVIES IN THE PAR</u>	0	6/18		
Total DB 2515025:						435.00	.00					
Total SWANK MOTION PICTURES INC:						435.00	.00					
<b>THE JORDEL COMPANY</b>												
1523	THE JORDEL COMPANY	1167	6980	<u>POSTAGE FOR MAILING THE MUNICIPAL CODE TO THE COUNTY, F.GIDDINGS, MAY'18</u>	05/03/2018	12.56	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	5/18		
Total 1167:						12.56	.00					
1523	THE JORDEL COMPANY	1222	7028	<u>ORDER LG ORANGE CORRECTION NOTICE STICKERS FOR J COULTER, AND ROUGH ELECTRICAL PASSES STICKERS, MAY 18</u>	05/15/2018	150.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	5/18		
Total 1222:						150.00	.00					
1523	THE JORDEL COMPANY	1231	7053	<u>RETURN SHIPPING FOR BATTERY AND CORD FOR WATER PRESSURE TESTER, WRONG ITEMS, B WITHROW, PARKS, MAY 18</u>	05/16/2018	11.21	.00	<u>26-6190 POSTAGE &amp; BILLING</u>	1004	5/18		

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Total 1231:						11.21	.00					
1523	THE JORDEL COMPANY	1244	7028	<u>ORDER LG ORANGE CORRECTION NOTICE STICKERS FOR J COULTER AND ROUGH ELECTRICAL PASSES STICKERS, MAY 18</u>	05/18/2018	160.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	5/18		
Total 1244:						160.00	.00					
Total THE JORDEL COMPANY:						333.77	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:05596208	7169	<u>5 EA. 5-GALLON BOTTLES OF WATER FOR THE MAINTENANCE SHOP</u>	06/08/2018	28.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/18		
Total 2160:05596208:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:05604512	7128	<u>3 EA. 5-GALLON BOTTLES OF WATER, 2 EA. SUGAR CANNISTERS, 1 WATER COOLER RENTAL, 1 EA. BOX HOT CHOCOLATE PACKETS, AT TREATMENT PLANT, C.OSWALD, MAY'18</u>	05/31/2018	14.19	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/18		
992	TREASURE VALLEY COFFEE	2160:05604512	7128	<u>3 EA. 5-GALLON BOTTLES OF WATER, 2 EA. SUGAR CANNISTERS, 1 WATER COOLER RENTAL, 1 EA. BOX HOT CHOCOLATE PACKETS, AT TREATMENT PLANT, C.OSWALD, MAY'18</u>	05/31/2018	14.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/18		
992	TREASURE VALLEY COFFEE	2160:05604512	7128	<u>3 EA. 5-GALLON BOTTLES OF WATER, 2 EA. SUGAR CANNISTERS, 1 WATER COOLER RENTAL, 1 EA. BOX HOT CHOCOLATE PACKETS, AT TREATMENT PLANT, C.OSWALD, MAY'18</u>	05/31/2018	5.41	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/18		

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Total 2160:05604512:						33.80	.00					
992	TREASURE VALLEY COFFEE	2160:05617232	7170	<u>8 EA. 5-GALLON BOTTLES OF WATER FOR CITY HALL</u>	06/08/2018	45.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 2160:05617232:						45.60	.00					
992	TREASURE VALLEY COFFEE	2160:05627387	7142	<u>FIRST AID REPLACEMENTS AT THE TREATMENT PLANT, J.MORFIN, JUN.'18</u>	06/05/2018	105.80	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/18		
992	TREASURE VALLEY COFFEE	2160:05627387	7142	<u>FIRST AID REPLACEMENTS AT LAGOONS, J.MORFIN, JUN.'18</u>	06/05/2018	2.50	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/18		
992	TREASURE VALLEY COFFEE	2160:05627387	7142	<u>FIRST AID REPLACEMENTS AT MAINTENANCE SHOP, J.MORFIN, JUN.'18</u>	06/05/2018	4.30	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	6/18		
992	TREASURE VALLEY COFFEE	2160:05627387	7142	<u>FIRST AID REPLACEMENTS AT CITY HALL, J.MORFIN, JUN.'18</u>	06/05/2018	40.50	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	6/18		
Total 2160:05627387:						153.10	.00					
992	TREASURE VALLEY COFFEE	2160:05627387	7143	<u>1 CREAMER FOR CITY HALL, JUNE 18</u>	06/05/2018	3.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 2160:05627387-01:						3.70	.00					
Total TREASURE VALLEY COFFEE:						264.70	.00					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	064181380551		<u>FRED PRYOR TRAINING, EXCEL WORKSHOP, P.STEVENS, MAY'18</u>	05/18/2018	12.50	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	0	5/18		
1444	U.S. BANK (VISA)	064181380551		<u>FRED PRYOR TRAINING, EXCEL WORKSHOP, P.STEVENS, MAY'18</u>	05/18/2018	16.50	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	1003	5/18		

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1444	U.S. BANK (VISA)	064181380551		<u>FRED PRYOR TRAINING, EXCEL WORKSHOP, P.STEVENS, MAY'18</u>	05/18/2018	16.50	.00	<u>21-6265 TRAINING &amp; SCH00LING EXPENSE</u>	1003	5/18		
1444	U.S. BANK (VISA)	064181380551		<u>FRED PRYOR TRAINING, EXCEL WORKSHOP, P.STEVENS, MAY'18</u>	05/18/2018	4.50	.00	<u>25-6265 TRAINING &amp; SCH00LING EXPENSE</u>	1003	5/18		
Total 06418138055103382238:						50.00	.00					
1444	U.S. BANK (VISA)	104381220101	6949	<u>TOOL BACKPACK, SPIRAL BIT SET, GRIPLOCK PLIERS, OXIDE SET, SCREWDRIVER SET, PARKS, MAY'18</u>	05/01/2018	262.83	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/18		
1444	U.S. BANK (VISA)	104381220101	6949	<u>45 GALLON LATCH AND STACK BUCKET, MAY'18</u>	05/01/2018	24.97	.00	<u>03-6375 EXPENDITURE- MOVIES IN THE PAR</u>	0	5/18		
1444	U.S. BANK (VISA)	104381220101	6949	<u>POTTING SOIL, VEGETABLE PLANTS, PEAT POTS, FOR RANGER PROGRAM, MAY'18</u>	05/01/2018	22.07	.00	<u>01-6265 TRAINING &amp; SCH00LING</u>	1086	5/18		
Total 10438122010194625501:						309.87	.00					
1444	U.S. BANK (VISA)	104381250101	6993	<u>HOME DEPOT, CAUTION TAPE FOR KUNA CLEANUP, J.MORFIN, MAY'18</u>	05/04/2018	114.85	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/18		
Total 10438125010194850098:						114.85	.00					
1444	U.S. BANK (VISA)	130881430702	7079	<u>ALIBABA.COM, BANDANAS FOR MUD RUN, J MORFIN, MAY 18</u>	05/22/2018	737.28	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/18		
Total 13088143070244663176:						737.28	.00					
1444	U.S. BANK (VISA)	309981440915		<u>WINDOWS 10 PRO SOFTWARE FOR THE NEW LAPTOP AT THE TREATMENT PLANT CONFERENCE ROOM, B.BACHMAN, JUN.'18</u>	05/24/2018	100.00	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/18		

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1444	U.S. BANK (VISA)	309981440915		<u>WINDOWS 10 PRO SOFTWARE FOR THE NEW LAPTOP AT THE TREATMENT PLANT CONFERENCE ROOM, B.BACHMAN, JUN.'18</u>	05/24/2018	99.99	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 30998144091500007894:						199.99	.00					
1444	U.S. BANK (VISA)	310581166360		<u>IMC, ROCK BARK FOR THE KUNA! SIGN PROJECT, K.DUTRA, JUN.'18</u>	04/26/2018	385.77	.00	<u>03-6381 EXP - DNTWN REVIT ART - TTV</u>	0	4/18		
Total 31058116636000117928:						385.77	.00					
1444	U.S. BANK (VISA)	310681280833	6998	<u>AMAZON.COM, CORD FOR THE SPEAKER SYSTEM, J.MORFIN, MAY'18</u>	05/07/2018	6.99	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/18		
Total 31068128083301550595:						6.99	.00					
1444	U.S. BANK (VISA)	310681300833	7012	<u>6-2PK REPLACEMENT CELL PHONE HOLSTERS WITH CLIPS, MAY 18</u>	05/10/2018	102.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 31068130083307686498:						102.80	.00					
1444	U.S. BANK (VISA)	310681350837	7034	<u>AMAZON.COM, WIRELESS MOUSE AND NECK REST FOR D.STEPHENS AND J.HELLMAN, MAY'18</u>	05/14/2018	26.43	.00	<u>01-6175 SMALL TOOLS</u>	1003	5/18		
Total 31068135083711396267:						26.43	.00					
1444	U.S. BANK (VISA)	316881230140	6972	<u>DISCOUNT MUGS.COM, BALLS, BOTTLES, PENS, &amp; FRISBEES, FOR RANGER PROGRAM, J.LORENTZ, MAY'18</u>	05/03/2018	462.70	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1086	5/18		
Total 31688123014000527719:						462.70	.00					

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1444	U.S. BANK (VISA)	450081254001		<u>WM SUPERSTORE, MOVIE IN THE PARK, J.MORFIN, JUN.'18</u>	05/04/2018	2.21	.00	03-6375 <u>EXPENDITURE- MOVIES IN THE PAR</u>	0	5/18		
Total 45008125400129767891:						2.21	.00					
1444	U.S. BANK (VISA)	450081310009	7023	<u>2_STROKE OIL, M.MEADE, MAY'18</u>	05/10/2018	11.96	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	1004	5/18		
Total 45008131000977300308:						11.96	.00					
1444	U.S. BANK (VISA)	552381220837	6948	<u>WALMART - MOVIES, J.MORFIN, APR.'18</u>	05/02/2018	165.37	.00	03-6375 <u>EXPENDITURE- MOVIES IN THE PAR</u>	0	5/18		
Total 55238122083702610360:						165.37	.00					
1444	U.S. BANK (VISA)	921581298942	6998	<u>CORD AND BATTERY PRESSURE READER, B.WITHROW, MAY'18</u>	05/09/2018	120.45	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	1004	5/18		
Total 92158129894282764235:						120.45	.00					
1444	U.S. BANK (VISA)	921581347402	7035	<u>CLANCY'S CREATIONS, CONF. REFRESHMENTS, MAY'18</u>	05/14/2018	60.00	.00	01-6070 <u>DONATIONS EXPENSE</u>	0	5/18		
Total 92158134740292626372:						60.00	.00					
1444	U.S. BANK (VISA)	921581348944	7041	<u>SWID AWWA, REGISTRATION FOR CLASS, DRINKING WATER REGULATIONS, D.CROSSLEY, MAY'18</u>	05/14/2018	25.20	.00	20-6265 TRAINING & SCHOOLING <u>EXPENSE</u>	0	5/18		
1444	U.S. BANK (VISA)	921581348944	7041	<u>SWID AWWA, REGISTRATION FOR CLASS, DRINKING WATER REGULATIONS, D.CROSSLEY, MAY'18</u>	05/14/2018	25.20	.00	21-6265 TRAINING & SCHOOLING <u>EXPENSE</u>	0	5/18		

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1444	U.S. BANK (VISA)	921581348944	7041	<u>SWID AWWA. REGISTRATION FOR CLASS. DRINKING WATER REGULATIONS, D.CROSSLEY, MAY'18</u>	05/14/2018	9.80	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/18		
Total 92158134894472623103:						60.20	.00					
1444	U.S. BANK (VISA)	921581427402	7083	<u>TEN LITTLE CHICKS. BREAD FOR THE ARTS COMMISSION, MAY'18</u>	05/22/2018	55.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	1064	5/18		
Total 92158142740293593092:						55.00	.00					
1444	U.S. BANK (VISA)	921681241006	6938	<u>AMAZON.COM. 10 EA. PHONE CASES FOR STOCK, J.MARSH, MAY'18</u>	05/04/2018	66.04	.00	<u>01-6175 SMALL TOOLS</u>	0	5/18		
Total 92168124100608323587:						66.04	.00					
1444	U.S. BANK (VISA)	921681241008	6973	<u>AMAZON.COM. EXPLORER SETS FOR RANGER PROGRAM, J.LORENTZ, JUN.'18</u>	05/04/2018	899.40	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1086	5/18		
Total 92168124100809833038:						899.40	.00					
1444	U.S. BANK (VISA)	921681301007		<u>AMAZON.COM. RETURN OF PHONE CLIPS, WRONG ITEMS ORDERED, JUN.'18</u>	05/10/2018	-66.04	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 92168130100750373072:						-66.04	.00					
1444	U.S. BANK (VISA)	921681441003	7100	<u>AMAZON.COM. "PAID" STAMP, RANGER BINOCULAR KITS, CANOPY FOR RANGER PROGRAM, J LORENTZ, MAY'18</u>	05/24/2018	169.40	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1086	5/18		
Total 92168144100303528825:						169.40	.00					



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				LAPTOP (\$399.99), HIGH SPEED HDMI CABLE (\$9.99 X 2) - B.BACHMAN, FOR TREATMENT PLANT CONFERENCE ROOM, MAY'18	05/17/2018	172.80	.00	25-6175 SMALL TOOLS	0	5/18		
Total 99008137295060000415:						1,379.92	.00					
1444	U.S. BANK (VISA)	990081412950	7077	BEST BUY, CHARGING CORD AND 2 SD CARDS FOR PRESSURE TESTER, B.WITHROW, JUN.'18	05/21/2018	52.97	.00	01-6175 SMALL TOOLS	1004	5/18		
Total 99008141295003039458:						52.97	.00					
Total U.S. BANK (VISA):						5,467.92	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA595187	7049	ALUMINUM SULFATE, T.SHAFFER, MAY'18	05/29/2018	5,209.79	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/18		
Total NA595187:						5,209.79	.00					
Total UNIVAR USA, INC.:						5,209.79	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	588506	7138	COLORED DOOR HANGERS, D.CROSSLEY, JUN.'18	06/04/2018	23.23	.00	20-6165 OFFICE SUPPLIES	0	6/18		
265	USA BLUE BOOK	588506	7138	COLORED DOOR HANGERS, D.CROSSLEY, JUN.'18	06/04/2018	5.81	.00	25-6165 OFFICE SUPPLIES	0	6/18		
Total 588506:						29.04	.00					
265	USA BLUE BOOK	588852	7138	COLORED DOOR HANGERS, D.CROSSLEY, JUN.'18	06/04/2018	36.83	.00	20-6165 OFFICE SUPPLIES	0	6/18		
265	USA BLUE BOOK	588852	7138	COLORED DOOR HANGERS, D.CROSSLEY, JUN.'18	06/04/2018	9.20	.00	25-6165 OFFICE SUPPLIES	0	6/18		

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Total 588852:						46.03	.00					
Total USA BLUE BOOK:						75.07	.00					
<b>UTILITY REFUND #5</b>												
1923	UTILITY REFUND #5	120130.01		<u>JAMES BAILEY, 536 N FLAUSON AVE. UTILITY REFUND</u>	06/01/2018	81.30	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 120130.01:						81.30	.00					
1923	UTILITY REFUND #5	121850.03		<u>DAKOTA BLASER, 1697 W SEGO PRAIRIE ST. UTILITY REFUND</u>	06/12/2018	57.88	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 121850.03:						57.88	.00					
1923	UTILITY REFUND #5	121985.01		<u>INTEGRITY HOMES &amp; DESIGN, 842 N CALYPSO AVE. UTILITY REFUND</u>	06/01/2018	54.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 121985.01:						54.99	.00					
1923	UTILITY REFUND #5	150380.04		<u>KELSEY B VANDERWIEL, 1383 N TUMBLER DR. UTILITY REFUND</u>	05/30/2018	5.15	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 150380.04:						5.15	.00					
1923	UTILITY REFUND #5	160220.02		<u>KELSEY MINTON, 327 W HESSTON ST. UTILITY REFUND</u>	05/30/2018	4.22	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 160220.02:						4.22	.00					
1923	UTILITY REFUND #5	163050.02		<u>DIANA Y STADING, 323 E LINMAR DR. UTILITY REFUND</u>	05/30/2018	84.78	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		

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Total 163050.02:						84.78	.00					
1923	UTILITY REFUND #5	173200.02A		<u>ELMER MUNOZ, 1467 W SCOOP ST, UTILITY REFUND</u>	06/13/2018	80.00	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 173200.02A:						80.00	.00					
1923	UTILITY REFUND #5	173300.03		<u>BENJAMIN FISHER, 431 S ROCKER AVE, UTILITY REFUND</u>	06/01/2018	73.71	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 173300.03:						73.71	.00					
1923	UTILITY REFUND #5	175010.01		<u>CBH, 246 S ROCKER AVE, UTILITY REFUND</u>	05/30/2018	17.27	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 175010.01:						17.27	.00					
1923	UTILITY REFUND #5	175012.01		<u>CBH, 300 S ROCKER AVE, UTILITY REFUND</u>	05/30/2018	85.59	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 175012.01:						85.59	.00					
1923	UTILITY REFUND #5	175027.01		<u>CBH, 1461 W BAYHORSE ST, UTILITY REFUND</u>	05/30/2018	54.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 175027.01:						54.99	.00					
1923	UTILITY REFUND #5	180250.01		<u>MICAH CRAWFORD, 1362 N KOLNES AVE, UTILITY REFUND</u>	06/12/2018	3.80	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 180250.01:						3.80	.00					
1923	UTILITY REFUND #5	180810.02		<u>KAREN ZIOLKOWSKI, 1192 N TASAVOL AVE, UTILITY REFUND</u>	06/01/2018	69.04	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		

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Total 180810.02:						69.04	.00					
1923	UTILITY REFUND #5	181980.05		<u>DAVID DICKINSON, 1534 W CRENSHAW ST, UTILITY REFUND</u>	06/01/2018	27.37	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 181980.05:						27.37	.00					
1923	UTILITY REFUND #5	221630.03		<u>DANIEL NEITZLING, 848 S TOMEN AVE, UTILITY REFUND</u>	06/01/2018	75.51	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 221630.03:						75.51	.00					
1923	UTILITY REFUND #5	221775.02		<u>JOSHUA PARKER, 923 S WISTON PL, UTILITY REFUND</u>	06/01/2018	89.15	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 221775.02:						89.15	.00					
1923	UTILITY REFUND #5	222003.01		<u>AUTUMN GOLD SENIOR SERVICES, 700 S WISTON AVE, UTILITY REFUND</u>	06/01/2018	33.04	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 222003.01:						33.04	.00					
1923	UTILITY REFUND #5	230040.01		<u>JESSICA S BAKER, 1086 W OMPHALE ST, UTILITY REFUND</u>	05/30/2018	262.40	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 230040.01:						262.40	.00					
1923	UTILITY REFUND #5	230715.02		<u>STEPHANIE BUDGE, 420 S WILLOW TREE AVE, UTILITY REFUND</u>	06/01/2018	6.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 230715.02:						6.99	.00					
1923	UTILITY REFUND #5	240165.01		<u>MICHAEL C CASE, 691 N MUDSTONE WAY, UTILITY REFUND</u>	06/12/2018	64.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		

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Total 240165.01:						64.92	.00					
1923	UTILITY REFUND #5	240245.01		<u>BRIAN BAILEY, 896 E LIMESTONE ST. UTILITY REFUND</u>	06/12/2018	59.92	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 240245.01:						59.92	.00					
1923	UTILITY REFUND #5	253045.02		<u>NANCY MILLER, 635 W TEST CT. UTILITY REFUND</u>	06/01/2018	72.95	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 253045.02:						72.95	.00					
1923	UTILITY REFUND #5	264660.02		<u>JOHN STOCKE, 2085 N ROSEDUST DR. UTILITY REFUND</u>	06/07/2018	51.70	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 264660.02:						51.70	.00					
1923	UTILITY REFUND #5	265128.01		<u>RIVERWOOD HOMES, 2341 N VAN DYKE AVE. UTILITY REFUND</u>	06/12/2018	65.32	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 265128.01:						65.32	.00					
1923	UTILITY REFUND #5	268024.01		<u>CBH, 2769 W CRENSHAW ST. UTILITY REFUND</u>	05/30/2018	53.43	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 268024.01:						53.43	.00					
1923	UTILITY REFUND #5	274320.03		<u>KANDRA M KULLA, 2439 N PEACH WILLOW AVE. UTILITY REFUND</u>	05/30/2018	44.39	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 274320.03:						44.39	.00					

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1923	UTILITY REFUND #5	274635.04		<u>ANTHONY MOAYYER, 362 W QUAKING ASPEN LN, UTILITY REFUND</u>	06/12/2018	63.28	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 274635.04:						63.28	.00					
1923	UTILITY REFUND #5	274665.03		<u>EZRA GWILLIAM, 230 W QUAKING ASPEN LN, UTILITY REFUND</u>	06/01/2018	305.51	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 274665.03:						305.51	.00					
1923	UTILITY REFUND #5	277013.01A		<u>CBH HOMES, 632 W QUAKING ASPEN DR, UTILITY REFUND</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 277013.01A:						59.49	.00					
1923	UTILITY REFUND #5	277017.01		<u>CBH, 2574 N HONEYSUCKLE WAY, UTILITY REFUND</u>	06/12/2018	43.48	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 277017.01:						43.48	.00					
1923	UTILITY REFUND #5	277018.01A		<u>CBH, 2558 N HONEYSUCKLE WAY, UTILITY REFUND</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 277018.01A:						59.49	.00					
1923	UTILITY REFUND #5	277019.01		<u>CBH, 2542 N HONEYSUCKLE WAY, UTILITY REFUND</u>	05/30/2018	73.71	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 277019.01:						73.71	.00					
1923	UTILITY REFUND #5	277046.01A		<u>CBH, 2498 N IDITAROD WAY, UTILITY REFUND</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 277046.01A:						59.49	.00					

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1923	UTILITY REFUND #5	277334.01		<u>CBH, 199 W SCREECH OWL DR, UTILITY REFUND</u>	05/30/2018	59.67	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 277334.01:						59.67	.00					
1923	UTILITY REFUND #5	277343.01		<u>CBH, 2218 N DOE AVE, UTILITY REFUND</u>	06/12/2018	40.36	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 277343.01:						40.36	.00					
1923	UTILITY REFUND #5	278103.01A		<u>CBH HOMES, 3063 W FUJI CT, UTILITY REFUND3</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278103.01A:						59.49	.00					
1923	UTILITY REFUND #5	278112.01		<u>CBH, 8835 S RED DELICIOUS WAY, UTILITY REFUND</u>	06/12/2018	79.36	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278112.01:						79.36	.00					
1923	UTILITY REFUND #5	278114.01		<u>CBH, 8871 S RED DELICIOUS WAY, UTILITY REFUND</u>	06/12/2018	41.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278114.01:						41.92	.00					
1923	UTILITY REFUND #5	278137.01		<u>CBH, 8887 S ROYAL GALA AVE, UTILITY REFUND</u>	06/12/2018	10.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278137.01:						10.92	.00					
1923	UTILITY REFUND #5	278138.01A		<u>CBH, 8901 S ROYAL GALA AVE, UTILITY REFUND</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278138.01A:						59.49	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1923	UTILITY REFUND #5	280395.01		<u>TRIDENT HOMES, 2217 N CITRINE AVE, UTILITY REFUND</u>	06/12/2018	77.48	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 280395.01:						77.48	.00					
1923	UTILITY REFUND #5	291013.01		<u>CBH, 6809 S NORDEAN AVE, UTILITY REFUND</u>	06/12/2018	32.46	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291013.01:						32.46	.00					
1923	UTILITY REFUND #5	291014.01A		<u>CBH, 3366 W TRIBUTE ST, UTILITY REFUND</u>	06/13/2018	59.49	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291014.01A:						59.49	.00					
1923	UTILITY REFUND #5	291015.01A		<u>CBH, 3348 W TRIBUTE ST, UTILITY REFUND</u>	06/13/2018	59.49	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291015.01A:						59.49	.00					
1923	UTILITY REFUND #5	291017.01A		<u>CBH, 3312 W TRIBUTE ST, UTILITY REFUND</u>	06/13/2018	59.49	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291017.01A:						59.49	.00					
1923	UTILITY REFUND #5	291018.01		<u>CBH, 6810 S NORDEAN AVE, UTILITY REFUND</u>	06/12/2018	32.56	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291018.01:						32.56	.00					
1923	UTILITY REFUND #5	291033.01		<u>CBH, 6813 S DONAWAY AVE, UTILITY REFUND</u>	06/12/2018	43.53	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 291033.01:						43.53	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1923	UTILITY REFUND #5	300140.02		<u>EZRA GWILLIAM, 1143 E YANKEE BASIN DR. UTILITY REFUND</u>	06/12/2018	77.76	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 300140.02:						77.76	.00					
1923	UTILITY REFUND #5	300450.02		<u>CAMERON ROBERTS, 2613 N DESTINY AVE. UTILITY REFUND</u>	06/12/2018	52.36	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 300450.02:						52.36	.00					
1923	UTILITY REFUND #5	301071.02		<u>VARONA GLORFIELD, 1078 E SHADY RIDGE DR. UTILITY REFUND</u>	06/01/2018	61.34	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 301071.02:						61.34	.00					
1923	UTILITY REFUND #5	302008.01		<u>STACY CONSTRUCTION, 9487 S PALENA AVE. UTILITY REFUND</u>	06/01/2018	51.87	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 302008.01:						51.87	.00					
1923	UTILITY REFUND #5	302048.01A		<u>RIVERWOOD HOMES, 601 E MERINO ST. UTILITY REFUND</u>	06/13/2018	59.49	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 302048.01A:						59.49	.00					
1923	UTILITY REFUND #5	302146.01		<u>STYLISH HOMES, 902 E ANDES DR. UTILITY REFUND</u>	05/30/2018	54.99	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 302146.01:						54.99	.00					
1923	UTILITY REFUND #5	302147.01		<u>KW HOMES, 854 E ANDES DR, UTILITY REFUND</u>	06/12/2018	92.05	.00	99-1075 Utility Cash Clearing	0	6/18		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 302147.01:						92.05	.00					
1923	UTILITY REFUND #5	303112.01C		<u>HUBBLE HOMES, 884 E FIRESTONE DR. UTILITY REFUND</u>	06/13/2018	59.49	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 303112.01C:						59.49	.00					
1923	UTILITY REFUND #5	303118.01		<u>HUBBLE HOMES, 2216 N GREENVILLE AVE. UTILITY REFUND</u>	05/30/2018	51.87	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 303118.01:						51.87	.00					
1923	UTILITY REFUND #5	30321.02		<u>VANDERBILT MORTGAGE, 1143 W PARK AVE. UTILITY REFUND</u>	06/07/2018	10.17	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 30321.02:						10.17	.00					
1923	UTILITY REFUND #5	310064.01		<u>TOLL BROS, 1300 W SELDOVIA DR. UTILITY REFUND</u>	05/30/2018	34.50	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 310064.01:						34.50	.00					
1923	UTILITY REFUND #5	310215.01		<u>TOLL BROS, 9398 S UPDALE AVE. UTILITY REFUND</u>	05/30/2018	45.42	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 310215.01:						45.42	.00					
1923	UTILITY REFUND #5	40140.02		<u>KURT GODIN, 620 N ELM AVE. UTILITY REFUND</u>	06/12/2018	108.00	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 40140.02:						108.00	.00					
1923	UTILITY REFUND #5	91380.01		<u>DORIS EMILY FAMILY LIVING TRUST, 1010 W NUGGET ST. UTILITY REFUND</u>	06/01/2018	6.84	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 91380.01:						6.84	.00					
1923	UTILITY REFUND #5	91720.01		<u>AMY KIRK, 1157 W SKAGWAY ST, UTILITY REFUND</u>	06/01/2018	13.57	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 91720.01:						13.57	.00					
Total UTILITY REFUND #5:						3,739.69	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	47454		<u>ESTATEMENT AND POSTAGE FOR BILLING MAY'18 - ADMIN</u>	05/31/2018	885.22	.00	01-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47454		<u>ESTATEMENT AND POSTAGE FOR BILLING MAY'18 - WATER</u>	05/31/2018	1,391.07	.00	20-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47454		<u>ESTATEMENT AND POSTAGE FOR BILLING MAY'18 - SEWER</u>	05/31/2018	1,391.07	.00	21-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47454		<u>ESTATEMENT AND POSTAGE FOR BILLING MAY'18 - P.I</u>	05/31/2018	548.00	.00	25-6190 POSTAGE & BILLING	0	5/18		
Total 47454:						4,215.36	.00					
857	VALLI INFORMATION SYSTEMS, INC	47455		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR MAY'18 - ADMIN</u>	05/31/2018	54.44	.00	01-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47455		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR MAY'18 - WATER</u>	05/31/2018	85.55	.00	20-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47455		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR MAY'18 - SEWER</u>	05/31/2018	85.55	.00	21-6190 POSTAGE & BILLING	0	5/18		
857	VALLI INFORMATION SYSTEMS, INC	47455		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR MAY'18 - P.I</u>	05/31/2018	33.70	.00	25-6190 POSTAGE & BILLING	0	5/18		

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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 47455:						259.24	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,474.60	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - ADMIN</u>	05/28/2018	62.29	.00	<u>01-6255 TELEPHONE</u>	0	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - PARKS</u>	05/28/2018	400.45	.00	<u>01-6255 TELEPHONE</u>	1004	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - BUILDING INSPECTION</u>	05/28/2018	53.39	.00	<u>01-6255 TELEPHONE</u>	1005	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - WATER</u>	05/28/2018	329.26	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - SEWER</u>	05/28/2018	355.95	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - P.I</u>	05/28/2018	88.99	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/18		
1575	VERIZON WIRELESS	9808106793		<u>CELL PHONE SERVICE, 4/29-5/28/18 - ECONOMIC DEVELOPMENT</u>	05/28/2018	44.49	.00	<u>01-6255 TELEPHONE</u>	4000	5/18		
Total 9808106793:						1,334.82	.00					
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - ADMIN</u>	06/01/2018	3.81	.00	<u>01-6255 TELEPHONE</u>	0	5/18		
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - PARKS</u>	06/01/2018	8.37	.00	<u>01-6255 TELEPHONE</u>	1004	5/18		
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - BUILDING INSPECTION</u>	06/01/2018	31.96	.00	<u>01-6255 TELEPHONE</u>	1005	5/18		
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - WATER</u>	06/01/2018	37.14	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/18		

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
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - SEWER</u>	06/01/2018	46.27	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/18		
1575	VERIZON WIRELESS	9808211033		<u>TABLET SERVICE, 5/2-6/1/18 - P.I</u>	06/01/2018	9.43	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/18		
Total 9808211033:						136.98	.00					
Total VERIZON WIRELESS:						1,471.80	.00					
<b>WADE HUSTON</b>												
1941	WADE HUSTON	1	7137	<u>BAND PERFORMANCE, A.WELKER, JUN.'18</u>	04/24/2018	600.00	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	6/18		
Total 1:						600.00	.00					
Total WADE HUSTON:						600.00	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0397675		<u>RECORDS DESTRUCTION, 5/1-31/18 - ADMIN</u>	06/01/2018	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0397675		<u>RECORDS DESTRUCTION, 5/1-31/18 - P &amp; Z</u>	06/01/2018	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	5/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0397675		<u>RECORDS DESTRUCTION, 5/1-31/18 - WATER</u>	06/01/2018	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0397675		<u>RECORDS DESTRUCTION, 5/1-31/18 - SEWER</u>	06/01/2018	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/18		
1633	WESTERN RECORDS DESTRUCTION, INC.	0397675		<u>RECORDS DESTRUCTION, 5/1-31/18 - P.I</u>	06/01/2018	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	5/18		

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 0397675:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	180886		CLEANING SUPPLIES FOR PARK BATHROOMS, M.MEADE, MAY'18	05/24/2018	368.58	.00	01-6025 JANITORIAL	1004	5/18		
Total 180886:						368.58	.00					
Total WESTERN STATES CHEM:						368.58	.00					
Grand Totals:						475,000.56	228,419.20					

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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Report Criteria:  
Detail report.  
Invoices with totals above \$0.00 included.  
Paid and unpaid invoices included.

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**City of Kuna**  
**Alcohol Beverage License**  
751 W 4<sup>th</sup> Street  
P.O. BOX 13  
KUNA, ID 83634  
Phone: (208) 922-5546  
E-mail: cityclerk@kunaid.gov

**\*\*\* OFFICE USE ONLY \*\*\***  
Date 6/8/18 City License No. 180029  
New  Renewal  Modification  Transfer   
LICENSE: 180029A  
APPROVED  DENIED   
Date Fee Paid and Receipt No.: 6/8/18

11.662139

**ALL FEES ARE NON-REFUNDABLE**

LIQUOR-BY-THE-DRINK (Includes On Premise Wine)	\$ 562.50	_____
OFF PREMISE BEER	\$ 50.00	<u>X</u>
OFF PREMISE WINE	\$ 200.00	<u>X</u>
ON PREMISE BEER	\$ 200.00	_____
ON PREMISE WINE	\$ 200.00	_____
CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE)		_____

**TOTAL \$ 250.00**

← All applications include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE  
New applications also include: Copy of ABC stamped approved Foot Print  
All Licenses will expire annually on May 1 at 2:00 a.m. →

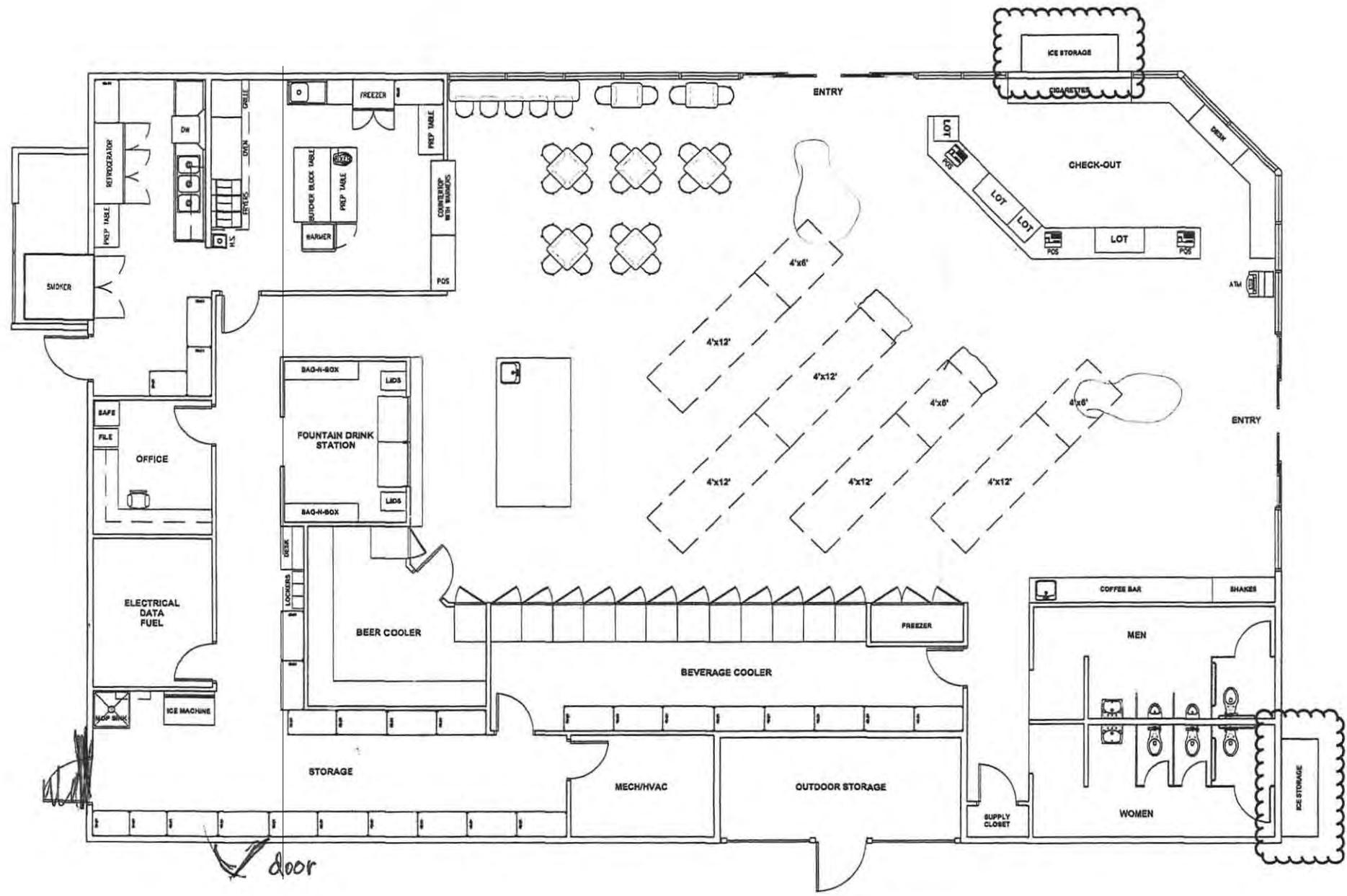
BUSINESS NAME: KJ's Superstores # 30 PHONE: 208-893-0174  
 BUSINESS LOCATION: 1565 E. Deer Flat Road, Kuna, Idaho 83634  
(City, State, Zip Code)  
 BUSINESS MAILING ADDRESS: Conrad & Bischoff P.O. Box 50106 Idaho Falls, ID, 83405  
(City, State, Zip Code)  
 APPLICANT NAME: Matt Hansen PHONE: 208-522-4217  
 RESIDENCE ADDRESS: 2251 N. Holmes Avenue Idaho Falls, ID, 83406  
(City, State, Zip Code)

**IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS**

NAME Cary Hansen ADDRESS 5884 S. Ammon Road Idaho Falls, ID 83406  
 NAME Kirkland Hansen ADDRESS 2738 Honeysuckle Lane Idaho Falls, ID 83402  
 NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

Matt Hansen \_\_\_\_\_  
 Applicant Signature Date 4/6/18

**APPLICANT:** Please be advised that bars, nightclubs, lounges, taverns and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.



# State of Idaho

## Idaho State Police

Cycle Tracking Number: 101210

Premise Number: 1A-23710

### Retail Alcohol Beverage License

License Year: 2019

License Number: 23710

*This is to certify, that* Conrad & Bischoff Inc  
*doing business as:* KJ's Kuna

*is licensed to sell alcoholic beverages as stated below at:*  
1565 East Deer Flat Rd, Kuna, Ada County

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

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

CONRAD & BISCHOFF INC  
 KJ'S KUNA  
 PO BOX 50106  
 IDAHO FALLS, ID 83405  
 Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2018 - 04/30/2019

### Expires: 04/30/2019

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2018-2019

RETAIL ALCOHOL BEVERAGE LICENSE

2019834

ADA COUNTY, IDAHO

STATE OF IDAHO

*This is to certify, that Conrad & Bischoff Inc.*

*dba: KJ's Kuna*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1565 E. Deer Flat Rd., Kuna, ID 83634



License valid from June 5, 2018 to April 30, 2019

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

*Maull K. Clark*  
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of June, 2018

*Christopher D. Rich*  
Christopher D. Rich, Clerk

*David L. Case*  
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



## City of Kuna

June 12, 2018

Conrad & Bischoff  
Attn: Matt Hansen  
P.O. Box 50106  
Idaho Falls, Idaho 83402

Subject: Temporary Alcohol License Granted June 12, 2018 Through June 19, 2018

Dear Matt Hansen:

As per Kuna City Code 3-1-6, this letter authorized by the Kuna City Clerk, acts as a Temporary Alcohol License granted to:

Conrad & Bischoff  
KJ's Superstores #30  
1565 E Deer Flat Road  
Kuna, ID 83634

Permitting the licensee to carry on the business or occupation of:

Off Premise Beer  
Off Premise Wine

Within the corporate limits of the City of Kuna, through June 19, 2018, the next regular Kuna City Council Meeting at which the licensee's application can go before the Council, and having paid the sum of \$250.00 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

If you have any questions or need additional information, please call me at (208) 387-7726.

Sincerely,

Chris Engels  
Kuna City Clerk

CC: Kuna Police Department  
Kuna City Attorney

COPY

P.O. BOX 13  
KUNA ID 83634  
(208) 922-5546  
www.KunaCity.id.gov

**Mayor**  
Joe Stear

### City Council

**Members**  
Briana Buban-Vonder Haar  
Richard Cardoza  
Warren Christensen  
Greg McPherson

**RESOLUTION NO. R36-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R27-2017 APPOINTING TWO (2) NEW MEMBERS TO THE KUNA ARTS COMMISSION TO REPLACE TWO (2) MEMBERS WHO HAVE RESIGNED.**

**WHEREAS**, on November 15, 2016, the City Council for Kuna, Idaho established, by resolution, the Kuna Arts Commission; and

**WHEREAS**, two (2) members have resigned, and the Commission has recommended two (2) persons for appointment.

**BE IT HEREBY RESOLVED** by the Acting Mayor and Council of the City of Kuna, Idaho that the following two (2) persons are appointed to the Kuna Arts Commission:

1. DebAnn Rippy
2. Cory Tanner

The Commission now consists of the following persons:

1. Sharon Fisher
2. Diane Kulin
3. Kody Newton
4. Ana Paz
5. DebAnn Rippy
6. Catherine Seamons
7. Ronnie Soldano
8. Cory Tanner
9. Teri Woods
10. Jan Allan Zarr

**PASSED BY THE COUNCIL** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

**APPROVED BY THE ACTING MAYOR** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

---

Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

---

Chris Engels, City Clerk



# BOLTON

May 8, 2018

To Whom It May Concern,

I am writing this letter to express my interest in getting involved with the Kuna Arts Commission. I am a small business owner of several start-up companies all operating under The Bolton Company corporate moniker. Additionally, I have long enjoyed the arts including taking part in both visual and performing arts. For these reasons, I feel that I am uniquely qualified to not only participate but to make meaningful contributions to the Commission.

### *Visual Arts Experience*

My experience with visual arts has spanned many years starting with an early interest and exploration in such mediums as pastels, acrylics, chalk, pencil, oil painting and pencil drawings. I took oil painting lessons while attending college and have since spent most of my creative time painting small landscapes in oil.

### *Performing Arts Experience*

I have been a vocalist since high school and have participated in various musical ensembles and groups crossing a wide variety of events and venues. I performed for the Idaho State Legislature on President's Day, enjoyed being a part of several choirs and musical groups through high school and university, and more recently auditioned and served for several months as a member of the Boise Philharmonic Master Chorale. I regularly seek out musical events to attend and find great joy and taking part.

In addition, my wife and I purchased, and operated Starlight Mountain Theatre in Garden Valley, ID during the 2015 season. We ran all operations from ticket sales and marketing to finance, concessions and production. We worked closely with the Costume Designer and Artistic Director to ensure quality performances and a magical experience for all guests and attendees. It was a monumental undertaking and provided an unparalleled education in the world of producing in performing arts. It was a whirlwind year and certainly a great sacrifice to support local arts and theatre. Our operations generated close to \$300,000 in operating revenue in just three and a half calendar months.

I have long loved the arts and, since moving to Kuna in 2010, I have grown to love Kuna. Participating in the Kuna Arts Commission will allow me to combine these two things that I have grown to love and appreciate. If there is anything regarding my background that you have questions on or would like additional information, please do not hesitate to ask. I look forward to hearing from you.

Sincerely,

Cory Tanner, Owner  
The Bolton Company

May 9, 2018

Kuna Arts Commission  
P.O. Box 13  
Kuna, Idaho 83634

Dear Members of Kuna Arts Commission and Kuna City Council,

I read with great interest your call for volunteer commission members for the Kuna Arts Commission. I would like to offer my time to the Arts Commission if I can be of service. I am not an artist but have a deep appreciation of the value of all types of artistic endeavors and believe strongly that art enhances life's experience. I am retired and can offer a number of hours to support the Commission's work in whatever capacity there might a need. I have experience working with people, passable office skills and a strong work ethic. I have been a resident of Kuna for 20 years and would like the opportunity to give back to my community through efforts like the Arts Commission that I highly value.

I would be happy to talk with you about skills that I could lend to your activities. I look forward to hearing from you soon.

Sincerely,  
DebAnn Rippy  
1865 W Topanga Drive  
Kuna, Idaho 83634  
debrippy8@gmail.com

**RESOLUTION NO. R37-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH OASIS PROPERTIES, LLC, IN THE AMOUNT OF TWENTY ONE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 30/100 (\$21,485.30).**

**BE IT HEREBY RESOLVED** by the Acting Mayor and Council of the City of Kuna, Idaho that the Acting Mayor of the City is hereby authorized to execute and the Clerk is authorized to attest to that certain Agreement titled REIMBURSEMENT AGREEMENT – SUNBEAM TOWNHOMES PRESSURE IRRIGATION TRUNK LINE regarding cost recovery for construction of pressurized irrigation facilities related to said project and in the amount of twenty one thousand four hundred eighty-five and 30/100 (\$21,485.30) by and between the City and Oasis Properties, LLC; which Agreement is attached hereto, and made a part hereof, as if set forth in full.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

**APPROVED BY THE ACTING MAYOR** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

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

**REIMBURSEMENT AGREEMENT**  
**Sunbeam Townhomes Pressure Irrigation Trunk Project**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_ 2018, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and Oasis Properties, LLC. hereinafter called DEVELOPER:

**WITNESSETH:**

**WHEREAS**, CITY has prepared, adopted and updated a Kuna Pressure Irrigation System Master Plan to guide the sizing, elevation and location of pressure irrigation system facility extensions; and

**WHEREAS**, on January 21, 2014 CITY adopted Resolution Number R10-2014 outlining the Pressure Irrigation Facilities Reimbursement Policy for pressure irrigation facilities construction conforming to the Kuna Pressure Irrigation System Master Plan; and

**WHEREAS**, in implementing the updated Kuna Pressure Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressure Irrigation System to areas inside the corporate limits of CITY not now served by a pressure irrigation system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

**WHEREAS**, DEVELOPER did construct a pressure irrigation system to the property known as, Sunbeam Townhomes Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the pressure irrigation system; and

**WHEREAS**, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

**WHEREAS**, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

**NOW THEREFORE**, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the pressure irrigation system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said pressure irrigation system.

B. Construction of Pressure Irrigation System.

(1) DEVELOPER did install, construct and erect the pressure irrigation system and appurtenances as shown on Exhibit "A," subject to the conditions hereinafter provided.

(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the pressure irrigation system described on Exhibit "A."

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a pressure irrigation system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to twenty-one thousand four hundred eighty-five dollars and thirty-seven cents (\$21,485.30). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressure Irrigation Facilities Reimbursement Policy attached hereto as Exhibit "B".

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Pressure Irrigation Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the pressure irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to pressure irrigation, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to pressure irrigation systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER’S Property. The term “DEVELOPER’S PROPERTY” in this Agreement shall mean the parcels described on Exhibit “A” attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.

(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in Exhibit “A” have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.

(3) DEVELOPER, as defined above, represents that in constructing and installing the pressure irrigation system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER’S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Oasis Properties, LLC. 475 Thornwood Way, Meridian ID 83642

**IN WITNESS WHEREOF**, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

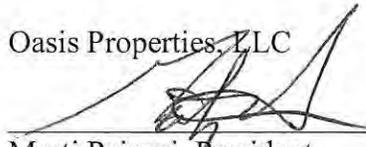
CITY OF KUNA

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Oasis Properties, LLC

  
\_\_\_\_\_  
Marti Peironi, President

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 13<sup>TH</sup> day of JUNE, 2018, before me, the undersigned, personally appeared MARTI BERONI known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as PRESIDENT (title) and on behalf of OASIS PROPERTIES LLC

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



Mike Borzick  
Notary Public for Idaho  
Residing at KUNA, Idaho  
My commission expires: 10/4/19

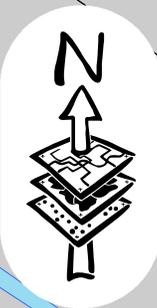
STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, personally appeared JOE L. STEAR and \_\_\_\_\_ Mayor and City Clerk respectively of CITY OF KUNA, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires: \_\_\_\_\_

# EXHIBIT A



## LEGEND

- 1155' OF 12" WATER MAIN
- 170' OF 10" SEWER MAIN
- 2785' OF 21" SEWER MASTER PLAN LINE
- PATAGONIA ESTATES #2

421' - 12"  
WATER MAIN

MLB

## EXHIBIT B

### RESOLUTION NO. R78-2017 CITY OF KUNA, IDAHO

#### PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY – 2017

##### PURPOSE

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible pressure irrigation facilities that exceed the Sponsoring Developer's pressure irrigation facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension of the existing Pressure Irrigation system or constructs oversized pressure irrigation facilities determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

City Pressure Irrigation Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Looping Line (On-site) – A pressure irrigation main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer's property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
5. Non-Master Plan Line (Off-site) – A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

6. **Distribution Line (On-site)** - A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer's property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer's property.
7. **Stub Line (On-site)** - A pressure irrigation main line located on-site of the Sponsoring Developer's property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer's property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A Sponsoring Developer's project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a "reasonable duty" to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

"Reasonable duty" includes expenses incurred by the Sponsoring Developer from examples that follow:

1. **Payment of Connection Fees:** Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. **Master Plan Trunk Line (On-Site):** Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for trunk line construction is the length of trunk line needed per development acre, as defined herein.
3. **Master Plan Trunk Line (Off-site):** Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site but not less than zero.
4. **Looping Line (On-site):** Construct the diameter specified in the City Standards, or the nominal diameter needed in reference to twice the Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City

directs that a looping line be replaced with a trunk line, it will be treated as an on-site Master Plan Trunk Line for reimbursement purposes.

5. Non-Master Plan Line (Off-site): Construct the line with a diameter of 4 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.
6. Distribution Line (On-site): Construct the line with a diameter of 3 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
7. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

## DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length.
2. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the Sponsoring Developer's designated peak demand.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.
4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. **Trunk Line Needed:** Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties; and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve the gross acreage of Sponsoring Developer's project.
7. **Trunk Line Needed-Amended:** For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the pressure irrigation system.

### **CONSTRUCTED PRESSURE IRRIGATION FACILITIES ELIGIBLE FOR REIMBURSEMENT**

For pressure irrigation facilities to be considered eligible for any reimbursement from the City, the pressure irrigation facilities must meet at least one of the following conditions:

1. **Off-Site Lines:** A pressure irrigation main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
2. **On-Site Lines:** A pressure irrigation main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
3. **Off-Site Easements:** Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities may also be eligible for reimbursement; or
4. **Off-Site Engineering:** Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities; or
5. **Supply Facilities:** Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein; or
6. **City Construction:** When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

## REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and
2. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan; and
3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City; and
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities; and
5. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and
6. Lawfully dedicate the pressure irrigation system facilities and any necessary easements to the City.

## AMOUNT OF REIMBURSEMENT

1. *Off-Site Pressure Irrigation Facilities:* The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.
2. *On-Site Pressure Irrigation Facilities:* The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.
3. *Interest:* Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, as determined by items 1 through 2 above, at the simple rate of four percent (4%) per annum for a period of up to ten (10) years. The agreement shall have the amortization chart attached as an exhibit.

## **FINANCING PRESSURE IRRIGATION FACILITIES**

The City will generate revenue for financing Pressure Irrigation main pipeline facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF), also known as Trunk Line Connection Fee, at time of connection or upon issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed necessary to cover pressure irrigation main line reimbursement costs.

## **REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT**

1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).
5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10<sup>th</sup>) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.
6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The portion of the PIMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the

PIMLF collected for pressure irrigation reimbursement and, in the proportions as defined below to each Sponsoring Developer.

- 7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer’s initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers for that reimbursement year. The Sponsoring Developer’s initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer’s percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Reimbursement Agreements or City sponsored projects completed on or before August 31<sup>st</sup> of one year will become eligible for the first payment of reimbursement funds on September 1<sup>st</sup> the following year.

- 8. If in any year a Sponsoring Developer’s claim is satisfied with a partial payment, the dedicated portion of the PIMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 3<sup>rd</sup> day of October 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



## EXHIBIT "C"

OVERSIZED PRESSURE IRRIGATION COST RECOVERY SUMMARY*Sunbeam Townhouses*

<b>PRESSURE IRRIGATION - OVERSIZED</b>	
TOTAL RECOVERABLE PROJECT	\$ 17,425.25
ANNUAL PAYMENT BASED ON 4% INTEREST AND 10	
ANNUAL, EQUAL PAYMENTS.	\$2,148.53
<i>ESTIMATED TOTAL COST</i>	<i>\$21,485.30</i>

EXHIBIT "C"  
OVERSIZED PRESSURE IRRIGATION COST  
RECOVERY SUMMARY  
Sunbeam Townhouses

**PRESSURE IRRIGATION - OVERSIZED**

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<b>TOTAL RECOVERABLE PROJECT COST</b>	<b>ANNUAL PAYMENT BASED ON 4% INTEREST AND 10 ANNUAL, EQUAL PAYMENTS.</b>	<b>TOTAL ESTIMATED INTEREST OVER LIFE OF LOAN</b>	<b>TOTAL ESTIMATED COST FOR TEN YEAR DURATION</b>
\$17,425.25	\$2,148.53	\$4,060.05	\$21,485.30

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EXHIBIT "C"  
REASONABLE DUTY  
Sunbeam Townhouses

ACREAGE IN SUNBEAM TOWNHOUSES PROJECT	6.37	ACRES
TRUNK LINE PI NEEDED PER ACRE	33	LF
TRUNK LINE WATER NEEDED PER ACRE	33	LF
TRUNK LINE SEWER NEEDED PER ACRE	20	LF
REASONABLE DUTY, WATER	210	LF
REASONABLE DUTY, PI	210	LF
REASONABLE DUTY, SEWER	127	LF
<b>TOTAL REASONABLE DUTY, REQUIRED</b>	<b>548</b>	LF

TRUNK LINE CONSTRUCTED (WATER)	1,100	LF
TRUNK LINE CONSTRUCTED (PRESSURE IRRIGATION)	942	LF
TRUNK LINE CONSTRUCTED (SEWER)	540	LF
<b>TOTAL CONSTRUCTED LENGTH</b>	<b>2,582</b>	LF
<u><i>REIMBURSEMENT LENGTH REQUESTED (PI ONLY) =</i></u> <u><i>942 LF &lt; 2034 LF (TOTAL LENGTH</i></u> <u><i>CONSTRUCTED - REASONABLE DUTY) - O.K.</i></u>		

**RESOLUTION NO. R38-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH PEOPLE EMPOWERMENT SERVICES, LLC TO PERMIT THE DELAYED INSTALLATION OF LANDSCAPING; DIRECTING THE INTERIM CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$3,850.00; 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.**

**BE IT HEREBY RESOLVED** by the Acting Mayor and Council of the City of Kuna, Idaho that the Acting Mayor of the City is hereby authorized to execute and the Clerk is authorized to attest to that certain Agreement titled CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) with People Empowerment Services, LLC to permit the delayed installation of landscaping in the amount of \$3,850.00, and directing the Interim City Treasurer to deposit the same into the city's trust account, and approving the release of the cash bond upon completion, inspection and signing off by the City for the required items as per the agreement.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

**APPROVED BY THE ACTING MAYOR** of Kuna, Idaho this 19<sup>th</sup> day of June, 2018.

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Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

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Chris Engels, City Clerk

## CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between PEOPLE EMPOWERMENT SERVICES, LLC, 1914 N. Summerwind Place, Kuna, Idaho 83634, (hereinafter “Developer”), and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to obtain its temporary certificate of occupancy for its project located at 145 E. Deer Flat Road, Kuna, Idaho 83634, and known as the Kuna Counseling Center (“Development”) located in the City of Kuna; and

WHEREAS, City will not sign issue the temporary certificate of occupancy unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
  - a. Landscaping installed and inspected to city standards.
    - i. The bid for said Improvements is attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.
2. Cash Deposit. Developer has executed and delivered to City, a cashier’s check or wired funds (city to provide financial institution information upon execution of agreement) to the city’s trust account in the aggregate amount of \$3,850.00, for deposit with City in its trust account (the “Cash Deposit”), which includes:
  - a. The planning and zoning department estimated the cost of the remaining work from the detailed bids provided by the sub-divider's contractors in an amount.
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements except those referenced in Paragraph 1.d is not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the city until final completion of all improvements has occurred, and the city has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the city engineer may grant a one-time, one hundred twenty-day time extension. The determination of what may be

considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

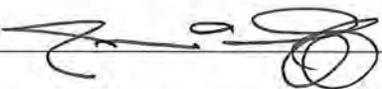
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 4, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit, The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.
8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be

unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.
18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 14 day of June 2018.

  
 By Jim Grigg,  
 Managing Member

\_\_\_\_\_  
 City of Kuna, Idaho

(seal)

By Joe L. Stear  
 Mayor

STATE OF IDAHO )  
 ) : SS  
 County of Ada )

On this 14<sup>th</sup> day of June 2018, before me Troy Behunin, personally appeared Jim Grigg, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as Managing Member of PEOPLE EMPOWERMENT SERVICES, LLC.

S  
 E  
 A  
 L



  
 Notary Public for CITY OF KUNA.  
 My commission expires on 2 APR. 2024

# Exhibit "A"

Apex Excavation  
2910 E. Victory Rd.  
Meridian, ID 83642

Name/Address
Bricon Construction 155 E. Deer Flat Rd. Kuna Counseling Center

Date	Estimate No.	Project
05/30/18	26	

Item	Description	Quantity	Cost	Total
Construction	-Grading of area of future landscaped area -Install full automated system to have 100% coverage of all grassed areas (tie into current system) -Pick-Up/Deliver/Plant Sod		3,850.00	3,850.00T
	Sales Tax		0.00%	0.00
			<b>Total</b>	<b>\$3,850.00</b>



# City of Kuna

## City Council Memo

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

To: **Kuna City Council**

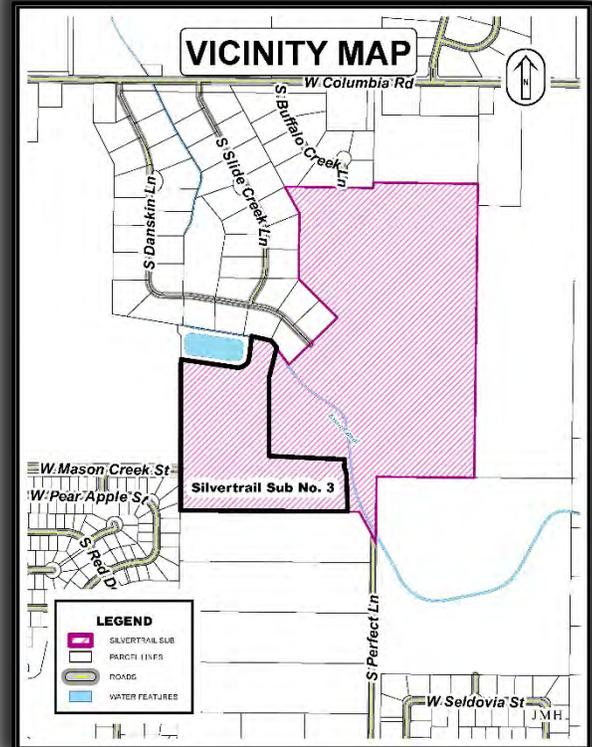
Case Number: 18-10-FP (Final Plat) – Silvertrail Sub No. 3

Location: South of W. Columbia Rd., East of S. Ten Mile Rd. & North of W. Hubbard Rd., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: June 19, 2018

Applicant: David Crawford, B&A Engineers, Inc.  
5505 W Franklin Rd  
Boise, ID 83705  
208-343-3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)



### A. General Project Facts:

1. The applicant is requesting final plat approval for Silvertrail Subdivision No. 3 which has fifty-six (56) residential building lots and eleven (11) common lots on a total of approximately 15.6 acres (Ada County Assessor Parcel No. R1727750100).

### B. Staff Analysis:

1. This phase of Silvertrail has been changed due to the phasing of the development as required by the Ada County Surveyor. The phase previously listed as Silvertrail No. 3 was modified to Walkabout Creek, and because the boundary of this development is coincident with the boundary of previous Silvertrail Subdivision phases and Ada County requires phase numbers to be in complete numerical order, this phase of Silvertrail has been changed from Silvertrail Subdivision No. 4 to Silvertrail Subdivision No. 3.
2. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Silvertrail Subdivision No. 3.
3. Staff has determined that the proposed final plat for Silvertrail Subdivision No. 3 is in conformance with the approved preliminary plat.

### C. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

### D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works Staff.
2. If any revisions are made, the applicant shall provide Planning and Zoning Staff with a revised copy of the final plat.
3. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.



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

### Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

<b>Project name:</b> Silver Trail Subdivision No. 3	<b>Applicant:</b> David Crawford B&A Engineers, Inc.
--	---

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

Applicant (✓)	Description	Staff (✓)
✗	Completed and signed Commission & Council Review Application.	✗
✗	All pages of the proposed Final Plat.	✗
Under Const.	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	
✗	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	✗
✗	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	✗
✗	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	✗
✗	A statement of conformance with the following information: ◇ The approved preliminary plat and meeting all requirements or conditions. ◇ The acceptable engineering practices and local standards.	✗
✗	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	✗
✗	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	✗

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

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

received  
5/10/18

Exhibit  
A2



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)	18-10-FP
Project name	Silvermail no 3
Date Received	5/10/18
Date Accepted/Complete	5/25/2018
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	6/5/18

#### Contact/Applicant Information

Owners of Record: <u>Challenger Development, Inc.</u>	Phone Number: _____
Address: <u>1977 E. Overland Rd.</u>	E-Mail: _____
City, State, Zip: <u>Meridian, Id. 83642</u>	Fax #: _____
Applicant (Developer): <u>David Crawford B&amp;A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, Id. 83705</u>	Fax #: _____
Engineer/Representative: <u>Joseph D. Canning B&amp;A Engineers, Inc.</u>	Phone Number: _____
Address: <u>Same as applicant</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>South of W. Columbia Rd., East of S. Ten Mile Rd. &amp; North of W. Hubbard Rd.</u>
Parcel Number (s): <u>R1727750100</u>
Section, Township, Range: <u>Sec. 11 T2N R1W</u>
Property size : <u>15.6 ac</u>
Current land use: _____ Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u> Proposed zoning district: _____

received  
5/10/18

Exhibit  
Aaa

**Project Description**

Project / subdivision name: <u>Silvertrail Subdivision No. 3</u>
General description of proposed project / request: <u>City approval &amp; signature on final plat.</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): _____

**Residential Project Summary (if applicable)**

Are there existing buildings? <input type="checkbox"/> Yes <input type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed: <input type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
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:  Date: 5/10/18

**received**  
5/10/18**B & A Engineers, Inc.**

Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Ph. 208-343-3381 Fax 208-342-5792

May 10, 2018

**City of Kuna**

751 W. 4th St.  
Kuna, Idaho 83634

Subject: **Final Plat Approval Request for – Silvertrail Subdivision No. 3**

City Staff:

We are pleased to present the final plat application and supporting documents with a request for the applicable City signatures for the final plat of Silver Trail Subdivision No. 3.

The development is currently under construction. The attached final Plat is in substantial conformance with the approved preliminary plat.

Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved construction plans.

Please note that the name has been changed due to the phasing of the development as required by the Ada County Surveyor. Silver Trail No. 3 was modified to Walkabout Creek. The boundary of this development is coincident with the boundary of the previous Silver Trail Subdivision Phases and continues the name as intended. The phase number has been changed to Silver Trail Subdivision No. 3.

On behalf of the applicant, as their representative, we respectfully request the signatures of the City for this Subdivision.

Sincerely,



David Crawford  
B&A Engineers, Inc.



ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=3 VICTORIA BAILEY  
TITLEONE BOISE  
2017-105705  
11/03/2017 02:11 PM  
\$15.00

Order Number: 17301929

Warranty Deed

For value received,

Viper Investments, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Challenger Development, Inc., an Idaho Corporation

whose current address is 1977 E. Overland Rd. Meriden, ID 83642

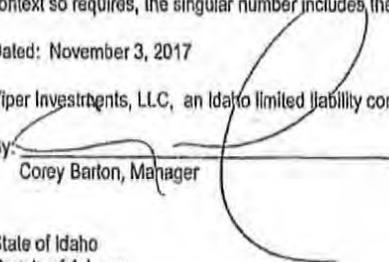
the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit "A":

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: November 3, 2017

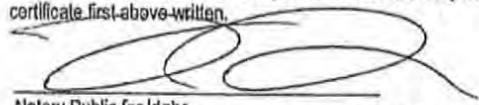
Viper Investments, LLC, an Idaho limited liability company

By:   
Corey Barton, Manager

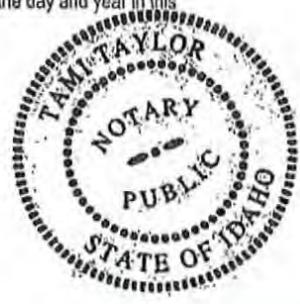
State of Idaho  
County of Ada, ss.

On this 3rd day of November 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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



Notary Public for Idaho  
Residing In: \_\_\_\_\_ Residing in: Meridian, ID  
My Commission Expires: \_\_\_\_\_ My Commission Expires: 11/17/17



received  
5/10/18

Exhibit  
A2C

## Exhibit "A"



## B &amp; A Engineers, Inc.

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

## Boundary Description

September 7, 2017

A re-subdivision of a portion of Lot 68, Block 1 of Danskin Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741, records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho; and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence  $N00^{\circ}36'21''E$ , 2,657.55 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of North Ten Mile Road to the northwest corner of the southwest quarter of said Section 11; thence  $S89^{\circ}23'19''E$ , 1,317.92 feet along the northerly boundary of the southwest quarter of said Section 11 and along a line 35-feet southerly of and parallel with the centerline of West Mason Creek Street to the westerly boundary of said Lot 68 and to the Point of Beginning:

Thence  $N00^{\circ}06'56''W$ , 772.41 feet along the westerly boundary of said Lot 68;

Thence the following courses and distances along the northwesterly boundary of said Lot 68:

$S82^{\circ}11'14''E$ , 383.94 feet;       $N76^{\circ}26'44''E$ , 39.85 feet;  
 $N50^{\circ}01'20''E$ , 30.01 feet;       $N30^{\circ}26'45''E$ , 20.02 feet;  
 $N08^{\circ}09'56''E$ , 132.25 feet;

Thence  $S79^{\circ}09'18''E$ , 90.50 feet;

Thence  $S70^{\circ}00'00''E$ , 38.78 feet;

Thence  $S37^{\circ}15'03''E$ , 45.96 feet;

Thence  $S24^{\circ}46'23''W$ , 155.31 feet;

Thence  $S15^{\circ}52'49''W$ , 50.92 feet;

Thence  $S29^{\circ}17'17''W$ , 10.00 feet;

Thence  $S00^{\circ}06'56''E$ , 380.86 feet;

Thence  $S07^{\circ}43'29''W$ , 50.39 feet;

Thence  $S00^{\circ}36'41''W$ , 100.00 feet;

Thence  $S89^{\circ}23'19''E$ , 327.84 feet;

Thence 58.06 feet along a tangent curve deflecting to the right having a radius of 297.00 feet, a central angle of  $11^{\circ}12'01''$ , a long chord bearing of  $S83^{\circ}47'18''E$ , and a long chord distance of 57.97 feet;

Thence  $S11^{\circ}48'42''W$ , 94.00 feet;



### B & A Engineers, Inc.

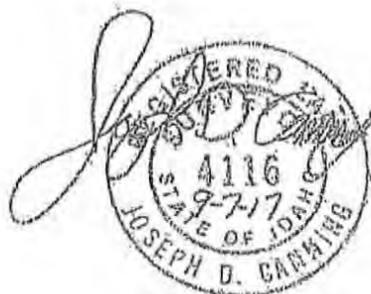
Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone. 208-343-3361 Facsimile 208-342-5792

Thence S00°06'56"E, 246.51 feet to the northerly boundary of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 7074 through 7075, records of Ada County, Idaho and to the southerly boundary of said Lot 68;

Thence N°89°27'25"W, 901.52 feet along the southerly boundary of said Lot 68, and along the northerly boundary of said Prairie Clover Estates Subdivision to the northwest corner of said Prairie Clover Estates Subdivision, to the easterly boundary of Silver Trail Subdivision Phase I as shown in Book 108 of Plats at Pages 15053 through 15056, records of Ada County, Idaho and to the westerly boundary of the northeast quarter of the southwest quarter of said Section 11;

Thence N00°44'56"E, 239.15 feet along said boundary of Silver Trail Subdivision Phase I and the westerly boundary of said Lot 68 and to the southerly right-of-way of West Mason Creek Drive, which is the Point of Beginning.

Comprising 15.59 acres, more or less.



**received**  
5/10/18



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5889  
Web: www.cityofkuna.com

State of Idaho )  
County of Ada )

I, Corey D. Barton, 1977 E. Overland Rd.  
Name Address  
Meridian Idaho 83642  
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 B&A Engineers, Inc 5505 W. Franklin Rd. Boise, Id. 83705  
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 9<sup>th</sup> day of November, 2015

[Signature]  
Signature

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

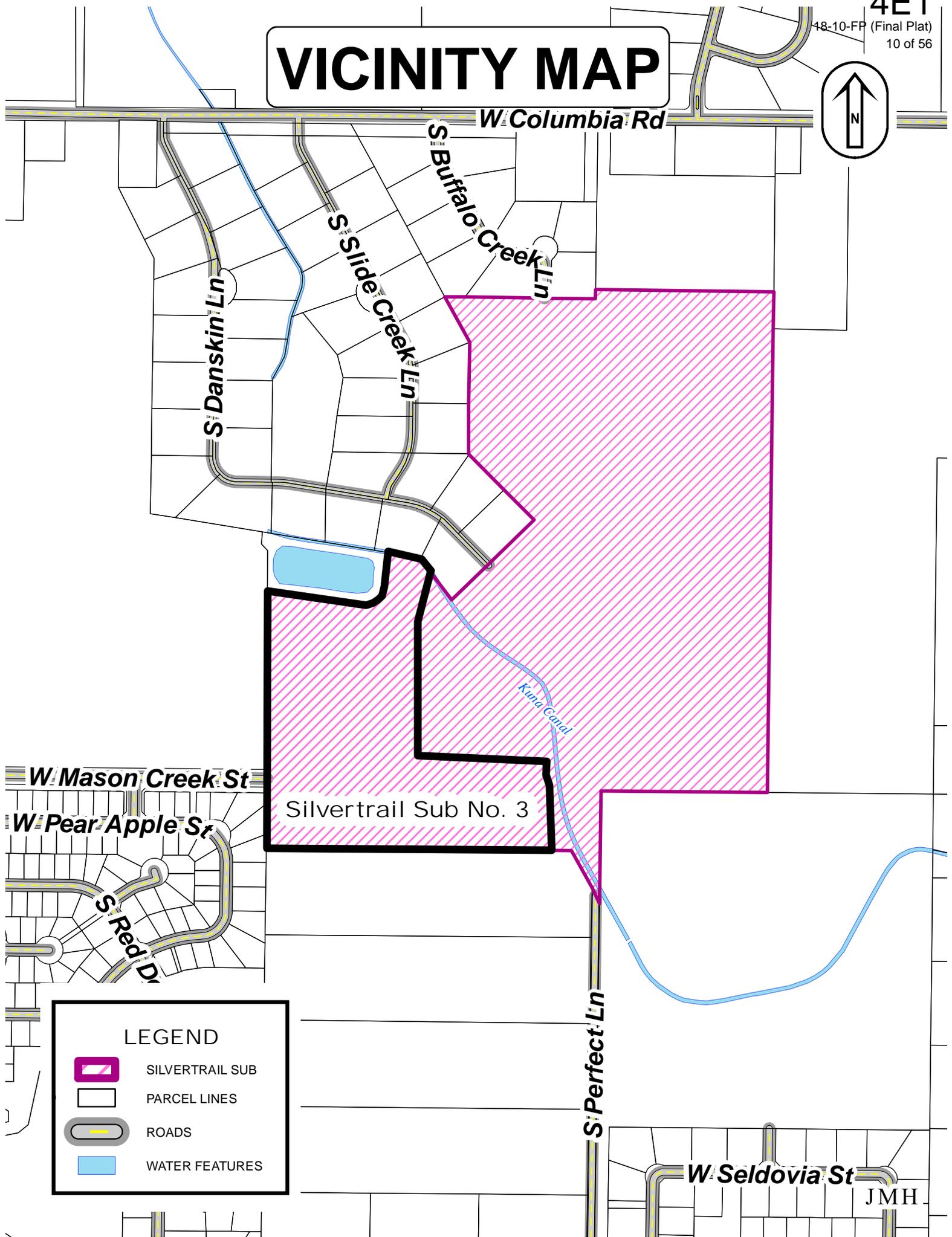
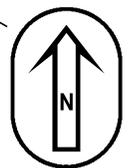
Adair Koltes  
Notary Public for Idaho  
Residing at: Nampa, ID  
My commission expires: 6-05-16



Exhibit  
A2d

received  
5/10/15

# VICINITY MAP

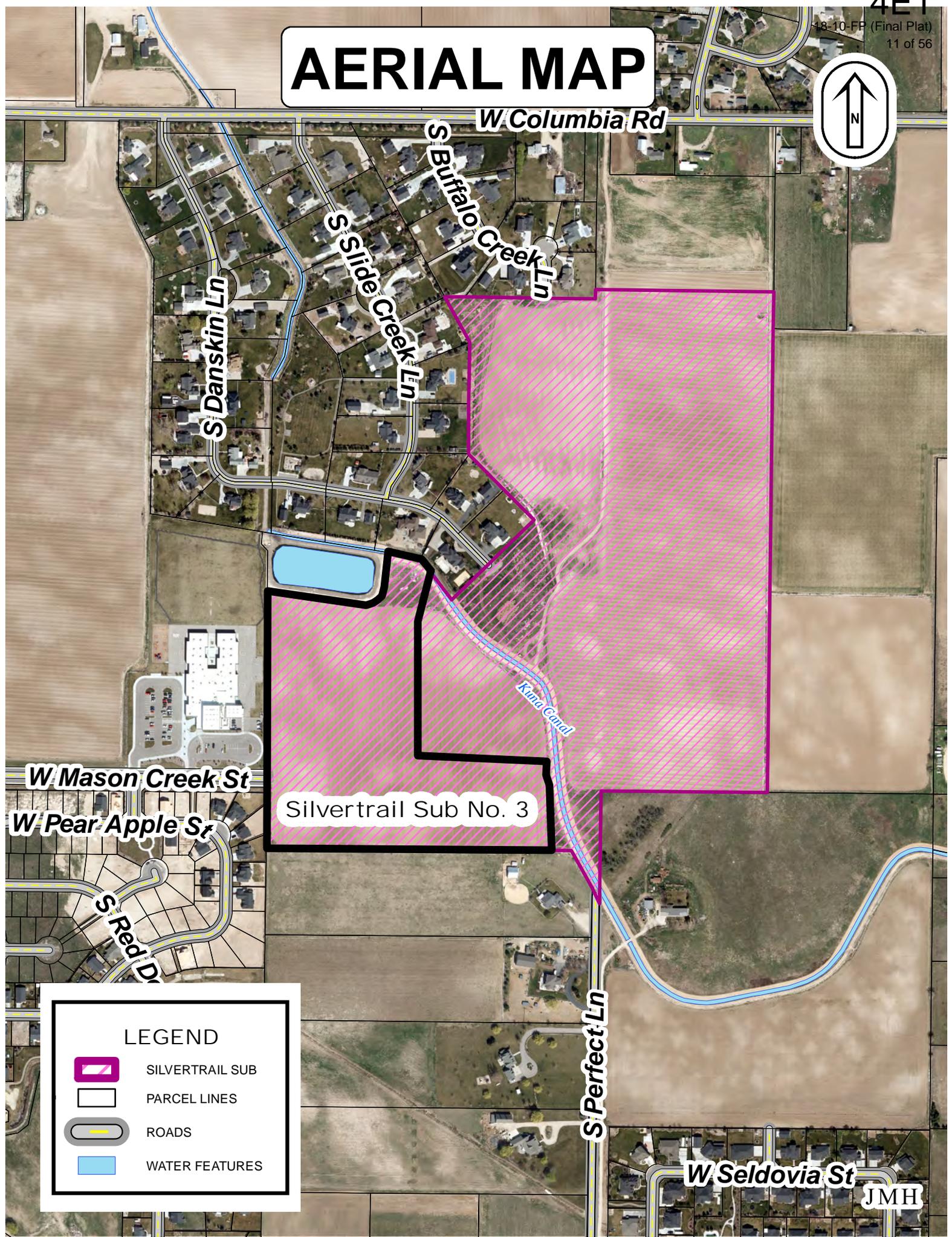
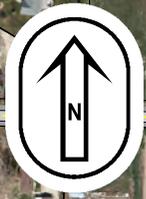


Silvertrail Sub No. 3

**LEGEND**

-  SILVERTRAIL SUB
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

# AERIAL MAP



Silvertrail Sub No. 3

**LEGEND**

-  SILVERTRAIL SUB
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

ADA COUNTY RECORDER Christopher D. Rich	2015-010835
BOISE IDAHO Pgs=86 VICTORIA BAILEY	02/11/2015 03:10 PM
TITLEONE BOISE	\$265.00

received  
1.17.18

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SILVER TRAIL SUBDIVISION**

THIS DECLARATION is made effective as of February 2<sup>nd</sup>, 2015, by Corey Barton Homes, Inc., an Idaho corporation dba CBH Homes ("Declarant" or "Owner" or "Grantor").

ARTICLE I: RECITALS

1.1 Declarant is the owner of all of the real property located in the County of Ada, State of Idaho (the "County"), described in the attached Exhibit "A" (the "Property"), incorporated herein by this reference.

1.2 The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively "Restrictions") that apply to the Property. The Restrictions are designed to preserve the Property's value, desirability and attractiveness, to ensure a well-integrated high-quality development, and to guarantee adequate maintenance of the Common Area, and the improvements located thereon, in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:



Architectural Committee. This Section shall not apply to passive solar energy systems incorporated into the approved design of a residential structure.

4.19 Vehicles. The use of all vehicles, including, but not limited to, trucks, automobiles, bicycles, motorcycles, snowmobiles, aircraft, and boats, shall be subject to all Association Rules, which may prohibit or limit the use thereof within the Subdivision. No overnight on-street parking shall be permitted except where expressly designated for parking use. No parking bays shall be permitted in any side, front, or backyard. Vehicles parked on a driveway shall not extend into any sidewalk, bike path or pedestrian path. No motorized vehicle or device shall be permitted on any Waterway or in the Common Area unless such vehicle is engaged in an emergency procedure.

4.20 Animals/Pets. No animals, birds, insects, pigeons, poultry or livestock shall be kept on the Property. This Section does not apply to the keeping of up to two (2) domesticated dogs, up to two (2) domesticated cats, and other household pets, which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in the Subdivision shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the Building Lot of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment levied against such animal owner or the Owner of the Building Lot in which such animal is being kept. No dog or cat shall be allowed in any Waterway. The construction of dog runs or other pet enclosures shall be subject to Architectural Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition. Dog runs or other pet enclosures shall be placed a minimum of ten (10) feet from the side and twenty-five (25) feet from the rear Building Lot line, shall not be placed in any front yard of a Building Lot, shall be screened from view so as not to be visible from the Common Area or an adjacent Building Lot, and must be approved by the Architectural Committee.

4.21 Landscaping. The Owner of any Building Lot shall sod and landscape such Building Lot in conformance with the landscape plan approved by the Architectural Committee. The Owner must submit a landscaping plan for approval by the Architectural Committee.

The following restrictions apply with respect to landscaping subject to increased requirements established by the Architectural Committee:

- A. Front Yard Landscaping: the front yard of all Building Lots must meet the following minimum requirements:

All landscaping is to be completed within thirty (30) days from actual occupancy;

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVER TRAIL  
SUBDIVISION - PAGE 13 OF 86**

It must be fully sodded within thirty (30) days from occupancy;

It must contain at least 2 trees with a minimum of 2" caliper;

It must contain at least five, one gallon plants/shrubs; and

An Automatic Sprinkler System (covering all of the yards) must be completed within thirty (30) days of occupancy.

- B. Back Yard and Side Yard Landscaping: All back and side yard landscaping must be completed within six (6) months of occupancy unless it is not fenced with approved fencing and in that case shall comply with Front Yard Landscaping completion date requirements.

4.22 Water Rights Appurtenant to Subdivision Lands. Within one hundred twenty (120) days of the date of the recording of this Declaration, Declarant shall transfer from the Property subject to this Declaration, and within the boundaries of an irrigation entity, as defined in Section 31-3805, Idaho Code, all water rights and assessment obligations appurtenant to the Property to the Association or the appropriate district providing pressurized irrigation and domestic water to Silver Trail.

4.23 Commencement of Construction. Any owner of a Building Lot, shall, within a period of one (1) year following the date of purchase of a Building Lot from Grantor, commence the construction of a dwelling structure in compliance with the restrictions herein, and such construction shall be completed within six (6) months thereafter. The term "commence the construction," as used in this Section, shall require beginning and ongoing physical construction of the dwelling structure upon such Building Lot. In the event any Owner shall fail or refuse to commence the construction of a dwelling structure within said one (1) year period, Grantor may, at Grantor's option, following the expiration of said one (1) year period, repurchase said Building Lot from such Owner or the then Owner of such Building Lot at a repurchase price equivalent to the money actually paid to Grantor, less an amount equivalent to ten (10) percent thereof. In the event Grantor shall exercise Grantor's option to repurchase such Building Lot, upon tender of said repurchase price, Owner or the then Owner of such Building Lot shall make, execute, and deliver to Grantor a deed re-conveying said Building Lot, free and clear of all liens and encumbrances, which deed shall, by virtue of the notice provided hereby, be binding upon all persons who may, at any time hereafter, own or claim any right, title, or interest in such Building Lot, and the successors in title thereto, whether acquired by voluntary act or through operation of law.

4.24 Exemption of Grantor and for Common Area. Notwithstanding all other provisions in this Declaration, the Articles, Bylaws or any other documents, Grantor is and shall at all times be exempt from governance by the Association and/or Architectural

any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of the Common Area.

Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Without limiting the generality of the foregoing, the Association shall perform the following:

5.5.2.1.1 Maintain, repair, or replace all school bus staging areas;

5.5.2.1.2 Maintain any items as required by the Plat Conditions;

5.5.2.1.3 Maintain the development's Common Area landscaping and open spaces, including temporary irrigation and furnishings located in all public rights-of-way;

5.5.2.1.4 Maintain the Subdivision's non-publically dedicated park and pathway areas;

5.5.2.1.5 Maintain the property and all items related thereto as required by the Stormwater Plan, including but not limited to the property described in Exhibit "C" and incorporated herein by reference.

5.5.2.1.6 Provide for snow removal along pathways in the Common Areas so they are pedestrian accessible within 24 hours of a snow event;

5.5.2.1.7 Maintain the landscaping and irrigation over the north 735.72 feet and south 209.32 feet of Lot 1, Block 4 of Applewood Subdivision No. 1, recorded in Bk 100 Page 12941, records of Ada County ("Applewood"), as well as any other items Grantor elects to have included as Association responsibilities arising out of Annexation (described hereinafter) or over Lot 1, Block 2; Lot 13, Block 3; Lot 1, Block 4; and Lot 11, Block 4 in Applewood; and







# Silver Trail Subdivision No. 4

## Certificate of Owners

BEFORE ALL MEN OF THESE PRESENTS, That the undersigned does hereby certify that it is the owner of a certain tract of land to be shown as **ARIZONA TRAIL SUBDIVISION NO. 2**, 191.711 acres to include the following described acre in this plat:

A subdivision of a portion of Lot 60, Block 1 of **Deseret Ridge Subdivision No. 4** as shown in Block 123 of **Plat of Range 123N through 124N** across of **Adair County, Idaho**, which is the west half of Section 11, Township 2 North, Range 1 West, Base Meridian, Boise City, Adair County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of said Section 11; thence **N02°21'21" E**, 2407.20 feet along the westerly boundary of the southeast quarter of said Section 11 and along the centerline of **North Two Mile Road** to the southwest corner of the southeast quarter of said Section 11; thence **S89°23'17" E**, 1317.82 feet along the northerly boundary of the southeast quarter of said Section 11 and along a line 15 feet westerly of and parallel with the centerline of **North One Mile Road** to the westerly boundary of said Lot 60 and to the point of beginning.

Thence **N02°02'28" W**, 772.81 feet along the westerly boundary of said Lot 60.

Thence the following courses and distances along the northerly boundary of said Lot 60:

**S82°11'47" E**, 361.86 feet; **N78°25'44" E**, 39.23 feet; **N02°01'20" E**, 3201 feet; **N02°28'45" E**, 2242 feet; **N02°01'20" E**, 132.23 feet.

Thence **S70°20'16" E**, 613.50 feet.

Thence **S70°20'16" E**, 36.78 feet.

Thence **S37°10'07" E**, 43.39 feet.

Thence **S24°48'22" W**, 153.31 feet.

Thence **S15°32'48" W**, 30.82 feet.

Thence **S28°17'17" W**, 10.02 feet.

Thence **S02°42'36" E**, 333.84 feet.

Thence **S04°42'38" W**, 50.29 feet.

Thence **S05°36'41" W**, 103.02 feet.

Thence **S09°23'19" E**, 227.04 feet.

Thence **S8.24** feet along a tangent curve deflecting to the right having a radius of 207.00 feet, a center angle of **117°17'01"**, a long chord bearing of **S84°47'43" E**, and a long chord distance of 51.87 feet.

Thence **S15°42'42" W**, 94.33 feet.

Thence **N02°08'36" E**, 246.51 feet to the northerly boundary of **Deseret Ridge Subdivision** as shown in Block 69 of **Plat of Range 124N through 125N** across of **Adair County, Idaho** and to the westerly boundary of said Lot 60.

Thence **N89°23'17" E**, 1217.20 feet along the westerly boundary of said Lot 60, and along the northerly boundary of **Deseret Ridge Subdivision** to the northeast corner of **Deseret Ridge Subdivision**, to the westerly boundary of **Appaloosa Subdivision No. 1** as shown in Block 100 of **Plat of Range 124N through 125N** across of **Adair County, Idaho** and to the westerly boundary of the northeast quarter of the southeast quarter of said Section 11.

Thence **N02°46'56" E**, 231.13 feet along the westerly boundary of **Appaloosa Subdivision No. 1** and the westerly boundary of said Lot 60 and to the westerly right-of-way of **North One Mile Road**, which is the Point of Beginning.

Containing 152.24 acres, more or less.

## Curve Table

CURVE	DELTA	MODULUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°12'01"	297.00	36.28	N02°47'16" W	57.87
C2	8°30'31"	150.00	18.12	N87°51'15" E	48.10
C3	9°30'31"	750.00	72.16	S87°51'15" W	72.15
C4	11°12'01"	292.00	36.87	N02°47'16" W	48.79
C5	8°18'23"	350.00	72.01	S44°45'07" E	70.28
C6	8°25'42"	260.00	62.44	S48°22'52" W	72.43
C7	18°40'29"	125.00	42.32	N72°48'30" E	42.74
C8	22°14'04"	423.00	19.83	N82°24'36" E	19.82
C9	7°28'33"	527.00	22.77	N89°22'27" E	22.77
C10	37°39'09"	28.00	13.14	N18°42'38" E	12.91
C11	164°34'41"	50.00	142.89	S44°45'07" E	98.10
C12	8°51'31"	350.00	59.09	S89°23'17" W	52.27
C13	8°12'24"	330.00	34.00	S22°29'47" E	31.81
C14	29°42'24"	95.00	34.82	N72°47'44" E	33.92
C15	37°39'09"	28.00	13.14	S77°47'08" W	12.81
C16	8°18'23"	29.00	45.19	S44°45'07" E	46.75
C17	8°18'23"	28.00	45.19	S44°45'07" E	46.75
C18	8°18'23"	29.00	45.19	S44°45'07" E	46.75
C19	30°03'38"	70.00	13.84	N78°28'56" W	13.37
C20	40°28'18"	26.00	14.15	S32°07'57" E	13.84
C21	11°12'01"	203.00	26.56	N87°47'16" W	26.62
C22	11°12'01"	222.00	42.32	N87°47'16" W	42.32
C23	11°12'01"	277.00	58.15	N87°47'16" W	58.08
C24	9°30'31"	723.00	69.58	S87°51'15" W	69.58
C25	9°30'31"	777.00	74.78	S87°51'15" W	74.78
C26	9°30'31"	731.00	67.98	S87°51'15" W	67.82
C27	2°25'24"	703.00	20.03	S89°23'17" E	20.25
C28	2°25'24"	721.00	19.82	S89°23'17" E	20.07
C29	3°30'31"	192.00	19.82	S89°23'17" W	20.87
C30	37°39'09"	29.00	13.14	S48°22'52" W	13.14
C31	6°14'12"	750.00	60.11	S24°45'14" E	63.08
C32	48°11'12"	73.00	63.06	S12°42'06" W	61.24
C33	37°39'09"	29.00	42.73	S48°22'52" W	37.71
C34	44°47'58"	23.00	19.50	S27°17'31" W	19.29
C35	57°34'44"	21.00	23.18	S27°14'26" W	22.38
C36	18°27'27"	150.00	44.42	N72°47'29" E	44.24
C37	27°28'31"	100.00	37.48	N72°48'28" W	37.24
C38	27°28'31"	95.00	33.73	N72°48'28" W	33.54
C39	44°36'11"	50.00	38.99	S37°28'32" E	37.88
C40	44°36'11"	50.00	38.95	S47°28'17" E	37.98

## Notes

1. Irrigation water will be provided by the City of Boise in accordance with Idaho Code Section 831-302(1)(b) all time, until the additional water will be needed to irrigate crops through **Deseret Ridge Subdivision**, and will be obligated to consumers from the City of Boise.
2. All references to **Homeowners' Association** herein refer to the **Silver Trail Subdivision Homeowners' Association** and the owners of the lots within said subdivision, jointly.
3. Any consideration of this plat shall comply with the applicable zoning regulations in effect at the time of the final plat and any future development of the measurement statements.
4. Building setbacks and dimensional requirements in this subdivision shall be in compliance with the applicable zoning regulations of the City of Boise and conditions of the staff report for **Silver Trail Subdivision**.
5. Lots shall not be reduced in size without prior approval from the north neighbor.
6. Lots 1 & 12, Block 1; Lot 5, Block 2; Lot 4, Block 3; Lots 1 & 12, Block 4; Lots 1 & 8, Block 5; Lots 1 & 7, Block 6; and Lot 1, Block 7 are designated as common area lots to be owned and managed by the Homeowners' Association. This ownership and management commitment may not be dissolved without the express consent of the City of Boise. The Homeowners' Association is responsible for payment of irrigation assessments for the said lots. The Homeowners' Association may also maintain, but is not responsible for, a fractional share of the assessments.
7. An easement shown or designated herein shall include the construction and maintenance of water-surface easements, including (except trees), ponds or other water use development improvements.
8. All assessments are payable (or consented) to the City (or other) that they are designated from within subdivision records.
9. Public utility easements are hereby indicated as follows:
  - 15-foot wide water police rights-of-way.
10. Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Boise for the installation and maintenance of lines or stream channels.
  - 15-foot wide utility public rights-of-way, may be lines and the exterior boundary.
  - 15-foot wide utility easement on either side line (unless otherwise designated).
11. Easement of access to **Block 69** is prohibited unless specifically approved in writing by the **Adair County Highway District** and the **City of Boise**.
12. Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is otherwise by an easement/agreement document.
13. The development/operation shall be in accordance with **Idaho Code Section 122-4501**, **Right to Farm Act**, which states: "The Agricultural operation, agricultural facility or equipment thereof shall be of a nature, size, location, or use that is appropriate to the area in which it is located and shall not be subject to the same zoning regulations as other uses in the area." The operation, facility or equipment shall not be a nuisance if it is used in accordance with the provisions of this section and shall comply with a number of results from the approval or suspension operation of an agricultural operation, agricultural facility or equipment thereof.
14. All of Lot 11, Block 1 and portions of Lots 2 & 3, Block 1; Lot 1, Block 2; Lots 2 & 3, Block 4; Lots 12 & 14, Block 5; and Lots 3 & 4, Block 7 are exempt to and contain the **ADSS storm water drainage system**. This lot is encumbered by that system that contains the **Storm Water Drainage Easement**, recorded as **Subdivision 18-2218** as indicated on the **ADSS** official records of **Adair County**, and incorporated herein by this reference as if set forth in full in the **ADSS** **DECLARATION**. The **Storm Water Drainage Easement** and the **Storm Water Drainage Easement** are subject to **ADSS** priority to **Subdivision 18-2218** before this. The **Storm Water Drainage Easement** is for the operation and maintenance of the storm water drainage system.
15. The development is subject to a **License Agreement**, **Final Plat**, \_\_\_\_\_ to be used by the **Adair County Highway District**.

## Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S05°05'00" W	73.30'	L16	S44°42'07" E	25.60'
L2	N88°06'19" E	34.85'	L17	S40°14'20" W	25.82'
L3	S47°29'28" W	25.82'	L18	S48°43'07" W	25.84'
L4	N89°23'17" W	70.00'	L19	S41°09'07" E	24.42'
L5	N42°31'47" W	37.14'	L20	N48°50'25" E	26.78'
L6	S29°42'30" W	36.24'	L21	S27°11'47" E	43.42'
L7	S29°42'30" W	36.82'	L22	S28°11'47" E	44.25'
L8	N07°31'40" W	12.48'	L23	S45°14'26" W	27.38'
L9	S88°42'07" E	43.02'	L24	S48°45'07" E	27.16'
L10	N72°42'17" E	23.57'	L25	N02°28'29" E	25.74'
L11	N89°23'17" W	38.40'	L26	N89°23'17" W	16.25'
L12	N89°23'17" W	11.24'	L27	N89°23'17" W	18.37'
L13	N47°29'27" E	33.29'			
L14	S47°35'01" E	29.68'			
L15	N40°14'25" E	25.87'			



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5805 W. Franklin Rd., Boise, ID 83725  
(208) 343-3381

See Sheet 3 of Owners Certificate

**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5805 W. Franklin Rd., Boise, ID 83725  
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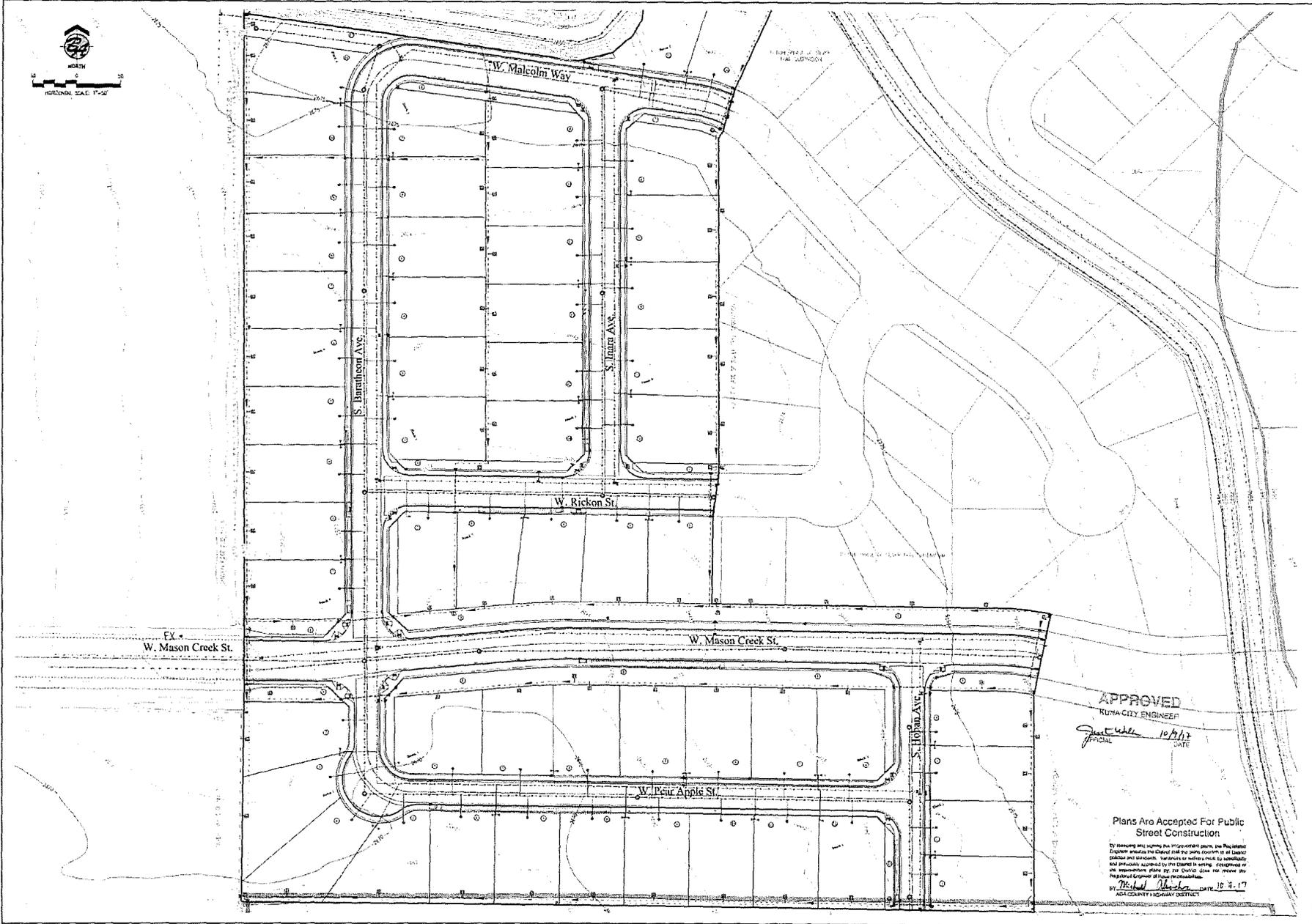


**Silver Trail Subdivision No. 4**  
FRONT OF AND BEYOND A PORTION OF LOT 60, BLOCK 1 OF DESERET RIDGE SUBDIVISION NO. 2, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, AD AIR COUNTY, IDAHO

Final Plat

Revisions	DATE	BY
1	11-15-2017	JK
2	11-15-2017	JK
3	11-15-2017	JK
4	11-15-2017	JK

DATE: 11/15/2017  
BY: JK  
CHECKED BY: JK  
PROJECT NO: 18-10-FP  
SHEET NO: 19 OF 56



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5800 W. Franklin Rd., Boise, ID 83705  
(208) 343-3381



**Composite Site Plan**  
**Silver Trail Subdivision No. 4**  
PARTS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**APPROVED**  
KUNA CITY ENGINEER  
*Michael Nichols* 10/21/17  
DATE

**Plans Are Accepted For Public Street Construction**  
By accepting and signing this instrument, the Registered Engineer certifies that the plans shown on this plat are complete and correct, and that the same conform to all laws, ordinances, rules and regulations, and that the same are in accordance with the requirements of the City of Kuna, Idaho. The Engineer also certifies that the same are in accordance with the requirements of the City of Kuna, Idaho, and that the same are in accordance with the requirements of the City of Kuna, Idaho.

NO.	DATE	DESCRIPTION
1	10/21/17	PRELIMINARY PLAN
2	10/21/17	FINAL PLAN
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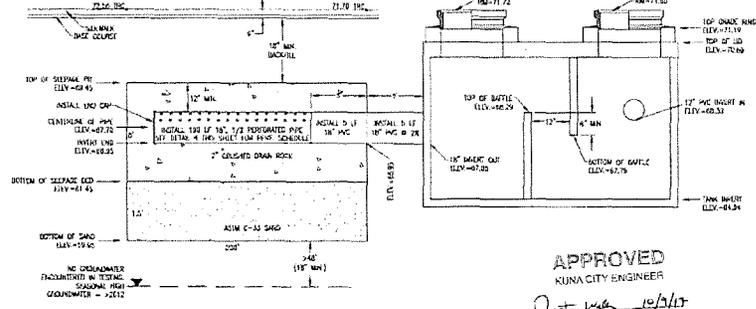
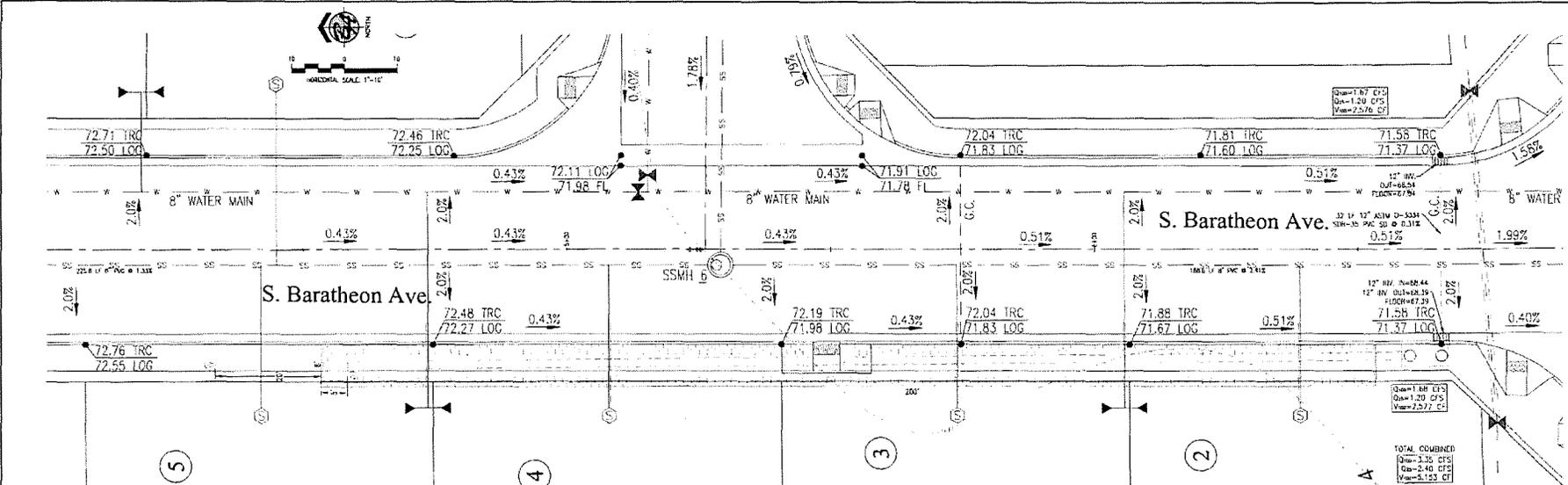










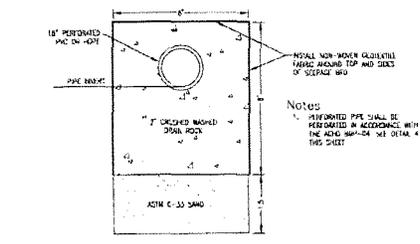


1 Basin C Seepage Details

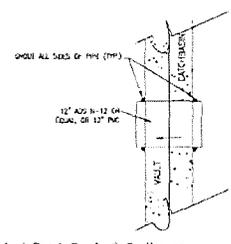
APPROVED  
KUNNA CITY ENGINEER  
*Just* 10/1/17  
DATE

Plans Are Accepted For Public Street Construction

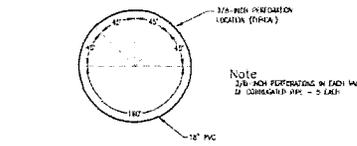
By accepting and adopting the engineering plans, the Registered Engineer and City Engineer have consented to the design and construction of the project and are not responsible for any errors or omissions and are not liable for any damages or losses resulting from the use of the plans. The City Engineer's approval is not a guarantee of the accuracy of the information provided on the plans. The City Engineer's approval is not a guarantee of the accuracy of the information provided on the plans. The City Engineer's approval is not a guarantee of the accuracy of the information provided on the plans.



2 Typical Drainage Bed & Perforated Pipe Detail



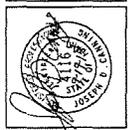
3 Typical Catch Basin & Sediment Tank Connection Detail



4 Perforation Schedule

- Notes
- REFER TO PLAN VIEW SHEET FOR MORE INFORMATION.
  - BASED ON THE CITY ENGINEER'S DESIGN, THE PROPOSED (APPROXIMATE) INTERIOR 2 AND 4-FEET BENCH SURFACE AND BASKING IS DEEMED NECESSARY.
  - AFTER THE BASKING, BASKING SHOULD BE MAINTAINED TO THE EXTENT OF 33" BENCH SURFACE, USING PERFORATED 1/2" DIA PERFORATED PIPE WITH 3/8" DIA PERFORATIONS. PERFORATED PIPE SHOULD BE MAINTAINED TO THE EXTENT OF 33" BENCH SURFACE AND BASKING SHOULD BE MAINTAINED TO THE EXTENT OF 33" BENCH SURFACE.
  - GROUNDWATER MAY BE ENCOUNTERED AND IS NOT CONSIDERED A FACTOR IN DESIGN. DESIGN FOR ON-SITE DISPOSAL OF STORMWATER PER SITE CONDITIONS. SEE REPORT DATED APRIL 14, 2017.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 3-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY RESERVATION FACILITY.
  - SEWAGE TANKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ADOPTED BMP-01 WITH BASKING, BASKING AND COVER PER BMP-01, 2017.
  - SEE PLAN VIEW SHEET FOR DRAINAGE BED DIMENSIONS.
  - SEE DRAINAGE BED DETAIL FOR DIMENSIONS.
  - ALL 24" DIA WALL STORM DRAIN PIPING SHALL BE PVC OR HDPE. ALL PERFORATED STORM DRAIN PIPING SHALL BE PVC OR HDPE. ALL JOINTS AND CONNECTIONS SHALL BE ASTM D-3218 FOR 24" PVC.
  - SEE PLAN VIEW SHEET FOR DIMENSIONS AND MATERIALS.
  - INSTALL 1/2" DIA GALVANIZED STEEL TANK PER ADOPTED BMP-01 WITH BASKING, BASKING AND COVER PER BMP-01, 2017 AND 1/2" DIA LIPPER ON TANK.
  - ELECTRICITY BASKING AND BASKING AT EACH CORNER OF AN GROUNDWATER INVESTIGATION DETAIL. CONNECTION TO EXISTING WITH ADOPTED BMP-01 FOR PLACEMENT OF SAND BASKING PER BMP-01 BASKING. ADD TO EXISTING BASKING THE BASKING.
  - CONTACT ADOPTED BMP-01 FOR MORE INFORMATION. SEE ADOPTED BMP-01 SHEET 1.1.

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 NW 22nd Ave, Suite 100, Ft. Lauderdale, FL 33309  
(954) 343-3300



**Storm Drainage Details**

**Silver Trail Subdivision No. 4**  
PROJECTS OF LAND BEING A PORTION OF LOT 23, 23.00% OF ORIGINAL P.L.C. 18-10-FP, BEING A PORTION OF THE NEQUAMET TRACT OF SECTION 18, TOWNSHIP 36 N. AND A PORTION OF THE NEQUAMET TRACT OF SECTION 11, TOWNSHIP 36 N. RANGE 18E, COUNTY OF PALM BEACH, FLORIDA.

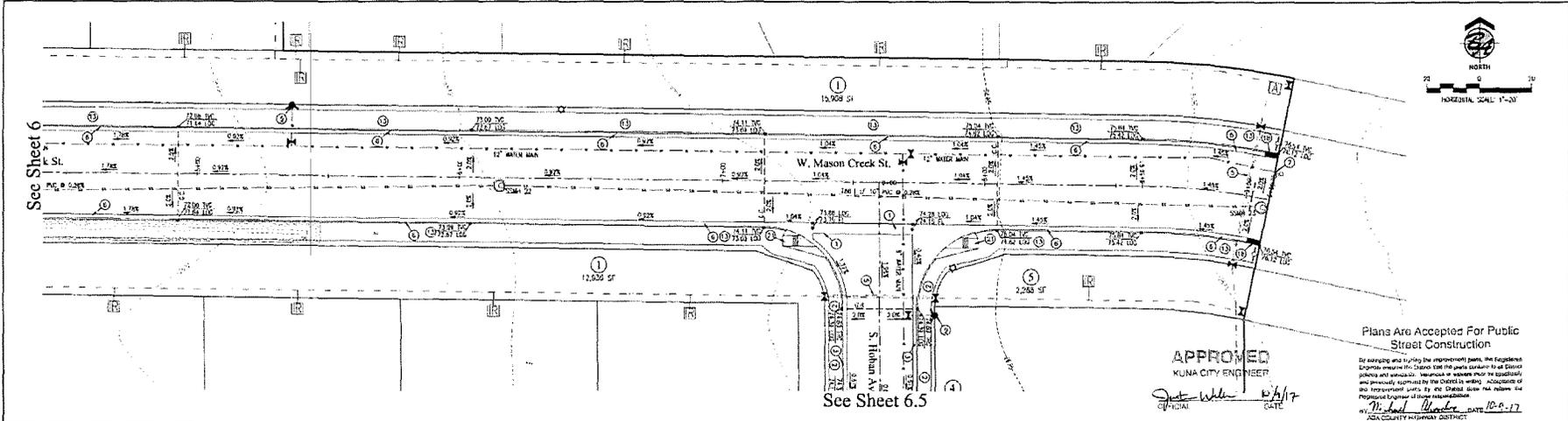
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DATE: 10/1/17  
BY: JB  
CHKD: JB  
PROJECT NO.: 18-10-FP  
SHEET NO.: 26 OF 56







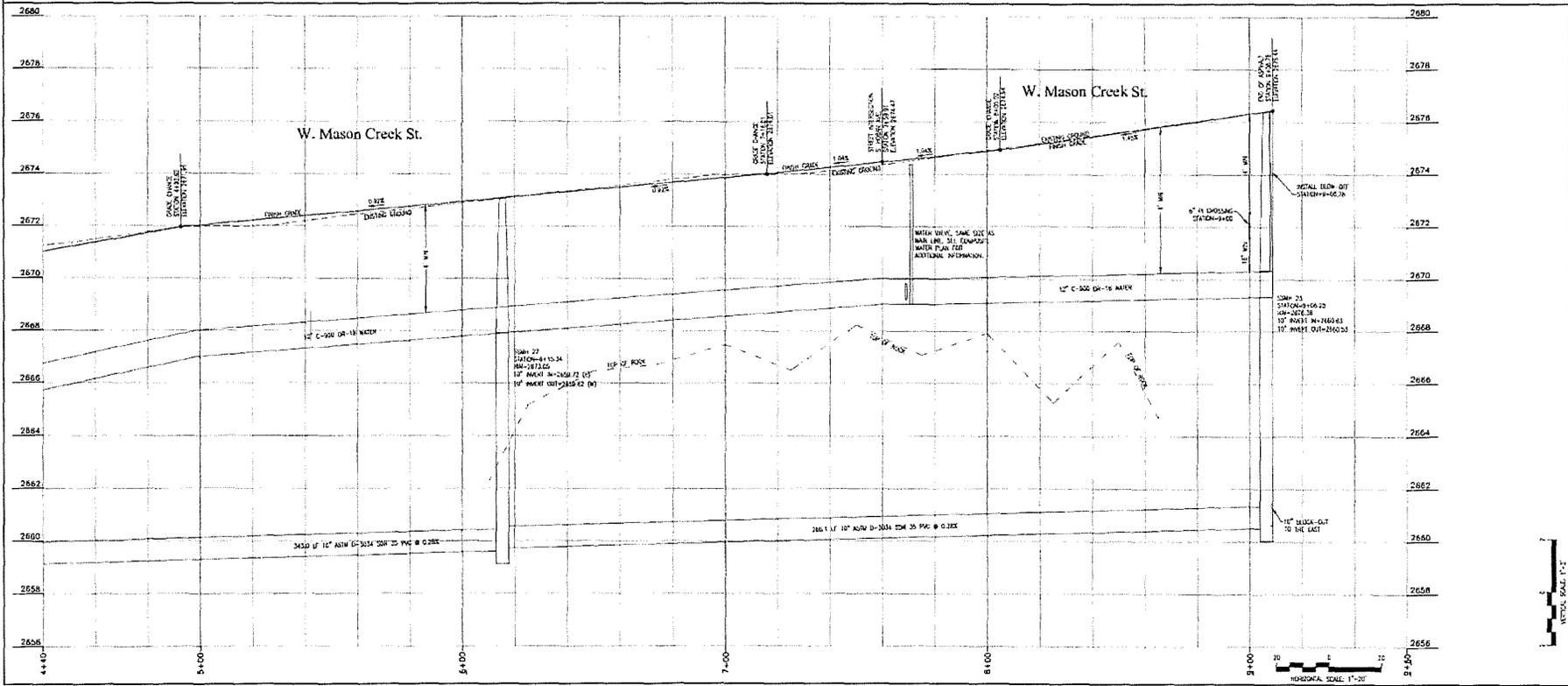


See Sheet 6.5

APPROVED  
MUNA CITY ENGINEER  
*John W. Miller* 6/21/17  
DATE

Plans Are Accepted For Public Street Construction

By accepting and paying the improvement fees, the Applicant certifies that the proposed plan complies with all applicable laws, ordinances, rules and regulations of the City of Muna, Georgia, and that the Applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. The City of Muna is not responsible for the accuracy of the information provided by the Applicant or for the results of the proposed plan. The City of Muna is not responsible for the accuracy of the information provided by the Applicant or for the results of the proposed plan.



**B & A Engineers, Inc.**  
 5585 W. Franklin Rd., Suite 104, Kennesaw, GA 30144  
 (770) 424-7349



Plan/Profile - W. Mason Creek St.  
**Silver Trail Subdivision No. 4**  
 PARTS OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Revisions

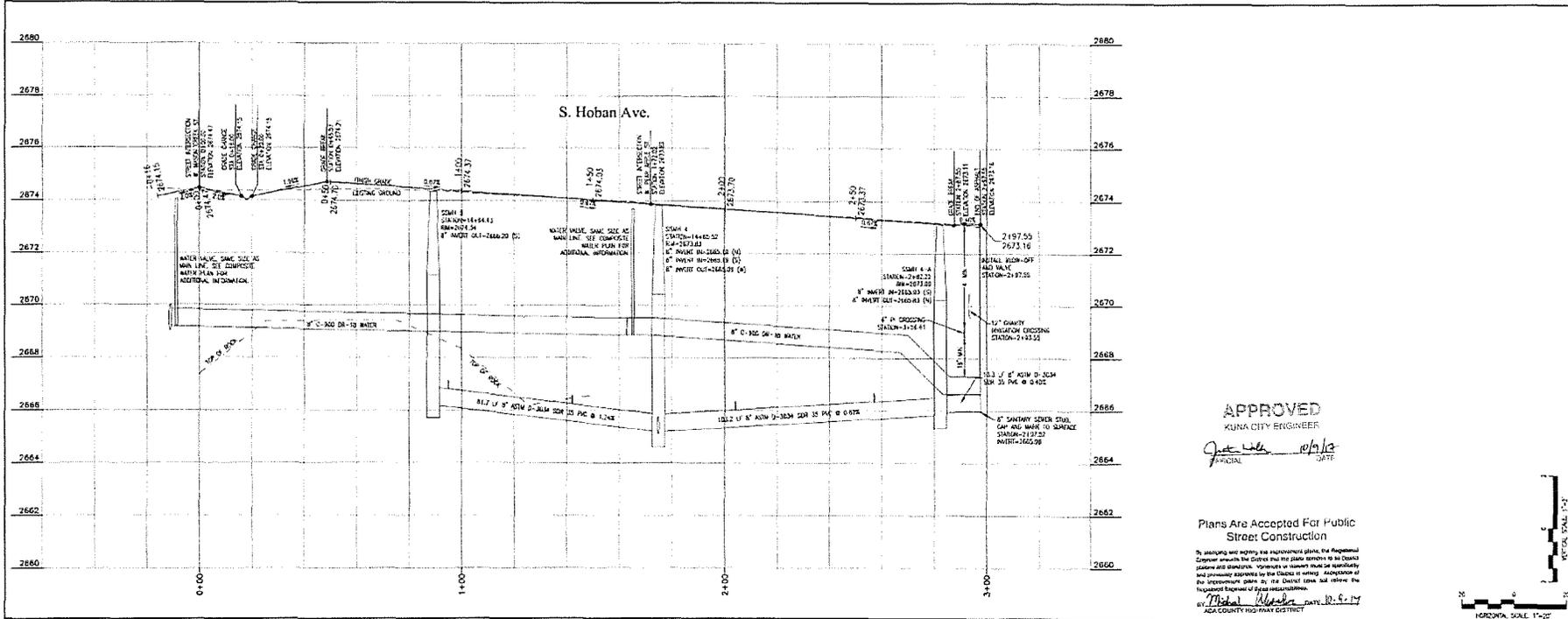
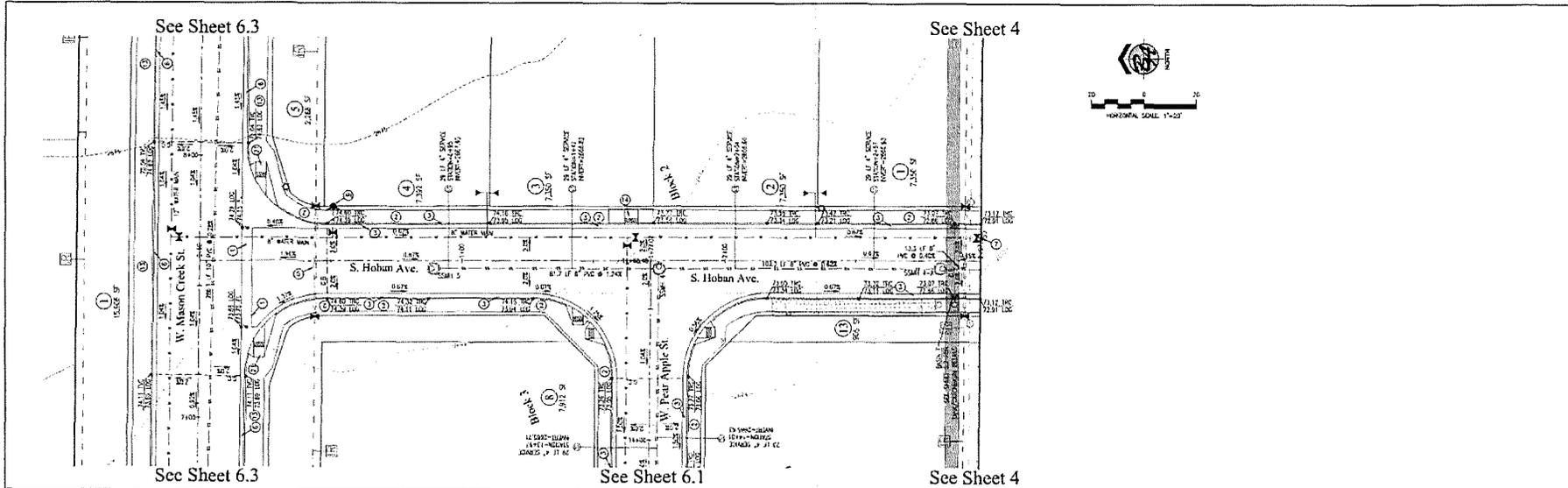
NO.	DATE	DESCRIPTION
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2	06/21/17	REVISED PER COMMENTS
3	06/21/17	REVISED PER COMMENTS
4	06/21/17	REVISED PER COMMENTS
5	06/21/17	REVISED PER COMMENTS
6	06/21/17	REVISED PER COMMENTS
7	06/21/17	REVISED PER COMMENTS
8	06/21/17	REVISED PER COMMENTS
9	06/21/17	REVISED PER COMMENTS
10	06/21/17	REVISED PER COMMENTS

DATE: 06/21/17  
 DRAWN BY: JWM  
 CHECKED BY: JWM  
 PROJECT: SILVER TRAIL SUBDIVISION NO. 4  
 SHEET NO. 6.1  
 DRAWING TITLE: PLAN AND PROFILE OF W. MASON CREEK ST.









**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, ID 83718  
(208) 343-3331

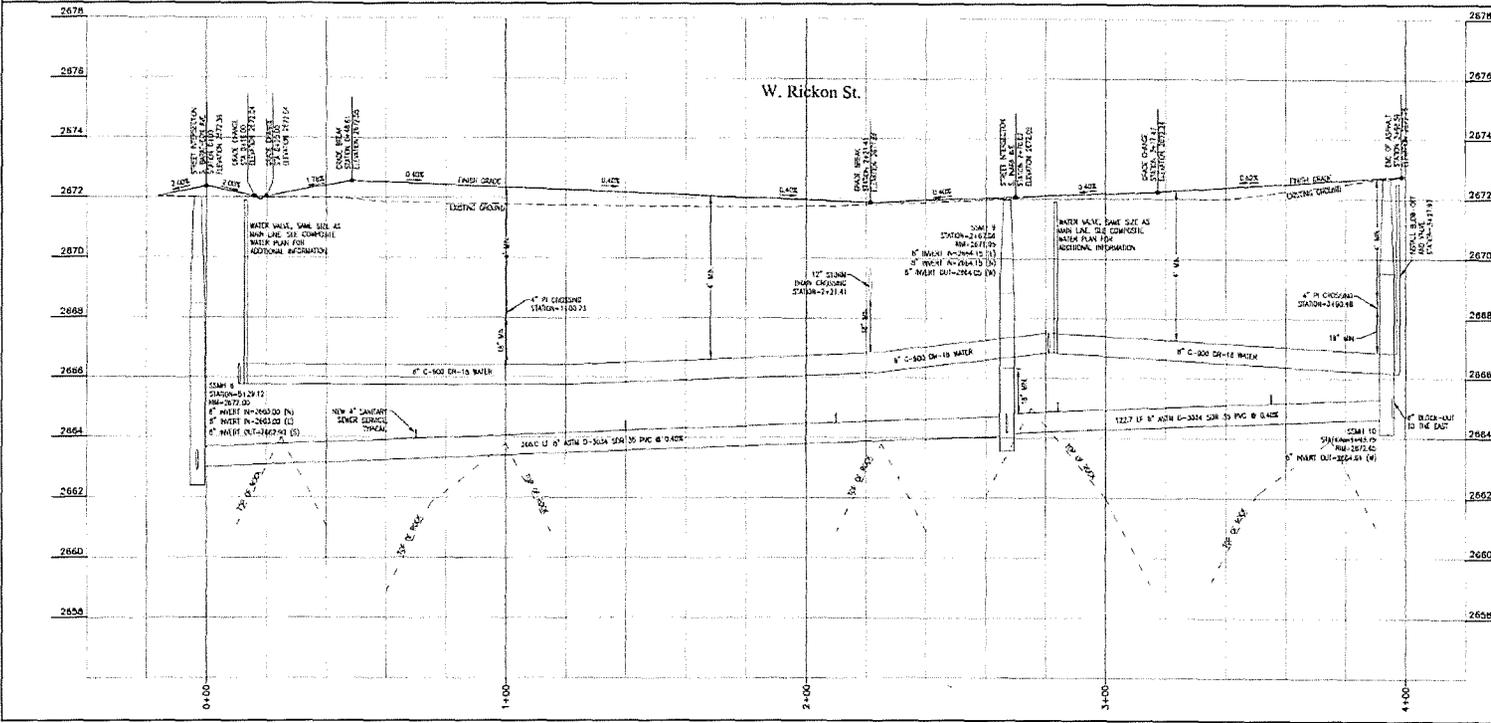
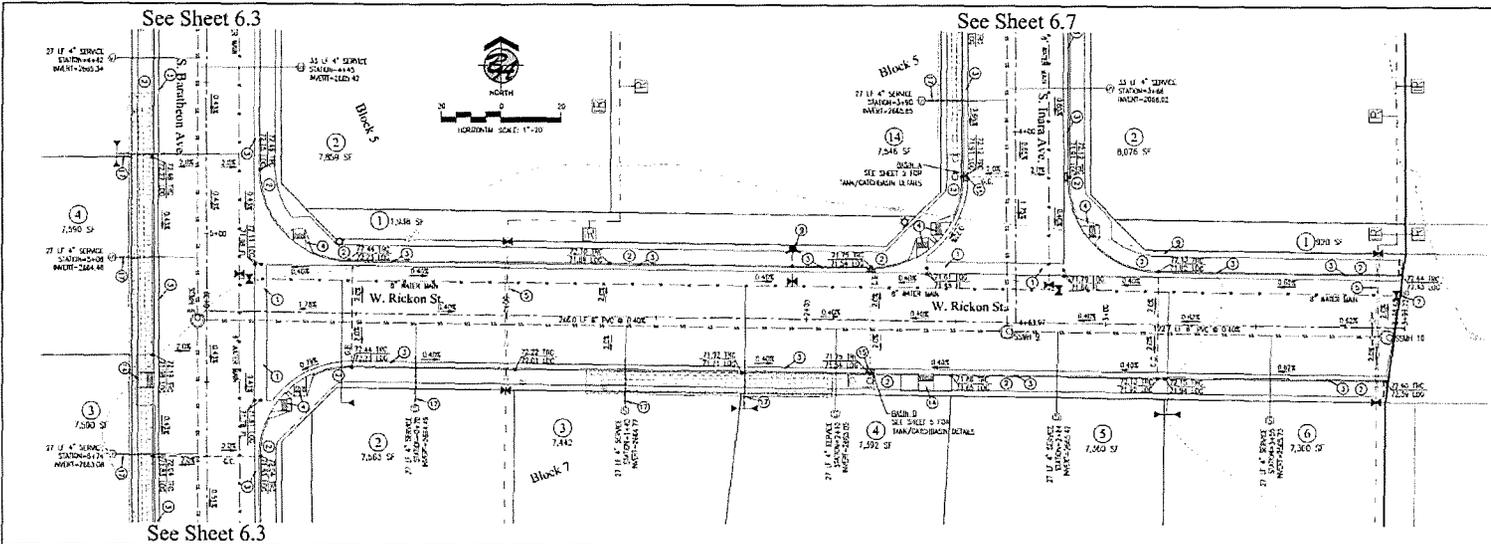


Plan/Profile - W. Pear Apple Dr. and S. Hoban Ave.  
**Silver Trail Subdivision No. 4**  
KUNA CITY ENGINEER  
APPROVED FOR THE BOARD OF PLANNING AND ZONING  
BY: [Signature] DATE: 10/10/12  
PLANNING AND ZONING BOARD  
11. 12:00 PM - 12:30 PM  
12. 12:30 PM - 1:00 PM  
13. 1:00 PM - 1:30 PM  
14. 1:30 PM - 2:00 PM  
15. 2:00 PM - 2:30 PM  
16. 2:30 PM - 3:00 PM  
17. 3:00 PM - 3:30 PM  
18. 3:30 PM - 4:00 PM  
19. 4:00 PM - 4:30 PM  
20. 4:30 PM - 5:00 PM  
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30. 9:30 PM - 10:00 PM  
31. 10:00 PM - 10:30 PM  
32. 10:30 PM - 11:00 PM  
33. 11:00 PM - 11:30 PM  
34. 11:30 PM - 12:00 AM

Revisions

REV.	DATE	DESCRIPTION
1	10/10/12	ISSUED FOR PERMITS
2	10/10/12	REVISED PER PERMITTING
3	10/10/12	REVISED PER PERMITTING
4	10/10/12	REVISED PER PERMITTING
5	10/10/12	REVISED PER PERMITTING
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6.5

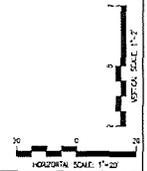


**APPROVED**  
 KUNA CITY ENGINEER  
*[Signature]* 10/17/17  
 DATE

**Plans Are Accepted For Public Street Construction**

On issuing and laying the improvement plans, the Registered Engineer certifies that the plans conform to all City Ordinances and standards. The Engineer assumes no liability for any errors or omissions in the plans or for any damage to property or persons caused by the improvement plans, or for any other cause, not within the scope of the Engineer's professional services.

*[Signature]* 10-17-17  
 KUN COUNTY HIGHWAY DISTRICT



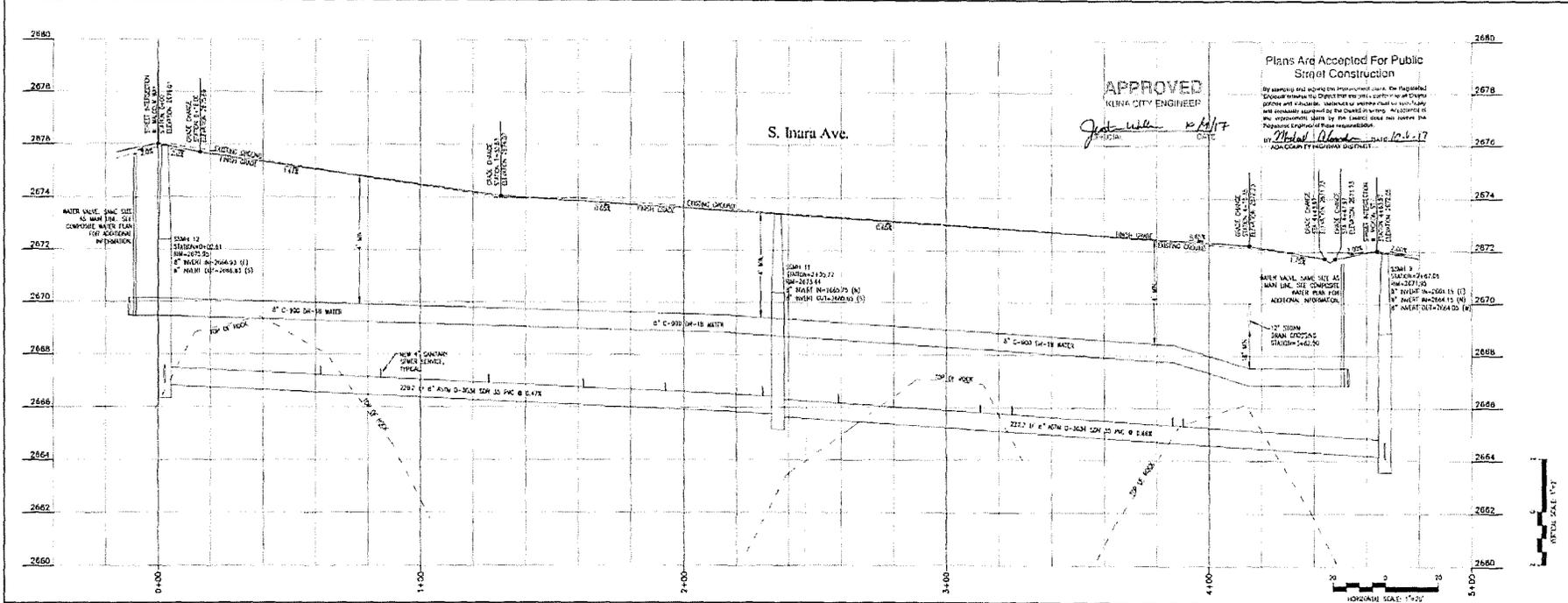
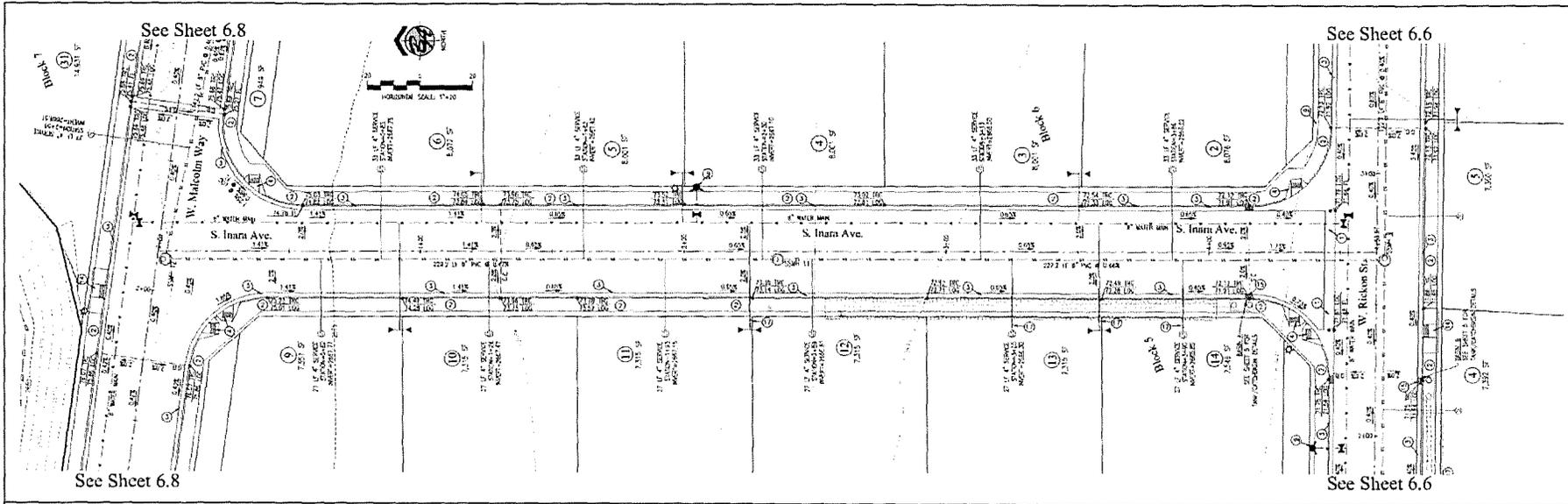
**B & A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5905 W. Franklin Rd., Boise, ID 83708  
 (208) 343-3381



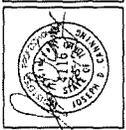
**Silver Trail Subdivision No. 4**  
 PLAT NO. 18-10-FP  
 PREPARED BY: B & A ENGINEERS, INC.  
 CHECKED BY: J. J. [Signature]  
 DATE: 10-17-17

NO.	REVISIONS	DATE
1	FOR PLAN SET	10-17-17
2	FOR PLAN SET	10-17-17
3	FOR PLAN SET	10-17-17
4	FOR PLAN SET	10-17-17
5	FOR PLAN SET	10-17-17

**6.6**



**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5906 W. Franklin Rd., Boise, ID 83705  
 (208) 333-3381



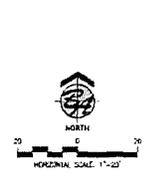
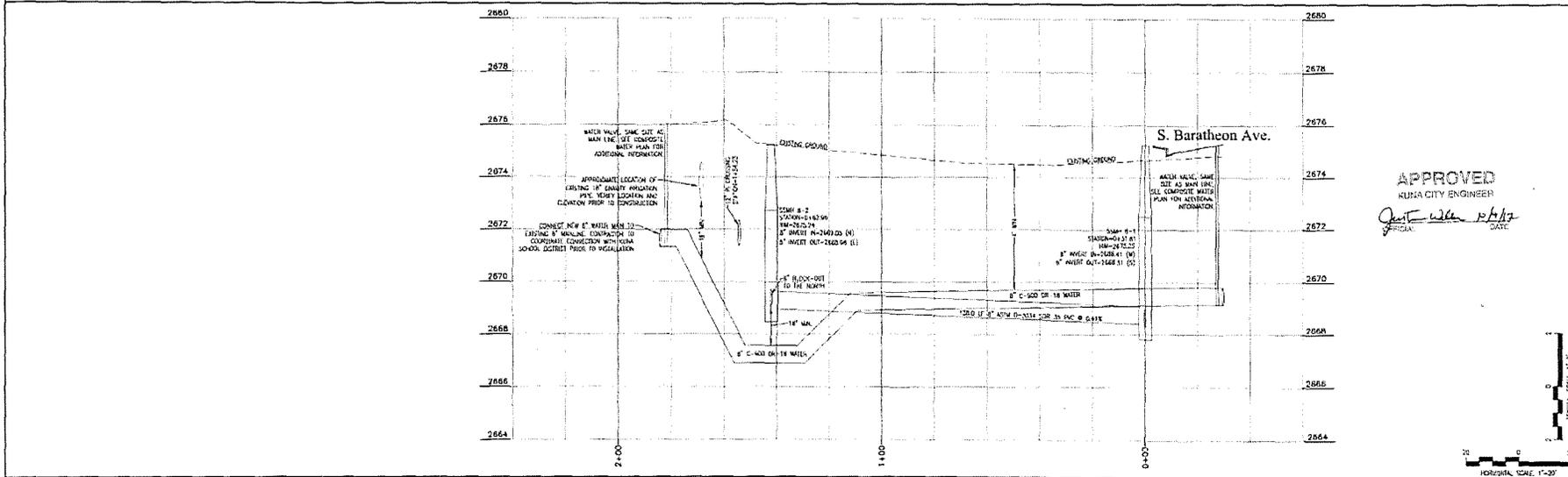
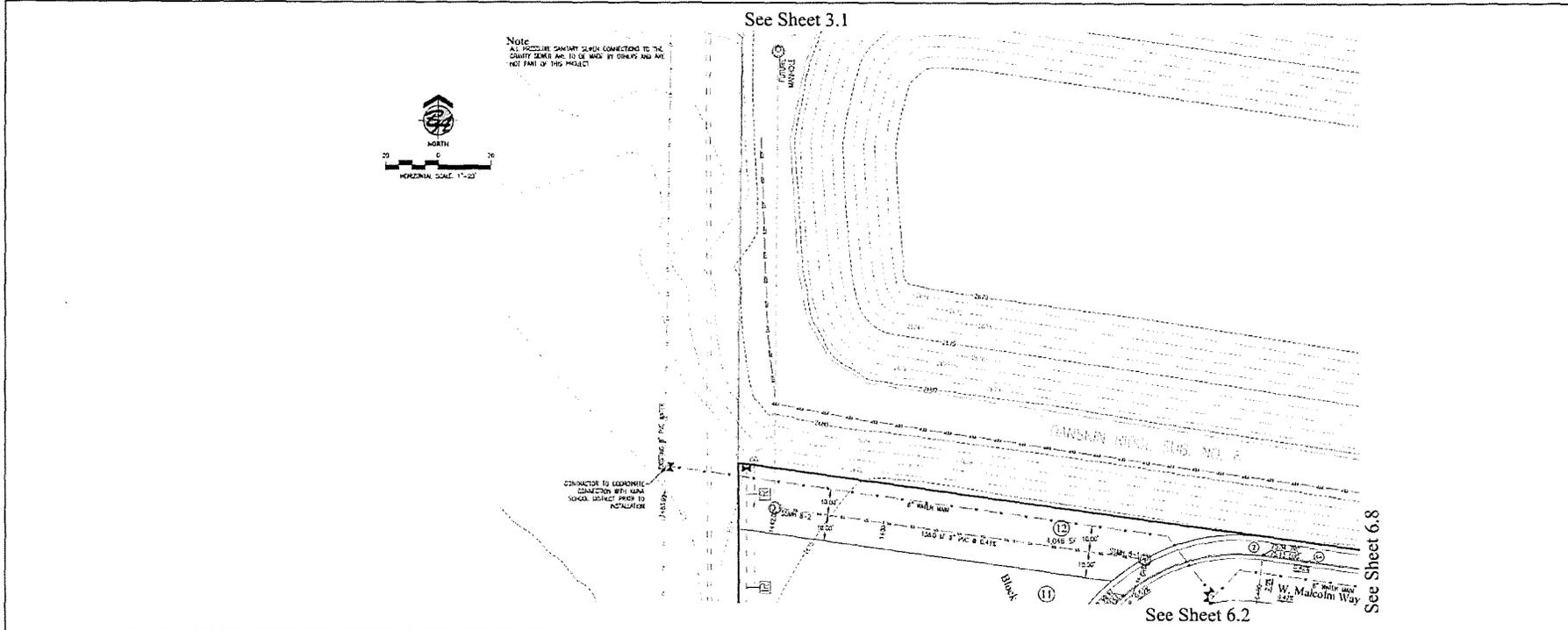
Plan/Profile - S. Inara Ave.

Silver Trail Subdivision No. 4  
 IMAGES OF THIS PLAN AND THE CITY OF BOISE, IDAHO, ARE HEREBY  
 ASSOCIATED WITH THE CITY OF BOISE, IDAHO, AND THE CITY OF BOISE,  
 IDAHO, IS HEREBY ASSOCIATED WITH THE CITY OF BOISE, IDAHO, AND  
 THE CITY OF BOISE, IDAHO, IS HEREBY ASSOCIATED WITH THE CITY OF  
 BOISE, IDAHO.

Revisions

NO.	DATE	BY	REVISION
1	12-17-17	JM	ISSUED FOR PERMITS
2	12-17-17	JM	REVISED PER COMMENTS
3	12-17-17	JM	REVISED PER COMMENTS
4	12-17-17	JM	REVISED PER COMMENTS
5	12-17-17	JM	REVISED PER COMMENTS

6.7



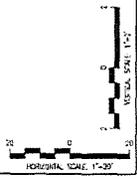
Note  
ALL PROPOSED SANITARY SEWER CONNECTIONS TO THE COUNTY SEWER ARE TO BE MADE BY TRENCH AND ARE NOT PART OF THIS PROJECT

See Sheet 3.1

See Sheet 6.2

See Sheet 6.8

APPROVED  
KUNA CITY ENGINEER  
*Justin White*  
SPECIAL



**Plan Profile - Offsite Sewer Connection**

**Silver Trail Subdivision No. 4**

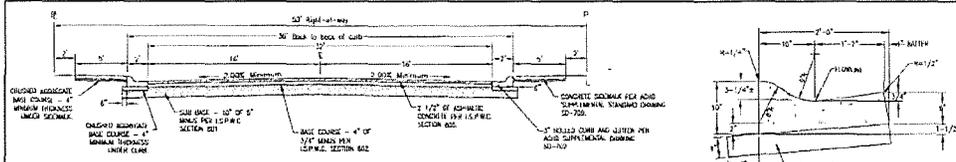
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND NOTES ARE TO BE IN ACCORDANCE WITH THE KUNA CITY ENGINEER'S OFFICE PRACTICES AND STANDARDS. THE KUNA CITY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SEWER SYSTEM. THE KUNA CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SANITARY SEWER SYSTEM.

**Revisions**

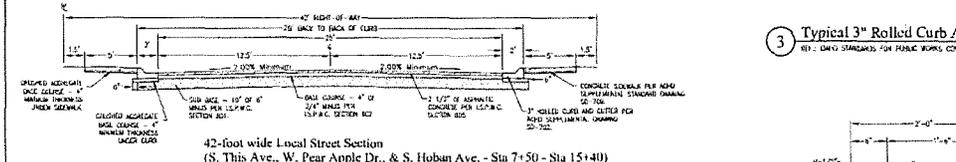
REV.	DATE	BY	DESCRIPTION
1	08-14-18	JW	ISSUE FOR PERMITS
2	08-14-18	JW	PERMITS RECEIVED
3	08-14-18	JW	FOR KUNA CITY ENGINEER REVIEW
4	08-14-18	JW	FOR KUNA CITY ENGINEER REVIEW

DATE PLOTTED: 08/14/18  
SCALE: 1"=40'  
SHEET NO. 6.9

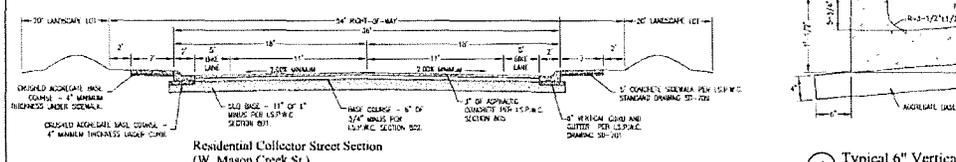
**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
1000 W. Main Street, Suite 100  
Kuna, ID 83625  
(208) 343-5351



Standard Local Street Section (All streets, unless otherwise noted)



42-foot wide Local Street Section (S. This Ave., W. Pear Apple Dr., & S. Hoban Ave. - Sta 7+50 - Sta 15+40)



Residential Collector Street Section (W. Macon Creek St.)

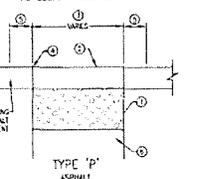
1 Typical Street Sections

APPROVED  
KUNA CITY ENGINEER

John W. [Signature] 10/15/17 DATE

Plans Are Accepted For Public Street Construction

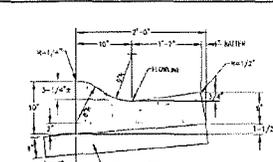
By identifying and signing the improvement plans, the Applicant certifies that the proposed work complies with all applicable codes and standards...  
DATE: 10-9-17



LEGEND  
1. 4\"/>

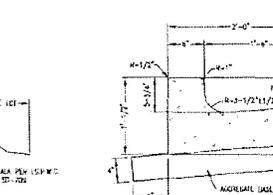
- NOTES:
- REFER TO SECTION 107 FOR MATERIALS AND WORKMANSHIP REQUIREMENTS.
  - RAISED CURBS ARE PERMITTED TO BE LESS THAN 4\"/>

- UTILITY WORK NOTES:
- ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PROVISIONS BEYOND THOSE SHOWN ON THE PLANS. THE FOLLOWING CONDITIONS ARE USED IN SECTION 107 OF THE ACD RULES MANUAL.
  - ALL ADJACENT UTILITY LINES FOR PRELIMINARY REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE ROAD AND MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:



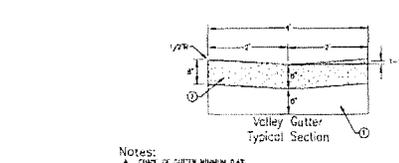
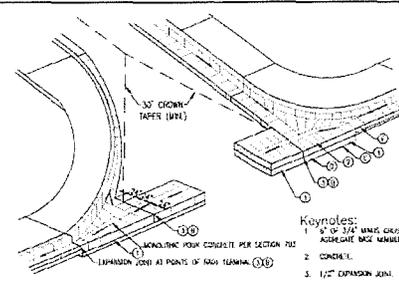
3 Typical 3\"/>

- Notes:
- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
  - SLOPE: 4-INCH COMPACTED DEPTH OF 3/4-INCH WINDS CROWNED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-AND FINISH COMPACTED TO EXCEED 95% OF STANDARD PRODUCTION.



4 Typical 6\"/>

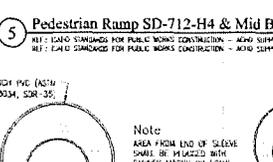
- Notes:
- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
  - SLOPE: 4-INCH COMPACTED DEPTH OF 3/4-INCH WINDS CROWNED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-AND FINISH COMPACTED TO EXCEED 95% OF STANDARD PRODUCTION.



7 Typical Valley Gutter

NOTES:

- GRADE OF GUTTER MINIMUM 0.4%.
- EXPANSION JOINT 1/2-INCH PROPOSED JOINT MATERIAL (ASHTO M 210).
- FILLET AND BASE SECTION THICKNESS SHALL MATCH TO THE VALLEY GUTTER THROAT.



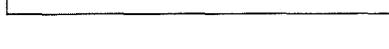
5 Pedestrian Ramp SD-712-H4 & Mid Block Ramp SD-712-G

- Notes:
- 4 FOOT x 4 FOOT FLAT STREET SIDE CURBING REQUIRED.
  - CURB IS NOT REQUIRED TO BE FULL HEIGHT.
  - PRECASTED CURBS SHALL BE INSTALLED IN ALL PEDESTRIAN RAMP LOCATIONS WITHIN THE RAMP-TO-WAY PER SD-712. CURBS SHALL BE 4\"/>



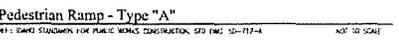
2 Street Cuts & Pavement Repair Details

NOTES: SHOW STANDARD FOR PUBLIC WORKS CONSTRUCTION, SEE DMS 50-702. NOT TO SCALE. (SEE DMS SUPPLEMENT SECTION)



6 Pipe Sleeve Section Detail

- Notes:
- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
  - SLOPE: 4-INCH COMPACTED DEPTH OF 3/4-INCH WINDS CROWNED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-AND FINISH COMPACTED TO EXCEED 95% OF STANDARD PRODUCTION.



8 Pedestrian Ramp - Type 'A'

NOTES:

- 4 FOOT x 4 FOOT FLAT STREET SIDE CURBING REQUIRED.
- CURB IS NOT REQUIRED TO BE FULL HEIGHT.
- PRECASTED CURBS SHALL BE INSTALLED IN ALL PEDESTRIAN RAMP LOCATIONS WITHIN THE RAMP-TO-WAY PER SD-712. CURBS SHALL BE 4\"/>

**B & A Engineers, Inc.**  
Consulting Engineer, Surveyors & Planners  
5905 W. Franklin Rd., Boise, ID 83705  
(208) 342-3301

**Silver Trail Subdivision No. 4**  
PROJECT OF LAND DIVISION & LAYOUT OF 12 BLOCKS OF DOWNSIDE ROAD, SECTION 10, T4N, R10E, S4E, BOISE COUNTY, IDAHO.  
11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

**Construction Details**

DATE: 10/15/17  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION
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DATE: 10/15/17  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

7

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Suite 400, N.W.  
(780) 334-9190

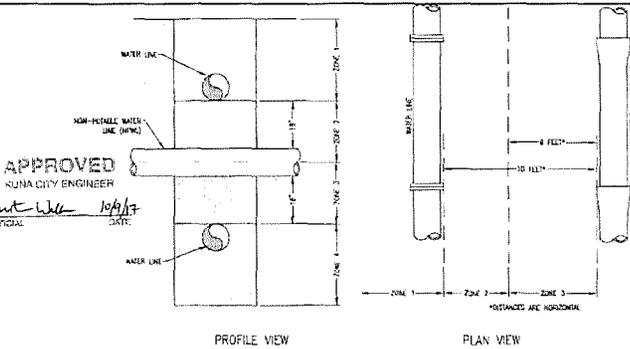
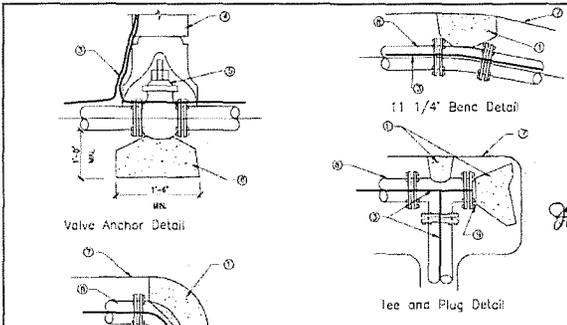


**Silver Trail Subdivision No. 4**  
PARTS OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Table with 3 columns: DATE, BY, CHECKED BY. Includes a section for REVISIONS with columns for NO., DATE, DESCRIPTION, and DRAWN BY.

SCALE: AS SHOWN  
DATE: 10/13/2011  
BY: J. L. BROWN  
CHECKED BY: J. L. BROWN  
PROJECT NO.: 18-10-FP  
DRAWN BY: J. L. BROWN  
DATE: 10/13/2011

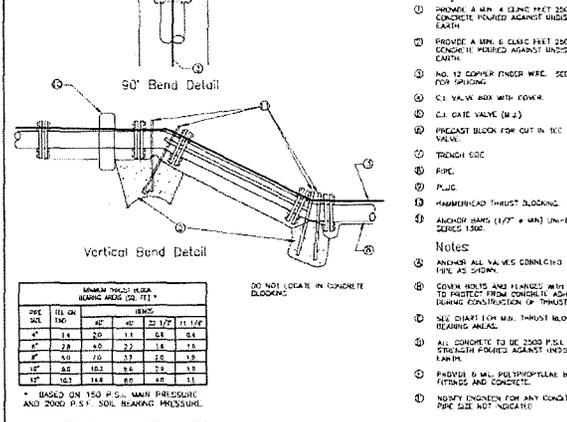
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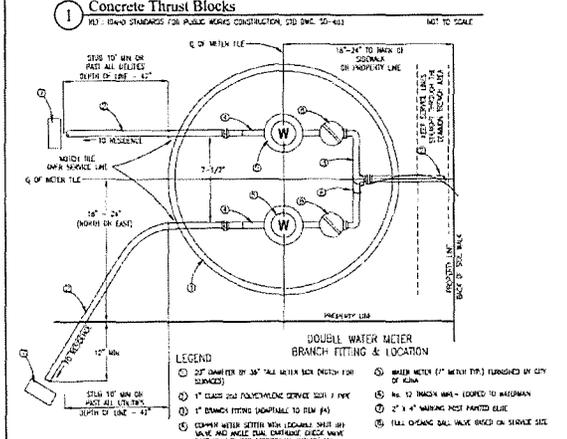
**VERTICAL SEPARATION REQUIREMENTS**  
**ZONE 1:**  
A) WATER AND NPWL MUST BE SEPARATED BY AT LEAST 18" MIN.  
B) ONE FULL JOINT LENGTH OF BOTH PIPE AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.  
**ZONE 2:**  
A) ONE FULL JOINT LENGTH OF BOTH PIPE AND NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING AND EDGES.  
B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS FOR A HORIZONTAL DISTANCE OF 10- FEET ON BOTH SIDES OF CROSSING.  
C) EITHER THE NPWL OR WATER LINE OR BOTH MUST BE ENCASED WITH A SILENT MATERIAL ACCEPTABLE TO DIO FOR A HORIZONTAL DISTANCE OF 10- FEET ON BOTH SIDES OF THE CROSSING.  
**ZONE 3:** SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.  
**ZONE 4:** SAME REQUIREMENTS AS ZONE 1 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.

**HORIZONTAL SEPARATION REQUIREMENTS**  
**ZONE 1:**  
A) NO SPECIAL REQUIREMENTS.  
**ZONE 2:**  
A) NO SPECIAL REQUIREMENTS FOR POTABLE OR NON- POTABLE SERVICES.  
B) WATER AND NPWL SEPARATED BY AT LEAST 6- FEET AT INSIDE WALLS AND  
C) WATER AT LEAST 18- INCHES HIGHER IN ELEVATION THAN THE NPWL.  
D) NPWL CONSTRUCTION TO WATER MAIN STANDARDS AND PRESSURE TESTED FOR WATER TIGHTNESS.  
E) SITE SPECIFIC REQUIREMENTS APPROVED BY DIO.  
**ZONE 3:** NOT ALLOWED WITHOUT DED WATER.  
**ZONE 4:** SILENTLY SLOWER FORCE MAINS MUST HAVE MINIMUM 18- FEET HORIZONTAL SEPARATION AND 18- INCHES VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WATER GRANT BY DIO.

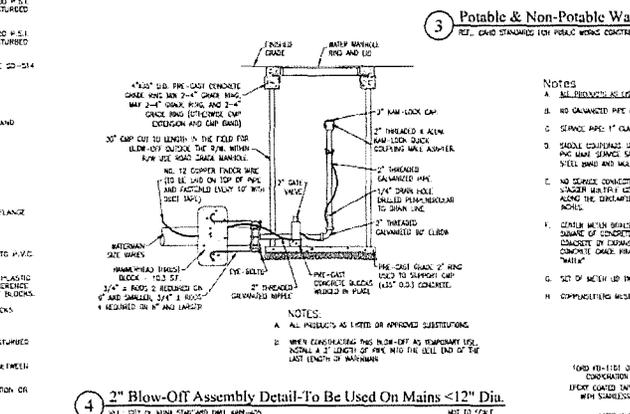
**5 Potable & Non-Potable Water Line (NPWL) Separation**  
REF. DMS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DMS 20-407



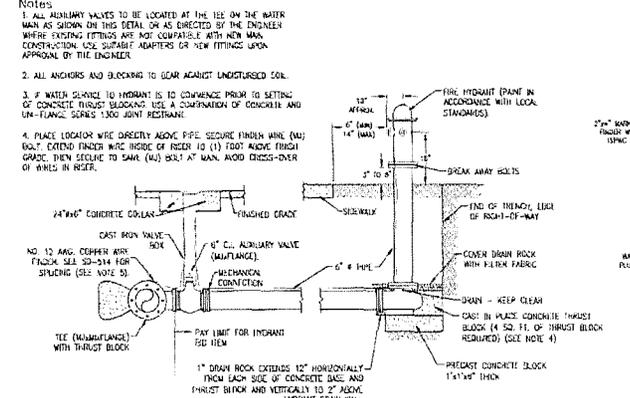
- Legend**
- 1) PROVIDE A MIN. 4" CLASH FREE 2500 P.S.I. CONCRETE FORMED AGAINST UNDISTURBED EARTH.
  - 2) PROVIDE A MIN. 6" CLASH FREE 2500 P.S.I. CONCRETE FORMED AGAINST UNDISTURBED EARTH.
  - 3) NO. 12 COPPER FINGER WIRE. SEE 20-514 FOR SPLICING.
  - 4) C1 VALVE BOX WITH COVER.
  - 5) C1 GATE VALVE (M 2).
  - 6) PRECAST BLOCK FOR CUT IN TEE AND VALVE.
  - 7) TRENCH BOX.
  - 8) PIPE.
  - 9) PLUG.
  - 10) HAMMERHEAD THRUST BLOCKING.
  - 11) ANCHOR HANGS (1/2" x MIN) UN-FLANGE SERIES 1500.
  - 12) ANCHOR ALL VALVES CONNECTED TO P.V.C. PIPE AS SHOWN.
  - 13) COVER HOLES AND FLANGES WITH PLUGS TO PROTECT FROM CONSIDERABLE ADVERSE DRIVING CONSTRUCTION OF THRUST BLOCKS.
  - 14) SET CHART 1 FROM M.S. THRUST BLOCKS BEARING AREAS.
  - 15) ALL CONCRETE TO BE 2500 P.S.I. STRENGTH FORMED AGAINST UNDISTURBED EARTH.
  - 16) PROVIDE 6" MIN. PERPENDICULAR BETWEEN FITTINGS AND CONCRETE.
  - 17) NOTIFY ENGINEER FOR ANY CONDITION OR PIPE SIZE NOT INDICATED.



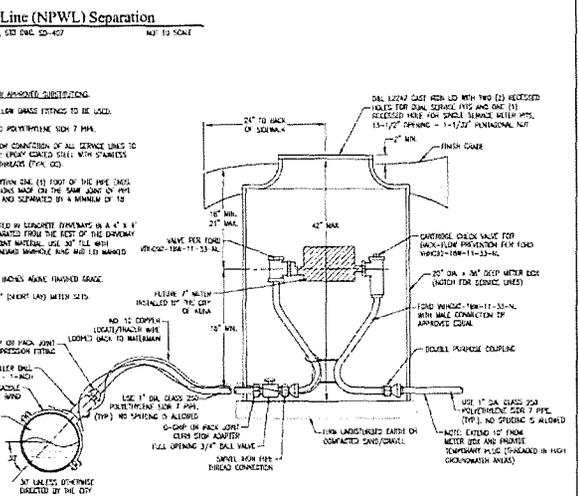
**1 Concrete Thrust Blocks**  
REF. DMS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DMS 20-401



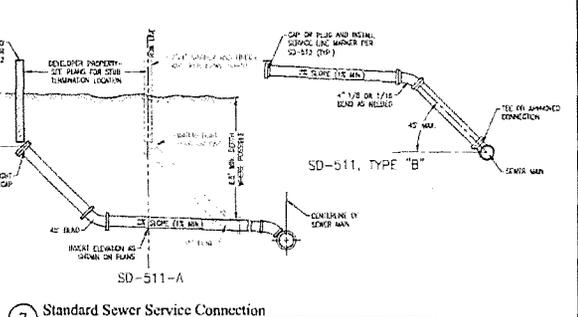
**4 2" Blow-Off Assembly Detail-To Be Used On Mains <12" Dia.**  
REF. CITY OF KUNA STANDARD DMS 100-100



**5 Fire Hydrant**  
REF. DMS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DMS 20-104



**3 Standard Water Service Connection for 3/4" Water Service**  
REF. CITY OF KUNA STANDARD DMS 1001-75



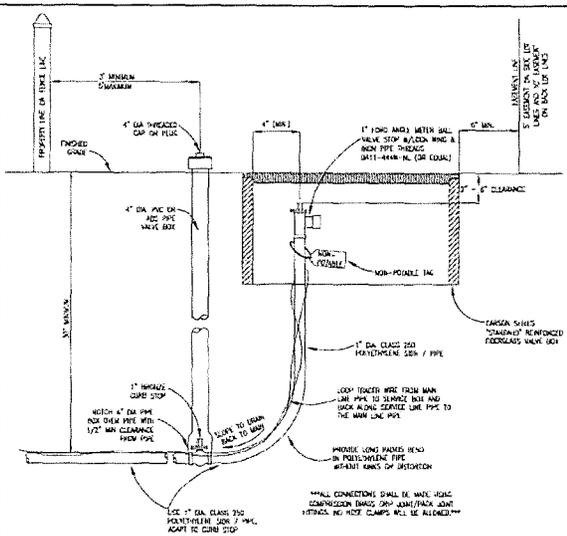
**7 Standard Sewer Service Connection**  
REF. DMS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DMS 20-511 & 20-511-A

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5805 W. Franklin Rd., Boise, Id. 83725  
(208) 343-3300

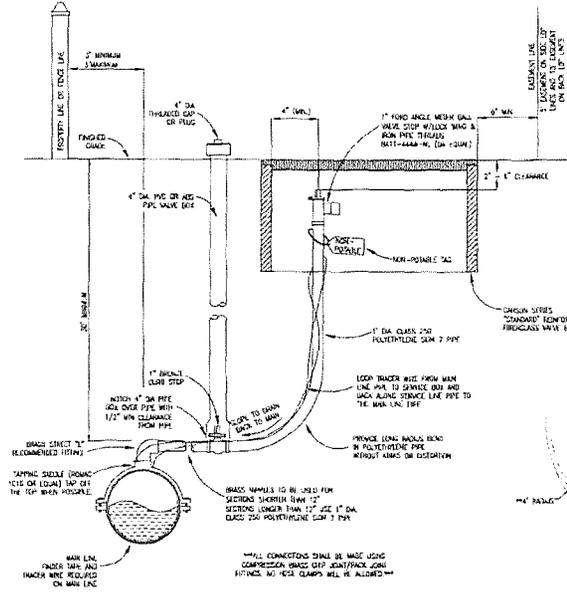


**Silver Trail Subdivision No. 4**  
PROJECT: SILVER TRAIL SUBDIVISION NO. 4, A 40 AC. PLAT OF LAND IN BOISE COUNTY, IDAHO, SECTION 13, 4, AND 20, T4N, R3E, S4E, NEBRASKA COUNTY, IDAHO.  
CONSTRUCTION DETAILS

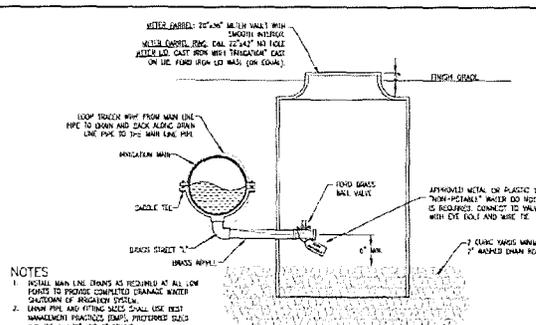
NO.	DATE/REV.	BY/CHK.
1	12/28/18	JL/MLP
2	01/08/19	MLP
3	01/08/19	MLP
4	01/08/19	MLP
5	01/08/19	MLP
6	01/08/19	MLP
7	01/08/19	MLP
8	01/08/19	MLP
9	01/08/19	MLP
10	01/08/19	MLP
11	01/08/19	MLP
12	01/08/19	MLP
13	01/08/19	MLP



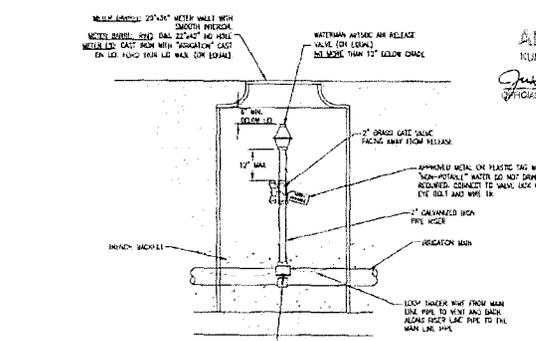
1 Standard Residential 1" Service Main Side (Long Side)  
REF: CITY OF ALMA STANDARD SPEC. 1808-02-02  
NOT TO SCALE



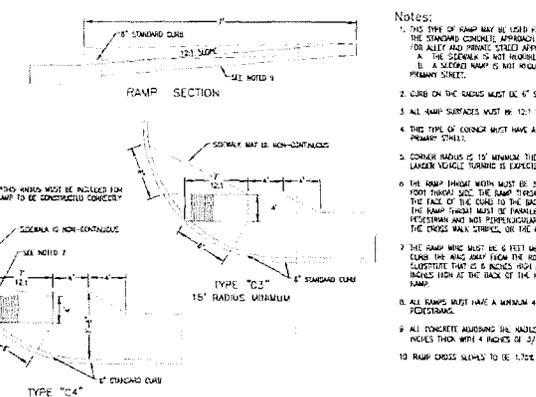
2 Standard Residential 1" Service Main Side (Short Side)  
REF: CITY OF ALMA STANDARD SPEC. 1808-02-01  
NOT TO SCALE



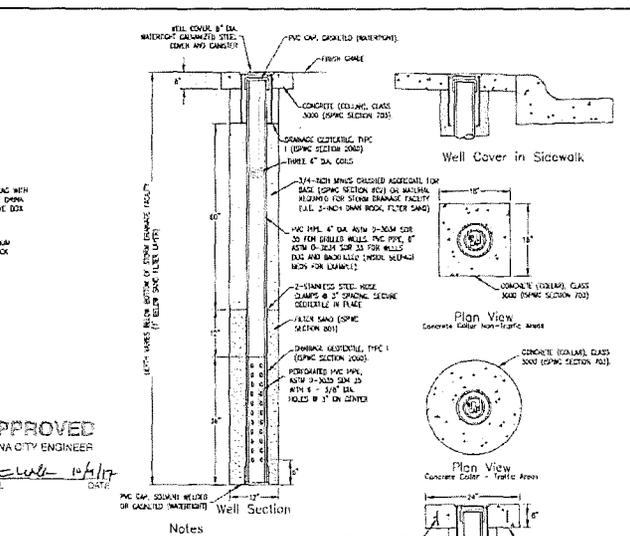
3 Pressurized Irrigation Drain Valve  
REF: CITY OF ALMA STANDARD SPEC. 1808-02  
NOT TO SCALE



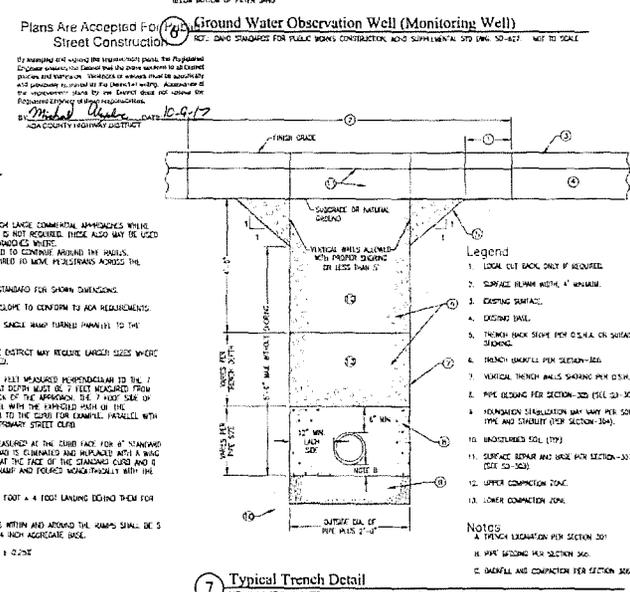
4 Typical Air Release Valve (Pressure Irrigation)  
REF: CITY OF ALMA STANDARD SPEC. 419-01-01  
NOT TO SCALE



5 Pedestrian Ramp - Type "C"  
REF: DAVIS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD. SPEC. 22-212-0  
NOT TO SCALE



6 Ground Water Observation Well (Monitoring Well)  
REF: DAVIS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD. SPEC. 22-102-02  
NOT TO SCALE



7 Typical Trench Detail  
REF: DAVIS STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD. SPEC. 22-102-01  
NOT TO SCALE

APPROVED  
KUNA CITY ENGINEER  
*John W. White*  
DATE: 12/28/18

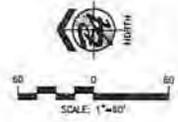
Plans Are Accepted For  
Street Construction  
DATE: 12/28/18  
BY: *Michael White*





# Silver Trail Subdivision No. 3

A re-subdivision of a portion of Lot 66, Block 1 of Danston Ridge Subdivision No. 6 as shown in Book 103 of Plats of  
Pages 13728 through 13741, records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North,  
Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho.  
2018



### Reference Documents

- Subdivision Plats
  - Danston Ridge Subdivision No. 6 Book 103, Pages 13728-13741
  - Profile Cover Estates Subdivision Book 61, Pages 7074-7075
  - Silver Trail Subdivision No. 1 Book 108, Pages 15053-15056

### Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and irrigation assessment line, see Note 10 for more information
- 10' wide Public utility easement line, see Note 9 for more information.
- Storm drainage easement line, see Note 14 for more information.
- ACHD sidewalk easement line
- Adjoining property line
- Found 3/8" pin with cap labeled "LS 10782"
- Set 1/2"x24" iron pin with plastic cap labeled "38A LS 4115"
- Set 5/8"x30" iron pin with plastic cap labeled "38A LS 4115"
- Calculated point, not found or set
- West Quarter Corner, found brass cap  
CPL# No. 2018-034001
- Southwest Section Corner, found brass cap  
CPL# No. 2016-034798



Received  
5/10/18



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

Silver Trail Subdivision No. 3  
Sheet 1 of 3

See Sheet 2 For Notes, Line Table, & Curve Table

Exhibit

44

# Silver Trail Subdivision No. 3

### Notes

- Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(c). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuna Irrigation District, and will be obligated for assessments from the City of Kuna.
- All references to Homeowners' Association herein are to the Silver Trail Subdivision Homeowners' and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. 2015-016635, as amended and as may be amended from time to time.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Silver Trail Estates Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lots 1 & 13, Block 1; Lot 5, Block 2; Lot 1, Block 3; Lots 1 & 12, Block 4; Lots 1 & 8, Block 5; Lots 1 & 7, Block 6; and Lot 1, Block 7 are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
- No easement shown or designated herein shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or area) that they are delineated from unless otherwise noted.
- Public utility easement is hereby reserved as follows:  
• 10-foot wide along public rights-of-way.  
• 10-foot wide along public rights-of-way, next lot lines and the exterior boundary.  
• 10-foot wide easement on interior lot lines (unless otherwise dimensioned).
- Direct lot access to W. Mason Creek Dr. is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- This development recognizes Idaho Code Section §22-4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- All of Lot 13, Block 1 and portions of Lots 5-8, Block 1; Lot 1, Block 3; Lots 2-5, Block 4; Lots 12-14, Block 5; and Lots 3-4, Block 7 are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Final Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-032655, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "MASTER EASEMENT"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section §40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
- This development is subject to a License Agreement, Inst. No. \_\_\_\_\_ to benefit the Ada County Highway District.
- Lot 12, Block 4 is subject to a blanket easement for public utilities and is hereby granted to the City of Kuna for the installation and maintenance of sanitary sewer, domestic water, and pressurized irrigation mainlines.

### Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	11°12'01"	287.00'	58.00'	N83°47'18"W	57.97'
C2	5°30'51"	500.00'	48.12'	N87°51'15"E	48.10'
C3	5°30'51"	750.00'	72.18'	S87°51'15"W	72.15'
C4	11°12'01"	250.00'	48.87'	N83°47'18"W	48.79'
C5	89°16'23"	50.00'	77.91'	S44°45'07"E	70.26'
C6	87°55'42"	50.00'	85.48'	S48°50'55"W	75.43'
C7	18°45'29"	125.00'	40.92'	N72°48'30"W	40.74'
C8	2°24'06"	473.00'	19.83'	N89°24'38"E	19.82'
C9	2°28'33"	527.00'	22.77'	N89°22'24"E	22.77'
C10	37°39'09"	20.00'	13.14'	N18°42'38"E	12.91'
C11	184°34'41"	50.00'	143.62'	S44°45'07"E	99.10'
C12	63°01'31"	50.00'	55.00'	S60°12'27"W	52.27'
C13	61°52'48"	50.00'	54.00'	S58°25'41"E	51.41'
C14	39°40'24"	50.00'	34.62'	N72°47'44"E	33.93'
C15	37°39'09"	20.00'	13.14'	S71°47'08"W	12.91'
C16	89°16'23"	28.00'	45.19'	S44°45'07"E	40.75'
C17	89°16'23"	28.00'	45.19'	S44°45'07"E	40.75'
C18	89°16'23"	28.00'	45.19'	S44°45'07"E	40.75'
C19	39°03'58"	20.00'	13.84'	N18°38'54"W	13.37'
C20	40°29'18"	20.00'	14.13'	S20°07'43"W	13.84'
C21	11°12'01"	203.00'	39.58'	N83°47'18"W	39.52'
C22	11°12'01"	223.00'	43.59'	N83°47'18"W	43.52'
C23	11°12'01"	277.00'	54.15'	N83°47'18"W	54.06'
C24	5°30'51"	723.00'	69.58'	S87°51'15"W	69.56'
C25	5°30'51"	777.00'	74.78'	S87°51'15"W	74.75'
C26	5°30'51"	703.00'	67.66'	S87°51'15"W	67.63'
C27	2°28'52"	703.00'	30.03'	S89°23'15"W	30.03'
C28	3°03'59"	703.00'	37.83'	S88°37'50"W	37.82'
C29	5°30'51"	797.00'	76.70'	S87°51'15"W	76.67'
C30	87°55'42"	75.00'	128.19'	S48°50'55"W	113.14'
C31	49°44'19"	75.00'	65.11'	S24°45'14"W	63.08'
C32	48°11'23"	75.00'	63.08'	S73°43'05"W	61.24'
C33	87°55'42"	25.00'	42.73'	S48°50'55"W	37.71'
C34	44°47'54"	25.00'	19.55'	S22°17'01"W	19.05'
C35	53°07'48"	25.00'	23.18'	S71°14'52"W	22.36'
C36	18°57'37"	150.00'	44.40'	N73°42'25"W	44.24'
C37	21°28'31"	100.00'	37.48'	N71°28'59"W	37.26'
C38	21°28'31"	90.00'	33.73'	N71°28'59"W	33.54'
C39	44°38'11"	50.00'	38.95'	S22°28'02"E	37.98'
C40	44°38'11"	50.00'	38.95'	S67°04'13"E	37.98'

### Line Table

Line	Bearing	Distance	Line	Bearing	Distance
L1	S85°05'50"W	22.35'	L18	N44°43'07"W	25.68'
L2	N88°06'19"E	39.61'	L17	S45°14'33"W	25.85'
L3	S43°28'08"W	36.55'	L18	N44°43'07"W	25.88'
L4	N89°23'19"W	70.00'	L19	S41°09'05"E	24.93'
L5	N46°34'14"W	37.14'	L20	N48°50'55"E	28.79'
L6	S08°56"E	39.24'	L21	S82°11'14"E	63.63'
L7	S08°56"E	56.93'	L22	S82°11'14"E	54.93'
L8	N71°31'45"W	23.48'	L23	S45°14'53"W	27.28'
L9	S89°45'07"E	40.00'	L24	S44°45'07"E	27.10'
L10	N72°45'31"E	23.51'	L25	N10°29'29"E	35.74'
L11	N88°23'19"W	36.40'	L26	N88°23'19"W	70.25'
L12	N88°23'19"W	51.30'	L27	N88°23'19"W	69.31'
L13	N42°29'27"E	30.25'			
L14	S47°05'58"E	29.88'			
L15	N45°14'33"E	25.85'			

### Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS, That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SILVER TRAIL SUBDIVISION NO. 3, and that it intends to include the following described land in this plat:

A re-subdivision of a portion of Lot 68, Block 1 of Domain Ridge Subdivision No. 6 as shown in Book 103 of Plats at Pages 13739 through 13741 records of Ada County, Idaho. Situate in the west half of Section 11, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 11; thence N00°35'21"E, 2,657.55 feet along the westerly boundary of the southwest quarter of said Section 11 and along the centerline of North Ten Mile Road to the northwest corner of the southwest quarter of said Section 11; thence S89°23'19"E, 1,317.92 feet along the northerly boundary of the southwest quarter of said Section 11 and along a line 35-foot boundary of and parallel with the centerline of West Mason Creek Street to the westerly boundary of said Lot 68 and to the Point of Beginning;

- Thence N00°08'56"W, 772.41 feet along the westerly boundary of said Lot 68;
- Thence the following courses and distances along the northwesterly boundary of said Lot 68:  
S82°11'47"E, 383.04 feet; N76°26'44"E, 38.85 feet; N50°01'20"E, 30.01 feet; N30°26'45"E, 20.02 feet; N08°09'58"E, 132.25 feet;
- Thence S79°09'18"E, 90.50 feet;
- Thence S70°00'00"E, 38.78 feet;
- Thence S37°15'03"E, 45.96 feet;
- Thence S24°46'23"W, 155.31 feet;
- Thence S15°52'49"W, 50.92 feet;
- Thence S28°17'17"W, 10.00 feet;
- Thence S00°06'56"E, 382.86 feet;
- Thence S07°43'29"W, 50.39 feet;
- Thence S00°36'41"W, 100.00 feet;
- Thence S89°23'19"E, 327.84 feet;
- Thence 58.06 feet along a tangent curve defacing to the right having a radius of 297.00 feet, a central angle of 11°12'01", a long chord bearing of S83°47'18"E, and a long chord distance of 57.97 feet;
- Thence S11°48'42"W, 94.00 feet;
- Thence S00°08'50"E, 248.51 feet to the northerly boundary of Prairie Clover Estates Subdivision as shown in Book 69 of Plats at Pages 1074 through 1075 records of Ada County, Idaho and to the southerly boundary of said Lot 68;
- Thence N89°27'25"W, 801.52 feet along the southerly boundary of said Lot 68, and along the northerly boundary of said Prairie Clover Estates Subdivision to the northeast corner of said Prairie Clover Estates Subdivision, to the westerly boundary of Applewood Subdivision No. 1 as shown in Book 100 of Plats at Pages 1241 through 1245 records of Ada County, Idaho and to the westerly boundary of the northeast quarter of the southwest quarter of said Section 11;
- Thence N00°44'56"E, 239.15 feet along said boundary of Applewood Subdivision No. 1 and the westerly boundary of said Lot 68 and to the southerly right-of-way of West Mason Creek Drive, which is the Point of Beginning.

Comprising 15.58 acres, more or less.  
See Sheet 3 for Owners Signature



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd., Boise, Id. 83705  
(208) 343-3381  
Silver Trail Subdivision No. 3  
Sheet 2 of 3

# Silver Trail Subdivision No. 3

## Certificate of Owners Signature

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this 25th day of January, 2018.

Carey D. Barton  
Carey D. Barton, President  
Challenger Development, Inc.

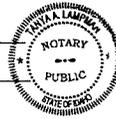
## Acknowledgment

State of Idaho)  
)ss.  
County of Ada)

On this 25th day of January, in the year of 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Carey D. Barton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

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

Diana L. Lampson  
Notary Public for Idaho  
Residing in Boise, Idaho  
My Commission Expires 7/16/22



## Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of SILVER TRAIL SUBDIVISION NO. 3, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4118



## Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_ day of \_\_\_\_\_, this plat was duly accepted and approved.

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

## Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
County Surveyor Date

## Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1328, Idaho Code, by the issuance of a certificate of disapproval.

Roni Rodi EHS  
Central District Health Department, EHS

1-24-18



## Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

\_\_\_\_\_  
Ada County Treasurer Date

## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Commission President  
Ada County Highway District

## Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this \_\_\_ day of \_\_\_\_\_, hereby approve this plat.

\_\_\_\_\_  
Acting Kuna City Engineer  
Keller Associates

## Certificate of County Recorder

State of Idaho)  
)ss. Instrument No. \_\_\_\_\_  
County of Ada)

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_ day of \_\_\_\_\_, in my office, and was recorded in Book \_\_\_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_ Fee: \_\_\_\_\_

Ex-Officio Recorder: Christopher D. Rich

Deputy: \_\_\_\_\_



**B&A Engineers, Inc.**

Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381



# City of Kuna

## Findings of Fact

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

**To:** Kuna City Council

**Case Number:** 13-02-S Subdivision, Preliminary Plat

**Location:** North Red Delicious Avenue (SEC Ten Mile & Mason Creek St.)  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** August 6, 2013 (Continued)  
August 20, 2013

**Findings of Fact:** September 3, 2013

**Applicants:** LEI Engineers & Planners, *Loren Bailey*  
2040 S. Eagle Road  
Meridian, ID, 83642  
208.846.9600  
[lbailey@LEI-Eng.com](mailto:lbailey@LEI-Eng.com)

DBTV Applewood Farm LLC, *Tim Eck*  
6152 W. Half Moon lane  
Eagle, ID, 83616  
208.850.0591  
[Tweenterprises@yahoo.com](mailto:Tweenterprises@yahoo.com)

### Table of Contents:

- A. Course Proceedings
- B. General Facts, Staff Analysis
- C. Applicable Standards
- D. Comprehensive Plan Analysis
- E. Findings of Fact
- F. Conclusions of Law
- G. Order of Decision by the Council

### A. Course of Proceedings

1. Proposing Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.
  - a. Notifications

i. Agencies	April 15, 2013
ii. 300' Property Owners	July 2, 2013 (sent)
iii. Kuna Melba Newspaper	July 10, 2013
iv. Site Posted	July 25, 2013
2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision), known as Silver Trail Subdivision.

Exhibit  
AS

received  
5/10/13

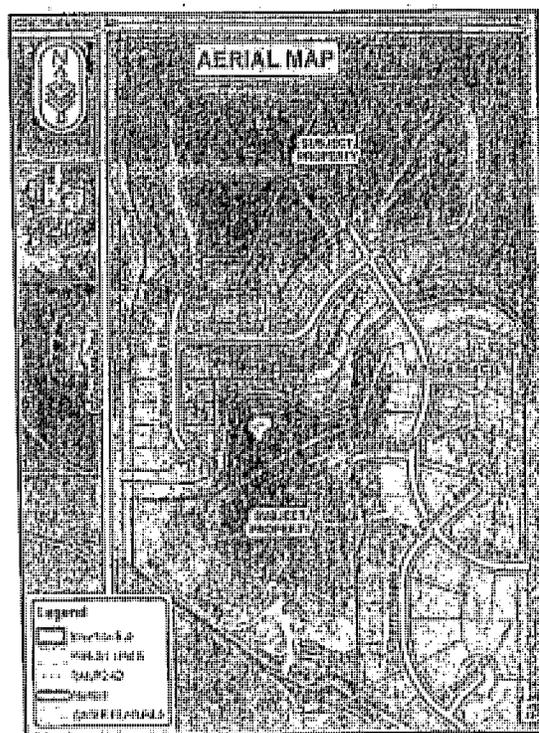
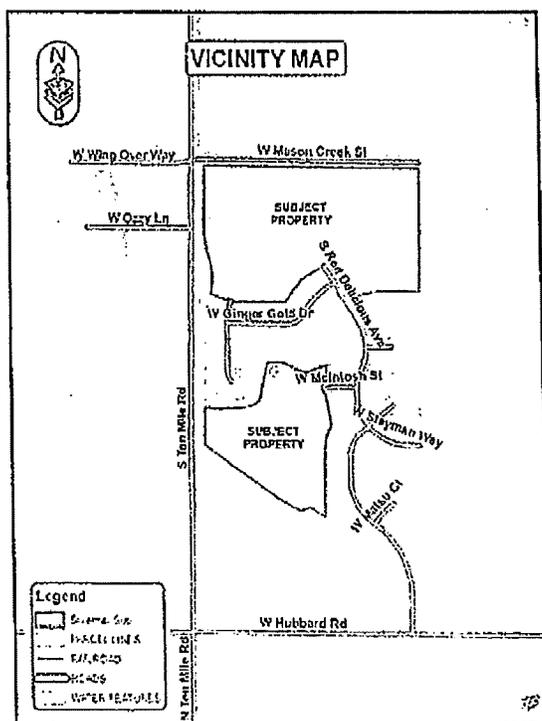
**B. General Project Facts, Staff Analysis:**

1. **Request:** The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 115 buildable lots and 11 common lots over two parcels, and approximately 29.3 acres.
2. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.
3. **History:** The applicant is proposing a new preliminary re-plat for 115 lots and 11 common lots. This request has a slightly different lot arrangement than what was previously approved. The new lot count reflects an effort to match the developers Local Improvement District (LID) Equivalent Dwelling Units (EDU) obligation for the parcel. The overall increase in lots from the previous approval is about 15 additional buildable lots but remains within allowable densities for the R-6 zone.
4. **Legal Description:** A legal description was included with the application and is in the file.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) identifies a designation of Medium Residential. In 2006 when this preliminary plat was originally approved, it was granted the R-6 zoning. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

**6. Land Use:**

Direction	Current Zoning	
North	R-6	Medium Residential – Kuna City
South	RR	Rural Residential – Ada County
East	R-6, RR	Medium Residential – Kuna City and Rural Residential – Ada County
West	RR	Rural Residential – Ada County

**6.1 Vicinity and Aerial Maps:**



6.2 Parcel Numbers: APN: R1727740012, S1311336210

6.3 Parcel Sizes and Current Zoning:

Acres: 20.14 acres, 9.13 acres

Zoning: R-6 for both parcels.

6.4 Services:

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitary Sewer– City of Kuna

Potable Water – City of Kuna

Irrigation District – Boise-Kuna Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – K&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: The site is currently vacant and relatively flat. The vegetation is what is commonly associated with a vacant lot, and the site has more than 1,200 feet of street frontage along Mason Creek Street.

6.6 Transportation / Connectivity: Road frontage is on Mason Creek Street, additional access is from Ten Mile Road.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments on this project; City Engineer, Kuna Forester, Department of Environmental Quality and Central District Health Department.

C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Subdivision Ordinance No. 2010-15, title 6 Subdivision Regulations.
4. City of Kuna Landscape Ordinance No. 2006-100.
5. City of Kuna Comprehensive Plan.
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

D. Comprehensive Plan Analysis:

The City Council may accept the Comprehensive Plan components as described below.

1. The proposed subdivision preliminary plat for the site is consistent with the following Comprehensive Plan components:

**GOALS AND POLICIES – Property Rights**

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

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

**GOALS AND POLICIES – Economic Development**

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

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

**GOALS AND POLICIES – Land Use**

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

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

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

**E. Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's development.
4. The residential preliminary plat appears to not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and intended for use as a residential subdivision after acquiring the proper approvals.
6. The project description and staff analysis and findings of fact are correct.
7. Recommendation by the Planning and Zoning Commission:  
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 13-02-S, a subdivision request by DBTV Applewood Farm, LLC, (Tim Eck), with the following conditions of approval:
  - a) Follow all staff recommendations listed in the staff report,
  - b) Developer shall coordinate with and follow the City Forester on alternate trees for certain species,
  - c) Single story homes for lots that back North Ten Mile Road,
  - d) Match and continue the existing perimeter fence,
  - e) Work with the City to provide correct fencing around retention ponds.

**F. Conclusions of Law:**

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The residential preliminary plat is not likely to cause adverse public health problems.
6. The residential preliminary plat appears to be in compliance with all ordinances and laws of the City.
7. The residential preliminary plat appears to not be detrimental 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

9. Based on evidence contained in Case #13-02-S, this proposal appears to comply with KCC Title 6.
10. Based on the evidence contained in Case #13-02-S this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The City Council has the authority to approve or deny this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**G. Order of Decision by the Council**

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

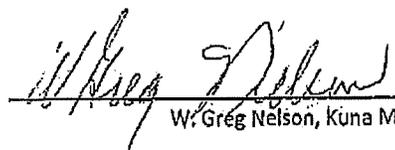
On August 20, 2013, the City Council voted 3-2, to approve case No. 13-02-S based on the facts outlined in staff's report, case file and public testimony at the public hearing. The City Council of Kuna, Idaho, hereby *approves* Case No. 13-02-S, a subdivision preliminary plat request by DBTV Applewood Farm, LLC, (Tim Eck), with the following conditions of approval:

**Conditions of Approval:**

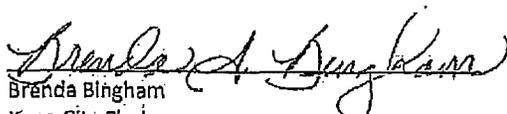
- The City Council did not accept the planning and zoning recommendation for requiring single-story homes along Ten Mile Road. City Council approved two-story homes on lots which back North Ten Mile Road.
1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
    - a.) The City Engineer shall approve the sewer and water hook-ups.
    - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
    - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing Irrigation system.
    - d.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
    - e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should 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 a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
  2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 208-387-6100.
    - 2.1 – Dedicate right-of-way in sufficient amounts which 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.
  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.
  5. Lighting within the site shall comply with Kuna City Code.
  6. Parking within the site shall comply with Kuna City Code (Except as specifically approved otherwise).
  7. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise).

8. Signage within the site shall comply with Kuna City Code. (The applicant shall apply for a sign permit prior to sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 1, 2013, and all future comments and/or corrections.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. The applicant's preliminary plat (date stamped 3.18.2013) and landscape, parking and lighting plan, (date stamped 4.12.2013) shall be considered binding site plans.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 5 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all Federal, State and Local Laws.

DATED: this 16<sup>th</sup> day of Sept., 2013.

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

ATTEST:

  
 \_\_\_\_\_  
 Brenda Bingham  
 Kuna City Clerk





**PLANT SCHEDULE**

(REFERENCE SHEET L4)  
SITY: COMMON NAME

- EVERGREEN TREES**
- BH BLACK HILLS SPRUCE
  - DS COLUMNAR BLUE SPRUCE
  - VP VANDERHOF PINE
- SHADE TREES**
- IC SEABURST HONEYLOCUST
  - PA AUTUMN PURPLE ASH
  - SM RED SUNSET MAPLE
  - TT TULIP TREE
- ORNAMENTAL TREES**
- AM AMER MAPLE
  - AP REDSPICE PEAK
  - IS IVORY SILK JAPANESE LILAC
  - PP KWANONSHIRE GINKGOMPLE
- SHRUBS/ORNAMENTAL GRASSES**
- BR BLUE RAIN JASMINE
  - CR RED FLOWER CARPET ROSE
  - DS DARTS GOLD HEDERA
  - DL STELLA D'ORO DAYLILY
  - DL DRG-LON SURFAC
  - IV IVORY HAIR DOGWOOD
  - IF CANE FORTSTER SEED GRASS
  - LD LITTLE DRUM HEDERA
  - MO MAIDEN GRASS
  - OR ORANGE ROCKET DARKBERRY
  - SP SHINGOFF FORTYTHA

- LAND**
- 2" VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L4
  - 3" FROUGHT IRON FENCE ALONG CANAL (TYP), SEE DTL 5, SHT L4

**NOTES**

1. REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.
2. REFER TO SHEET L5 FOR LANDSCAPE SPECIFICATIONS.

**ENGINEER**

**B & A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 2555 West Franklin Road Boise, ID 83702  
 1800 201-2281 Fax 208-343-0792  
 Web: http://www.landplans.com



Issue Description	Date
ISSUE	3-7-17
ACTION COMMENTS	3-9-18



Site Planning  
Landscape Architecture  
1502 S. Tarry Ln, Ste 130  
Boise, Idaho 83702  
Ph: (208) 343-7175  
Fax: (208) 343-7178  
email: jba@jensbelts.com

**SILVER TRAIL SUBDIVISION**  
**PHASE 4 FINAL PLAT**  
**KUNA, IDAHO**

Job Number 1720

Drawn	Checked
JKS	KCS
Scale	AS SHOWN
Sheet Title	
<b>LANDSCAPE PLAN</b>	

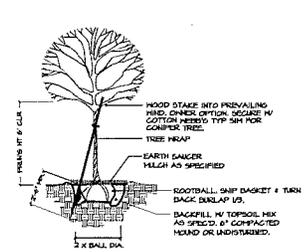
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**L1**  
OF 5 Sheets

**Received**  
 5/10/18

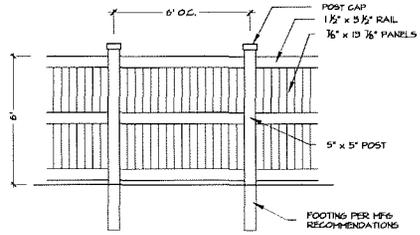
Exhibit  
**A6**



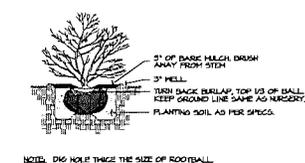




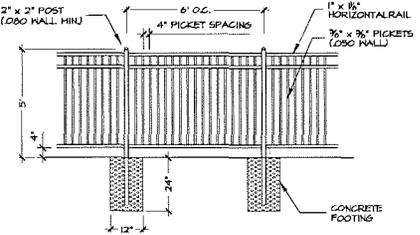
1 TREE PLANTING/STAKING  
NOT TO SCALE



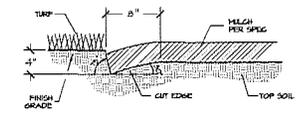
4 VINYL PRIVACY FENCE  
NOT TO SCALE



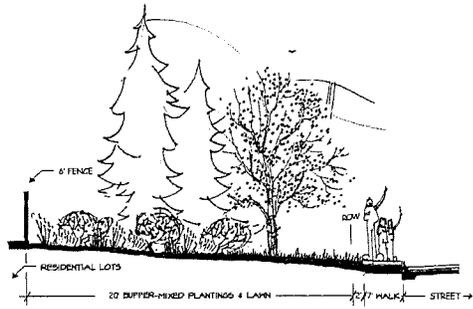
2 SHRUB PLANTING  
NOT TO SCALE



5 WROUGHT IRON FENCE  
NOT TO SCALE



3 PLANTER CUT BED EDGE  
NOT TO SCALE



6 20' LANDSCAPE BUFFER SECTION- W. MASON CREEK ST.  
NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
<b>EVERGREEN TREES</b>					
SH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6-8' HT B4B	35' HT x 15' W	17
ES	COLUMBIAN BLUE SPRUCE	PICEA PUNGENS 'GLAUCA FASTIGIATA'	6-8' HT B4B	50' HT x 25' W	15
VP	VANDEKNOFF FINE	PRUNUS FLEXILIS 'VANDEKNOFF'	6-8' HT B4B	20' HT x 10' W	11
<b>SHADE TREES</b>					
HL	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SUNBURST'	2\"/>		

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL	6\"/>	

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH IDAHO CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH IDAHO CITY ORDINANCE REQUIREMENTS ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER). REFER TO SHEET L3 FOR LANDSCAPE SPECIFICATIONS.
- REFER TO THIS SHEET FOR PLANTING AND FENCING DETAILS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 FOR IRRIGATION PERFORMANCE SPECIFICATIONS.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES OR FACILITIES. SEWAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPIDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 9' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREES CANOPES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS OR INTERIOR 5 TREES TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTERS PRE-APPROVAL. BURLAP AND HIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. MASON CREEK ST. (NORTH SIDE)	20'	865' / 100' =	10 TREES 20 EVERGREENS 104 SHRUBS	10 TREES (3 SHADE TREES + 10 ORNAMENTAL TREES) 26 EVERGREENS 102 SHRUBS
W. MASON CREEK ST. (SOUTH SIDE)	20'	820' / 100' =	17 TREES 25 EVERGREENS 84 SHRUBS	17 TREES (10 SHADE TREES + 14 ORNAMENTAL TREES) 25 EVERGREENS 203 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 25  
NUMBER OF TREES PROVIDED ON BUFFERS: 123  
TOTAL NUMBER OF TREES: 123  
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

ENGINEER

**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
1500 West Franklin Road, Boise, ID 83725  
Voice: 208.343.2381 Fax: 208.343.2782  
Web: http://www.baengineers.com

Issue	Description	Date
ISSUE		3-7-11
ACHD COMMENTS		3-6-10

**JENSEN BELTS ASSOCIATES**  
Site Planning  
Landscape Architecture  
1509 S. Teryl Ln, Ste. 130  
Boise, Idaho 83702  
Ph: (208) 343-7175  
Fax: (208) 343-7178  
e-mail: jba@jensenbelts.com

SILVER TRAIL SUBDIVISION  
PHASE 4 FINAL PLAT  
KUNA, IDAHO

Job Number 1720

Drawn	Checked
JUN	KCS
Scale	AS SHOWN
Sheet Title	
LANDSCAPE PLAN	
Sheet Number	
L4	
Of	5 Sheets

SECTION 0200 - LANDSCAPE WORK

PART 1 - GENERAL

- 1.1 RELATED DOCUMENTS
  - A. Drawings and general conditions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.
- 1.2 SUMMARY
  - A. The Section includes provisions for the following items:
    - 1. Plants
    - 2. Fertilizer and Soil Amendments
    - 3. Mulch
    - 4. Miscellaneous Landscape Elements
    - 5. Initial Maintenance of Landscape Materials
- 1.3 QUALITY ASSURANCE
  - A. Subcontract landscape work to a single firm specializing in landscape work.
  - B. Source Quality Control
    - 1. General: Obtain landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
    - 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.

PART 2 - PRODUCTS

- 2.1 TOPSOIL
  - A. Topsoil shall be stockpiled for use in landscape work. If quantity of stockpiled topsoil is insufficient, provide additional topsoil as required to complete landscape work.
  - B. Provide new topsoil that is fertile, loam, natural loam, surface soil, reasonably free of gravel, clay lumps, twigs, weeds and other debris, and work each layer to settle height and stabilize before planting.
  - C. Topsoil shall be 2 inches in any dimension, and other extraneous or non-matter harmful to plant growth.
  - D. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil from naturally well-drained sites where topsoil occurs to a depth of not less than 4 inches. Do not obtain from bogs or marshes.
  - E. Contractor shall send a minimum of two (2) representative samples of the topsoil proposed for use to an approved soil testing laboratory for soil pH, percent organic matter, available phosphorus, available potassium and mechanical analysis to determine nutrient levels, soil pH, etc. Subject to Architect's approval. The Contractor is responsible for whatever soil amendments may be necessary to bring the pH level and fertility to standards approved by the Architect.
- 2.2 pH ADJUSTERS
  - A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.
- 2.3 SOIL AMENDMENTS
  - A. Commercial Compost: "Canadian Compost" from Cloverdale Nursery (800) 375-6202 and Nutrilite Compost (800) 622-6412 or approved in equal amounts by volume.
  - B. Commercial Fertilizer: Fertilizer shall comply standard commercial brand fertilizer. It shall be free flowing and packaged in new waterproof, non-watered bags clearly labeled as to weight, manufacturer, and content. Prudent materials from labor-saving during delivery and while stored in use.
  - C. Commercial fertilizer "A" for trees during planting. "Test Tube" (1-5-10) type or equivalent.
  - D. Commercial fertilizer "B" for lawn areas. Apply to bed prior to seeding, to a 1/2 to 1 1/2 inch depth as manufacturer's recommended rates.
- 2.4 PLANT MATERIALS
  - A. Quality: Provide trees and other plants of size, genus, species, and variety when for landscape work and comply with recommendations and requirements of ANSI Z601.1 "American Standard for Nursery Stock" and ANSI Z602.1 "American Standard for Nursery Stock".
  - B. Deciduous Trees: Provide trees of height and caliper as shown with thoroughly root systems, insects, injuries and latent defects, and to meet arborist/industry or defective material at any time during progress of work. Remove rejected trees immediately from project site.
  - C. Grass Materials
    - 1. Lawn seed: Provide strongly rooted seed, not less than 1 growing season old, and free of weeds and excessive bare areas. Provide only seed capable of growth and development when planted (seed, not dormant).
    - 2. Mix: Match for planting beds that are medium drought hard. Seed of uniform grade with broken pellets or pads with uneven ends will not be acceptable. Soil pH analysis of supporting that soil when installed vertically with a firm grade on upper 10% of bed will be required.
- 2.5 MISCELLANEOUS LANDSCAPE MATERIALS
  - A. Anti-Desiccant: Emulsion type, firm-forming agent designed to permit transpiration, but resist excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and in accordance with manufacturer's instructions.
  - B. Mulch: Match for planting beds that are medium drought hard. Seed of uniform grade with broken pellets or pads with uneven ends will not be acceptable. Soil pH analysis of supporting that soil when installed vertically with a firm grade on upper 10% of bed will be required.
  - C. Wrapping: Two-way tape not less than 4 inches wide, designed to prevent root damage and winter freezing.
  - D. Slakes and Clink: Provide slakes and clinkers of sound new hardware, treated subsoil, or recycled, inert fill and other defects. Provide wire ties and poly mesh of 2 inches, twisted, plastic galvanized iron wire, not lighter than 12 ga. with criss-cross lumbidity. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.
  - E. Pre-Erected: Dismantle 20' or approved. Use in accordance with manufacturer's instructions on all planting beds.

PART 3 - EXECUTION

- 3.1 PREPARATION - GENERAL
  - A. Owner Contract: This shall be responsible for erecting planting areas to appropriate depths for placement of topsoil as specified herein.
  - B. Lay out individual tree and shrub locations and areas for multiple plantings. Give locations and setbacks areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
  - A. Before mixing, check topsoil of local, plant, soil, stones, clay lumps, and other extraneous material harmful or toxic to plant growth.
  - B. Mix specified compost and fertilizer with topsoil of sites specified. Do not mix fertilizer if planting will follow planting of planting soil in a few days.
  - C. Fertilizer: For soil test and manufacturer's recommendations.
  - D. For shrubs and lawn areas, mix planting soil before planting or apply on surface of topsoil and mix thoroughly before planting.
- 3.3 PREPARATION FOR PLANTING PLANTS
  - A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove slugs or seedling over 1/10 inches in any dimension. Remove sticks, roots, rocks, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
  - B. Spread topsoil mix to minimum depth of 4 inches for seeded lawns as required to meet trees, grasses, and seedlings shown, after light rolling, addition of amendments, and initial watering. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.
  - C. Place application 3/4 of total amount of blood required. Use 1/4 inch of blood product. If it creates a hazard of use and then place remainder of planting mix. Add specified soil amendments and mix thoroughly into upper 4 inches of topsoil.
- 3.4 PLANTING TREES
  - A. Set balled and burlapped (B&B) stakes on layer of compacted planting soil relative, plant and in center of pit or trench with top of same elevation as adjacent finished landscape grade. Remove burlap from sides of balls, retain on bottom. When wet, place additional burlap around base and sides of ball, and work each layer to settle height and eliminate voids and pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavated, remove any 20 gal. water supply before placing mangrove of burlap. Repeat watering until no more is absorbed. Water again after filling final layer of burlap. Remove all burlap from around base of ball.
  - B. Set container grown stock, as specified, for balled burlapped stock, except full canals on 2 sides with an approval. Can cut and remove cast; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
  - C. Dish top of burlap to allow for settling.
  - D. Mulch jobs, and planted areas. Provide finish beds as follows: thickness of mulch, and work into top of burlap and fresh lawn with adjacent finish grade.
    - 1. Provide 3 to 4 inches thickness of mulch.
    - 2. If seashell or weather conditions dictate, apply anti-desiccant, using power sprayer, to provide an adequate film over twigs, branches, stems, twigs and foliage.
    - 3. E. Fine, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to attain required height and spread. Unless otherwise directed by Architect, do not cut tree branches, and remove only injured or dead branches from flowering trees. If any pruning is to retain natural burlap or spread. Unless otherwise directed by Architect, do not cut tree branches, and remove only injured or dead branches from flowering trees. If any pruning is to retain natural burlap or spread.
    - 4. Remove and replace excessively pruned or misshapen stock resulting from improper pruning.
    - 5. Wrap tree trunks of 1 1/2 inches caliper and larger. Start at ground and cover trunk to height of first successive grade. Protect tree trunks for injury.
    - 6. Employer printing and install identification and take corrective measures before wrapping.
    - 7. Cut and shift trees immediately after planting, as indicated.
    - 8. Apply approved pesticide to all shrub beds areas at manufacturer specified rates. Re-apply as necessary for elimination of weeds.
- 3.5 SEEDING LAWN AREAS
  - A. General: Install lawn seed as they have been designated on the drawings.
  - B. Soil Preparation
    - 1. Any soil lawn areas that may have become compacted prior to seeding must be soothed to a depth of 8" (8" inches) by approved means, then firm graded to finish grade as specified.
    - 2. Clay soil within 24 hours from time of sowing. Do not plant dormant seed or if ground is frozen.
    - 3. Do preparation
      - 1. Soil will be brought onto lawn areas by wheeled means with proper protection of seed beds. Seed layers shall be approximately, and if unrepresented, shall be constantly supervised on an inspected form. The Contractor shall insure that the base immediately adjacent of soil layer is moist. Soil shall be light with not grass. Allowance shall be made for settling. Lay soil with long edge perpendicular to primary slope.
      - 2. Lay to form a solid mass with slight side slopes. But ends and sides of steps, do not overlap. Slagger shall be applied in adjacent corners. Work on towards to avoid damage to subgrade or soil. Tamp or roll lightly to ensure contact with subgrade. Work shall not mix minor cracks between courses; remove access to avoid smothering of adjacent grass.
      - 3. Soil shall be rolled with a two-ton (2000) pound roller after installation to insure proper contact between soil and seed. Final rolling must provide a uniform surface. After final rolling, the soil lawn shall be mowed and watered. Approval of soil lawn shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
      - 4. Add fertilizer "B" at the manufacturer's recommended application rate.
      - 5. Water seed thoroughly with a spray immediately after planting.
  - C. Final Establishment
    - 1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of soil lawn areas after Final Acceptance of the project.
    - 2. Mowing shall be done by an approved "Zero" type mower.
    - 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.
- 3.6 MAINTENANCE
  - A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Final Final Acceptance.
  - B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting basins. Trim and repair slake and gut supports and reset trees and shrubs to proper grades or vertical position as required. Restore of repairs damaged windings. Spray as required to keep lawn and spruce free of insects and disease.
  - C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, raking and replanting as required to establish a smooth, acceptable lawn free of eroded or bare areas.
- 3.7 CLEANUP AND PROTECTION
  - A. During landscape work, keep preparations dead and work area in an orderly condition.
  - B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and instruments. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.
- 3.8 INSPECTION AND ACCEPTANCE
  - A. When landscape work is completed, including installation, Architect will upon request, make an inspection to determine acceptability.
  - B. If specified landscape work does not comply with requirements, request reworked work and continue specified maintenance until inspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 0210 - SPRINKLER IRRIGATION

PART 1 - GENERAL

- 1.1 CONDITIONS AND REQUIREMENTS
  - A. General and Additional Conditions, and Division 1 General Requirements.
- 1.2 SUMMARY
  - A. Work Includes:
    - 1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
    - 2. Connect to main water supply and existing site automatic irrigation system.
    - 3. Clearing under paved areas (by others).
    - 4. Obtain and pay for all permits and fees for the work of this section.
    - 5. Perform work in accordance with all codes, and subject to the requirements of the Contract Documents, applicable codes, and good design practice.
    - 6. Maintenance of system.
- 1.3 SUBMITTALS
  - A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
    - 1. Manufacturer's printed product information and catalog data sheets for all system components. five copies.
    - 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuit, control valve, pipe size, schedule, and accessories.
    - 3. Operation and Maintenance Instruction (2 copies).
    - 4. Information including descriptive details, parts list, specifications.
    - 5. Questions and Maintenance Instruction (2 copies).
    - 6. Operation, adjustment and maintenance instructions.
    - 7. Maintenance schedules and procedures for system components.
    - 8. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
    - 9. Waterlines and coverlines.
    - 10. Submit five copies.

PART 2 - PRODUCTS

- 2.1 MANUFACTURER
  - A. Manufacturer's printed product information and catalog data sheets for all system components. five copies.
- 2.2 SURFACE CONDITIONS
  - A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions determined to be any and proper correction of defect work. Do not proceed until unsatisfactory conditions are repaired.
  - B. Locate all underground utilities and structures and notify Architect of any conflict with structure work. Show structures and utilities correct or replace and structures or utilities damaged by this work with no cost to the Owner.
- 2.3 SLEEVING
  - A. Sleeving installed by others. Coordinate with their work.
- 2.4 TRENCHING AND BACKFILLING
  - A. Trenching and backfilling that is per applicable ISPMW Section.
  - B. Call trenches straight and without unduly grade changes to allow the following minimum cover:
    - 1. PVC Lateral: 18 inches.
    - 2. PVC Lateral: 12 inches.
    - 3. Surface lines with 2 inches of clean rock material on all sides.
- 2.5 MISCELLANEOUS VALVES
  - A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer's requirements for complete operation. Install backflow preventer and control as required.
- 2.6 CIRCUIT VALVES
  - A. Provide in-line box, arrangement for ease adjustment and removal.
  - B. Install union on downstream side.
  - C. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler orf.
- 2.7 PIPE INSTALLATION
  - A. Lay PVC pipe in accordance with standard and acceptable practice. Throat blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
  - B. PVC pipe joints, solvent welds except as indicated. Cut pipe square, deburr, work from surface to saw chips, dust, dirt, moisture and any foreign matter which may contaminate the Controlled Joint. Apply cleanwatering and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon based sealant (not) on all threaded joints.
  - C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per owner to maintain the pressure loss and provide minimum lubrication to screen operating pressure.

Issue	Description	Date
ISSUE		3-1-17
ACRD COMMENTS		3-0-10



**JENSEN BELTS ASSOCIATES, INC.**  
 Site Planning  
 Landscape Architecture  
 1509 S. Teryl Ln., Ste. 130  
 Boise, Idaho 83726  
 Ph: (208) 345-7175  
 Fax: (208) 345-7178  
 e-mail: jrb@jensbelts.com

Pipe Size	Flow Section	Pipe Size	Flow Section
3/4"	6.0 GPM	1 1/2"	26.24 GPM
1"	10.7 GPM	2"	35.50 GPM
1 1/4"	16.25 GPM	2 1/2"	51.80 GPM

- 2.8 SPRINKLER HEADS
  - A. Flush draft line with ball head of water prior to head installation.
  - B. Install heads at level with mulch.
  - C. Locate part-arc anemometer heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep openings to a minimum.
- 2.9 CONTROL WIRE INSTALLATION
  - A. Run wire leads or follow main pipe in same trench.
  - B. Bundle multiple wires together with top 1 foot (1') of maximum insulation.
  - C. Provide 30 inch loop in wire at each valve where control cable connected at 100 maximum minimum clearance.
  - D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lok connectors are acceptable.
- 2.10 AUTOMATIC CONTROLLER
  - A. Install on site as approved. Verify location with Owner Representative.
  - B. Install new/wire inside inside controller door.
- 2.11 TESTING
  - A. Do not test or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
  - B. Pressure Testing
    - 1. Make necessary provision for thoroughly bleeding the line of air and debris.
    - 2. Before testing, use all fittings acceptable by the Architect.
    - 3. Fill all zone lines with water to static pressure. Test to 100 PSI. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
    - 4. Fill air zone lines with water to static pressure. Hold for 15 minutes.
    - 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make note of test (48 hours) in advance.
    - 6. Provide required testing equipment and personnel.
    - 7. Repair leaks, and retest until acceptable by the Architect.
    - 8. Coverage inspection upon completion of all systems, perform a coverage test to determine if coverage of allotted area is complete, uniform, and uniform. Change heads, valves, orifices, and/or adjustments as directed to provide uniform coverage.
    - 9. Final inspection
      - 1. Clean and balance all systems. Verify that.
      - 2. Verify control valves are properly balanced.
      - 3. Heads are properly adjusted for radius and arc of coverage.
      - 4. Valve for drip system shall be 3/4" inside 1/2" outside Ultrathin.
      - 5. Winterization. Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

**SILVER TRAIL SUBDIVISION**  
**PHASE 4 FINAL PLAT**  
**KUNA, IDAHO**

Job Number 172D

Drawn	Checked
JUN	KCC
Scale	AS SHOWN
Sheet Title	

LANDSCAPE SPECIFICATIONS

Sheet Number

L5

Of 5 Sheets



## City of Kuna

### Council Findings of Fact & Conclusions of Law

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

To: City Council

File Numbers: **18-01-ZC (Rezone)**

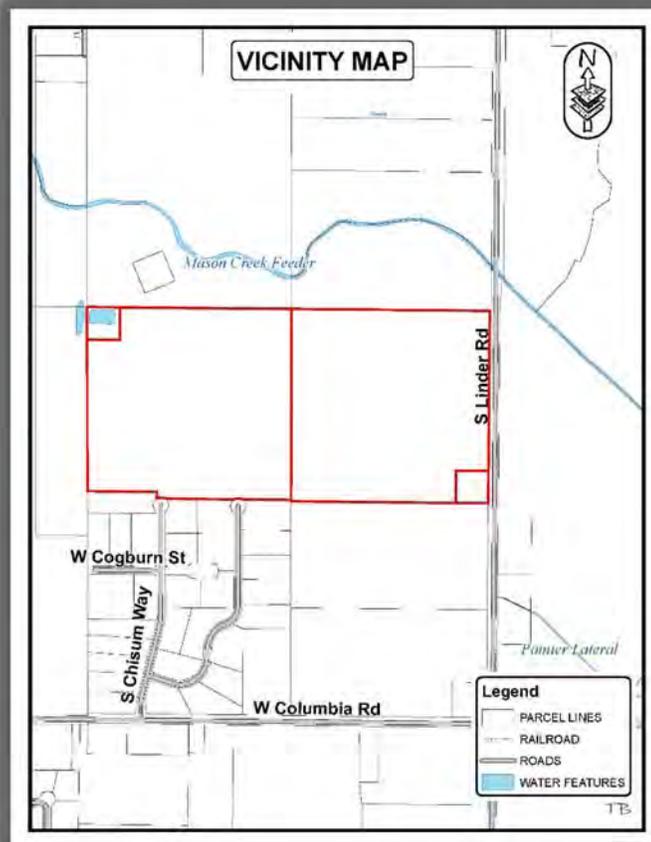
Location: Northwest corner; Linder and Columbia Roads, Meridian, ID

Planner: Troy Behunin, Planner III

Hearing date: June 5, 2018  
*Findings of Fact: June 19, 2018*

Owner: **Thistle Farm, LLC, and Vanderkooy Farm LLC's**,  
 6152 W. Half Moon Ln.  
 Eagle, ID, 83616  
 208.850.0591  
[Timothyeck@me.com](mailto:Timothyeck@me.com)

Engineer: **Bailey Engineers**  
 Katie Miller  
 4242 Brookside Ln.  
 Boise, ID, 83713  
 208. 938.0013  
[KMiller@baileyengineers.com](mailto:KMiller@baileyengineers.com)



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#### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

##### a. Notifications

- i. Neighborhood Meeting November 14, 2017 (fifteen (15) persons attended)

ii. Agency Comment Request	February 12, 2018
iii. 400' Property Owners	May 10, 2018
iv. Kuna, Melba Newspaper	May 16, 2018
v. Site Posted	May 24, 2018

## B. Applicants Request:

### 1. Request:

Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of four lots within Chisum Valley Subdivision No. 1 and 2 (approximately 73.50 acres), from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.

## C. Aerial Map:



*©Copyrighted*

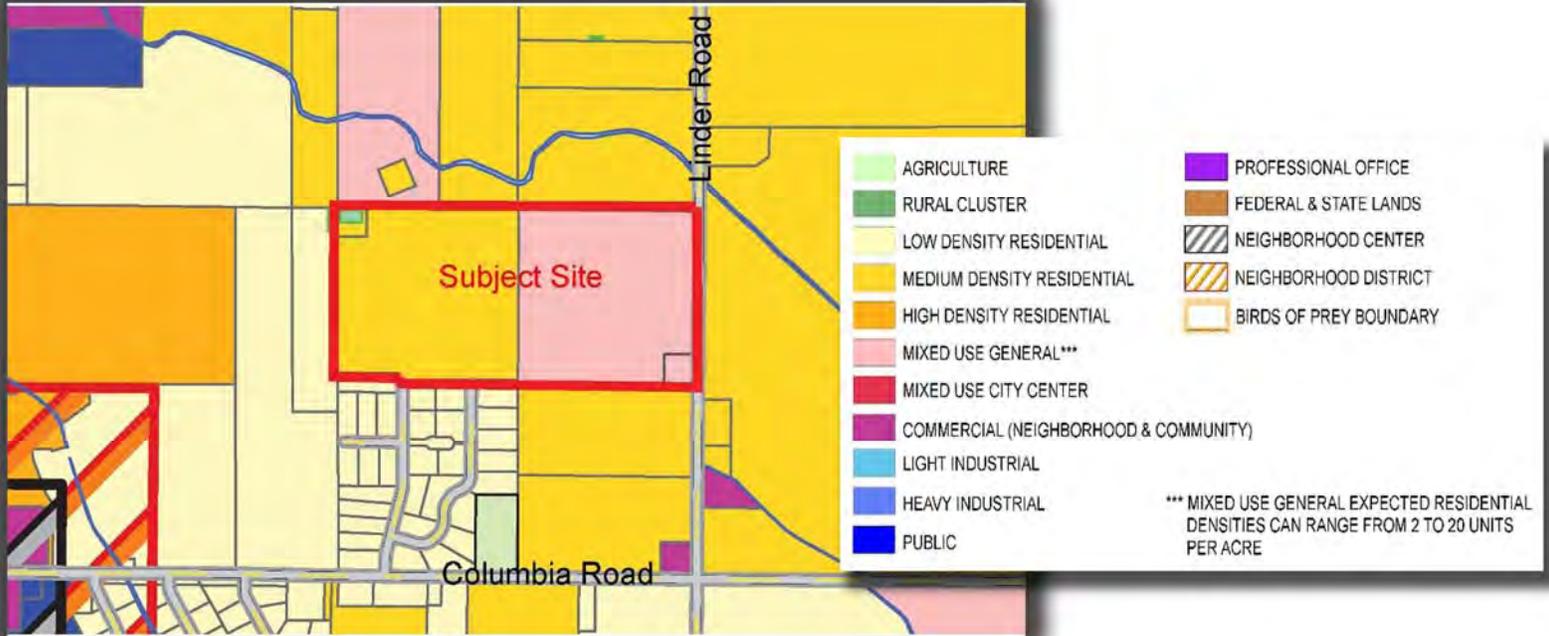
## D. Site History:

These lots were annexed into Kuna on July 5, 2006, (06-14-AN; Ozzy Gripentrog and Park Pointe Realty owners), and have historically been used for agricultural purposes.

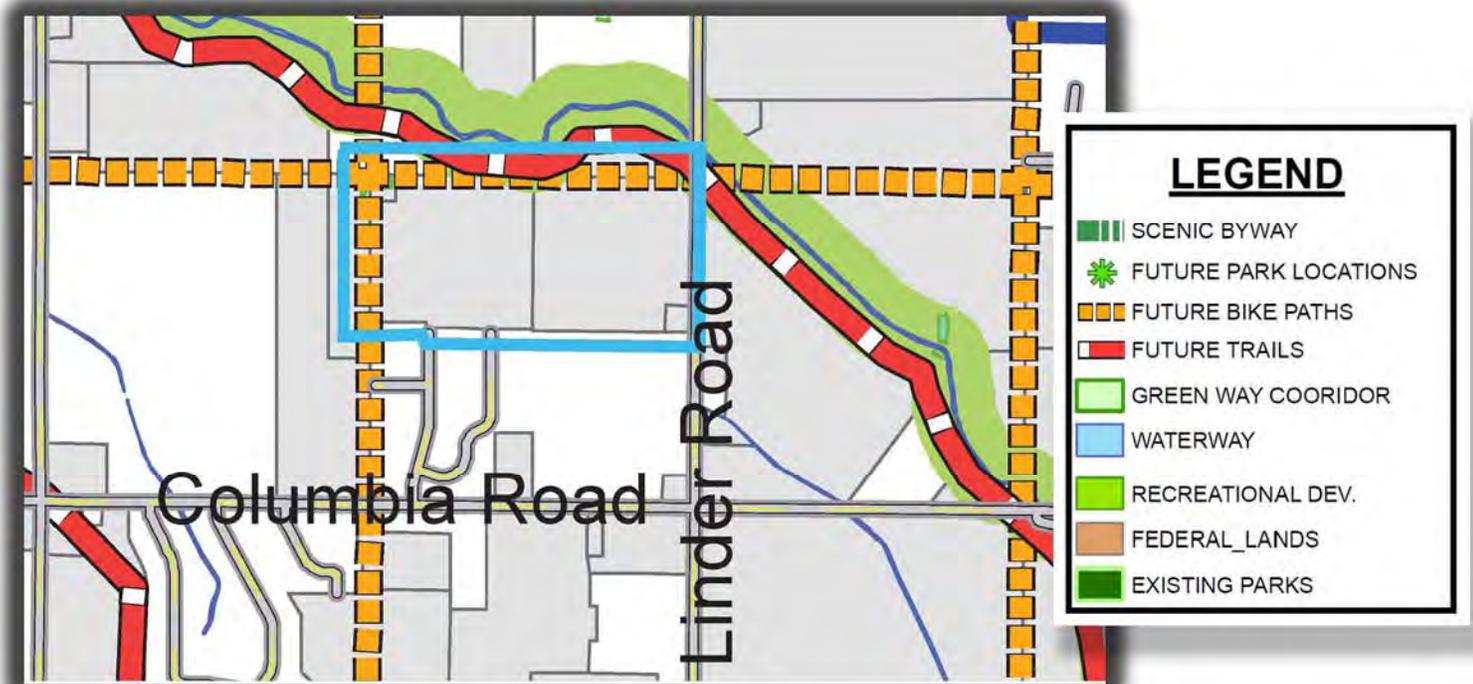
## E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Medium Density Residential (MDR) for the west half, and Mixed-Use for the east half. Both uses encourage residential uses. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009, and were contemplated as such in early 2008.



2. **Recreation and Pathways Map:** The Rec. & Path Master Plan Map indicates a future trail along the Mason Creek, which is off-site. With a future application, staff recommends that a future site plan incorporate green and open spaces and should be considered a binding site plan.



3. **Surrounding Land Uses:**

<b>North</b>	AG, RR	Agriculture & Rural Residential – Kuna City & Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	AG	Agriculture – Kuna City
<b>West</b>	AG	Agriculture – Kuna City

4. **Lot Sizes, Current Zoning, Parcel No’s, and L & B No’s:**

<b>Lot Size (Approximately)</b>	<b>Current Zone: (Ag.) Agricultural Zone</b>	<b>Parcel Number(s)</b>	<b>Chisum Valley Sub. Lot &amp; Block Numbers</b>
1.00 acre	Proposed to become R-6	R1393850100	Lot 1, Block 1, Sub No. 1
35.77 acres	Proposed to become R-6	R1693860010	Lot 2, Block 1, Sub No. 2
35.38 acres	Proposed to become R-6	R1693860290	Lot 30, Block 1, Sub No. 2
1.00 acre	Proposed to become R-6	R1693860280	Lot 29, Block 1, Sub No. 2

5. **Services (at time of development):**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Linder Road with significant frontage. With development in the future, applicant will be responsible for at least two points of ingress/egress on Linder Road; one at the mid-mile between Columbia and Lake Hazel, and a second point south of that mid-mile. Applicant will also be responsible for acceptable points of ingress/egress along the future mid-mile on the north and west sides of the site. All points of access must follow City & ACHD standards.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope. This site is within the Nitrate Priority Area (NPA), and will be required to connect to the City central sewer services.

9. **Agency Responses:**

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

- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 4*
- *COMPASS* *Exhibit B 5*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 6*
- *Id Transportation Dept. (ITD)* *Exhibit B 7*

**F. Staff Analysis:**

In July of 2006 (06-14-AN), when these lots were annexed into Kuna city limits, all four lots were already in the Chisum Valley Subdivision with an Ag. (Agriculture) zone. Furthermore, these lots were annexed as a participant in the Local Improvement District (LID); whereby the owners were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. The project is adjacent to Linder Road (major arterial) and all public utilities are near, or adjacent to the site. The applicant seeks a rezone for this (approximately) 73.50 acre site, from Agriculture, TO R-6 (MDR). Applicant has been made aware that any development of these lots will require connection to all city services and will be subject to connection fees for that purpose. It is anticipated when these Chisum Valley lots move forward with development *in the future*, it will require a number of phases for complete build-out.

The Comprehensive Plan Map (CPM) indicates that this site is designated as Medium Density Residential (MDR) on the west half, and Mixed-Use for the east half. The MDR designation encourages residential uses ranging from four (4) DUA, up to eight (8) DUA; while the Mixed-Use designation encourages mixing commercial uses and residential uses from two (2) to 20 DUA. The adjacent properties on the north side, the eastside and east half of the south side of the site, are complementary designations. Based on the review of the CPM, staff views this request to be in concert with the CPM approved by Council. This request reflects the goals of the City leaders and its Citizens.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-ZC subject to the recommended conditions of approval listed in Section 'O' of this report.

**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. Proposed Procedural Background:**

On June 5, 2018, the Council considered Case No. 18-01-ZC, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

**I. Findings of Fact for Consideration:**

Based on the record contained in Case No. 18-01-ZC, including the exhibits, staff's report and the public testimony at the public hearing, the Council of Kuna, Idaho, hereby approves the proposed Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 18-01-ZC, for the *Thistle and Vanderkooy, Farm, LLC*, rezone request.

*The Council concludes that the application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or regulations outlined in title 5 of KCC.*

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 Case No. 18-01-ZC.

**Comment:** *On June 5, 2018, Council voted to approve Case No's 18-01-ZC.*

3. 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 June 5, 2018, with the Council.
4. The Kuna Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Council held a public hearing on the subject application on June 5, 2018, 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.*

5. Based on the evidence contained in Case No. 18-01-ZC, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

**Comment:** *The Comp Plan has listed numerous goals for providing a variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density Residential and Mixed-Uses. As this request proposes MDR, the proposal follows the goals of the Comp Plan and the Comp Plan Map.*

6. 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 sections, notice requirements were met to hold a public hearing on June 5, 2018.*

**J. Factual Summary:**

This approximately 73.50 acre site, is within Kuna City limits, zoned Agriculture (Ag.), with varying historical Ag. uses and is located at the northwest corner (NWC) of Linder and Columbia Roads. These lands are lots within the Chisum Valley Subdivision. These lands were included in the Local Improvement District (LID); whereby they were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. Applicant proposes a rezone from Agriculture (Ag.) TO R-6 (Medium Density Residential). The developer is not proposing development at this time.

**K. Comprehensive Plan Analysis:**

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

The designations of Medium Density Residential and Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

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

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

**Comment:** *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

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 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 (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

*This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).*

**Comment:** *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

*The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).*

**Comment:** *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

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* (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

**Comment:** *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an opportunity to provide a quality development.*

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 creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. (Page 179).

**Comment:** *With future development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant will also need to propose connections to future neighborhoods by adding pathways, sidewalks for pedestrian and non-motorized transportation, and adding and connecting to stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

**L. Kuna City Code Analysis:**

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

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

2. The site is physically suitable for the rezone and an R-6 subdivision.

**Comment:** *The 73.50 acre (approximate) project includes a request for a rezone from Agriculture TO R-6 (Medium Density). The site appears to be compatible with the proposal.*

3. The rezone 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. Future roads, dwelling units and open spaces must be planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

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

**Comment:** *The proposed rezone for the property follows Kuna City Codes. Any future development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The Council did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are agriculture in nature uses and the site is adjacent to an arterial road.*

6. Based on the evidence contained in Case No. 18-01-AN, *Council* finds Case No. 18-01-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 18-01-AN, *Council* finds Case No. 18-01-AN generally complies with Kuna's Zoning Code.

#### **M. Conclusions of Law:**

1. Based on the evidence contained in Case No. 18-01-ZC, Council finds Case No. 18-01-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-ZC, Council finds Case No. 18-01-ZC, generally is consistent with Kuna's Comprehensive Plan and Comprehensive Plan Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

#### **N. Recommendation of the Commission to City Council:**

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 28, 2018, and discussion at the public hearing, the Kuna Commission voted 3-0 to recommend approval for Case No's 18-01-ZC, with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
- Applicant shall be limited to a maximum density of 4.25 D.U.A. for the entire project, as proposed at the hearing, when a preliminary plat comes forward.
- Applicant shall bypass the second street connectivity and work with ACHD and the City in order to possibly eliminate both street connections.

#### **O. Order of Decision by the City Council:**

**18-01-ZC (Rezone):** Based on the facts outlined in staff's report and the public testimony during the public hearing by the City Council of Kuna, Idaho, the Council hereby approves Case No. 18-01-ZC, a rezone request by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future:*

- Applicant shall follow the conditions stated in the staff report and related agency reports.
  - Applicant shall insure that actual density does not exceed 4.25 D.U.A., and provide a max 2 D.U.G.A. along border of existing homes in Chisum Valley Subdivision.
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-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– At time of 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
  7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
  9. All signage within/for the project shall comply with Kuna City Code.
  10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
  12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
  13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 19<sup>th</sup>, day of June, 2018

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Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code 50-608

ATTEST:

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Chris Engels  
Kuna City Clerk



# City of Kuna

## City Council – Staff Memo

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

To: **City Council**

File Numbers: **17-08-ZC (Rezone), and 17-12-S (Subdivision).**

Location: **SWC of Deer Flat and School Avenue, Kuna.**

Planner: **Troy Behunin, Planner III**

Hearing date: **June 19, 2018**

Owner: **Kolo, LLC**  
Logan Patten  
P.O. Box 412  
Kuna, ID 83634  
208.880.9546  
[logan@libinc.net](mailto:logan@libinc.net)

Representative: **AllTerra Consulting**  
Jay Walker  
849 E. State St.  
Eagle, ID 83616  
208.484.4479  
[jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)



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- N. Recommendation of Commission to City Council
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### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

- |                            |   |
|----------------------------|---|
| i. Neighborhood Meeting    | September 16, 2017 (seven (7) persons attended) |
| ii. Agency Comment Request | January 17, 2018                                |
| iii. 300' Property Owners  | June 11, 2018                                   |
| iv. Kuna, Melba Newspaper  | May 23, 2018                                    |
| v. Site Posted             | June 8, 2018                                    |

**B. Applicants Request:**

**1. Request:**

Applicant, Jay Walker with AllTerra Consulting, on behalf of Kolo, LLC (Owner), requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into nine (9) buildable lots and 3 common lots. This site is located at the SWC Deer Flat and School Avenue.

**C. Aerial Map:**



*©Copyrighted*

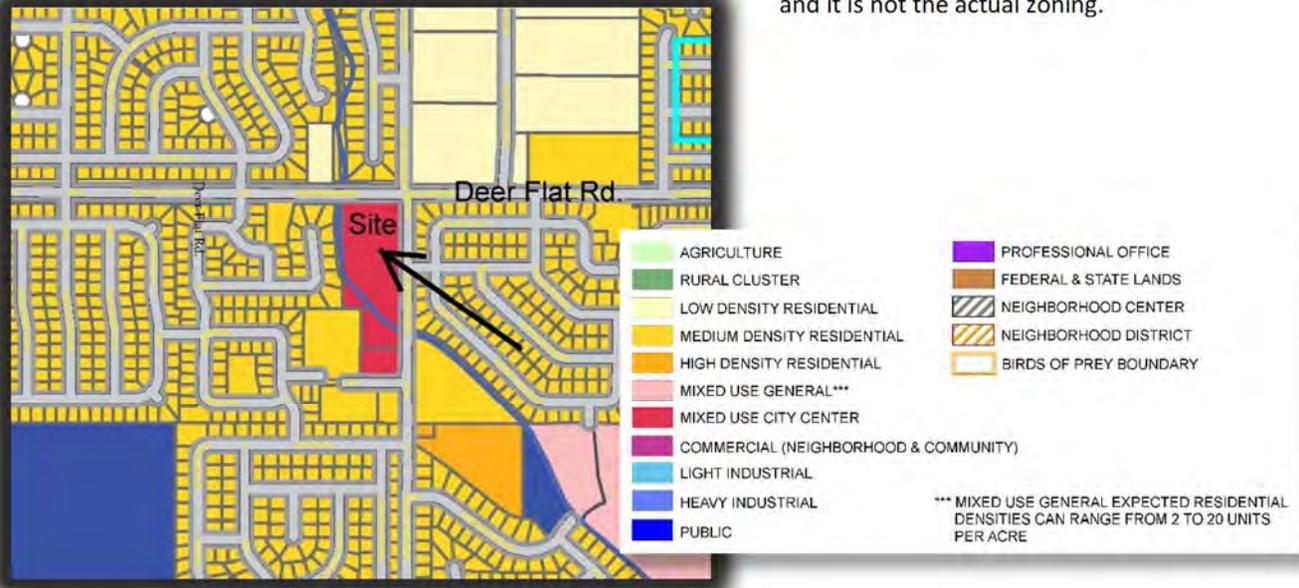
**D. Site History:**

This site was annexed into Kuna in March 2016 and has historically been used for small agricultural purposes and farm property for many years.

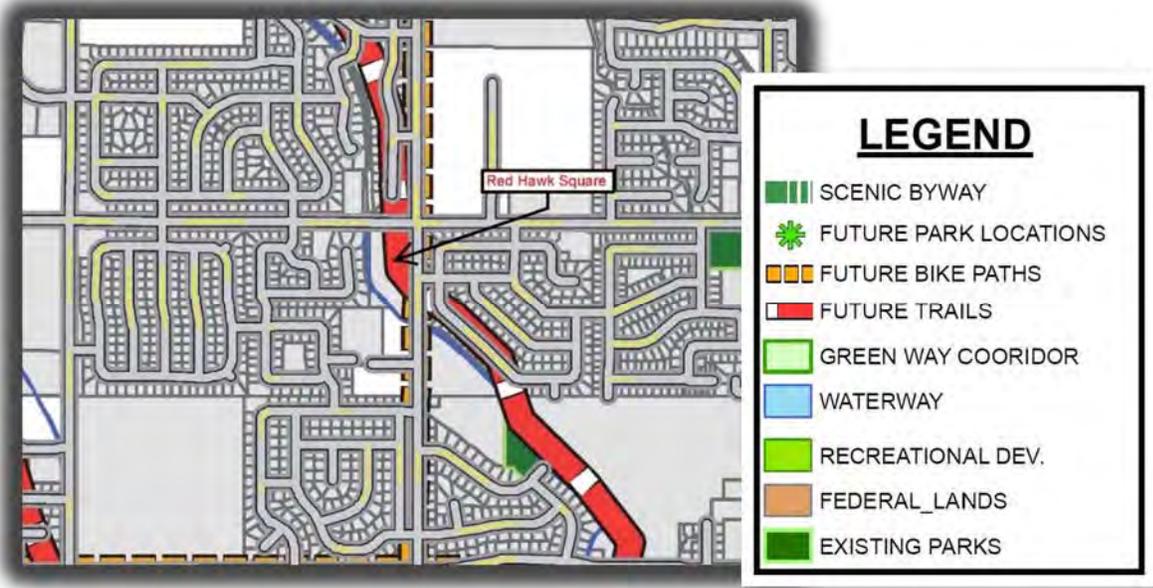
**E. General Projects Facts:**

See Below:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail within the site. Applicant has proposed open space and landscape treatment next to the existing Teed Lateral. Staff recommends a foot path at least 10 feet in width to provide and maintain the necessary connections.



3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Residential	Parcel Number
3.46 acres	R-6	S1323212410

5. **Services:**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Deer Flat Road (north) and School Avenue (east) and has significant frontage on both classified roadways. There are two proposed points of access for the project; one on Deer Flat, and one on School Avenue Road, to align with the adjacent Subdivision entrance – W. White Fang. There is an internal driveway proposed to serve the interior lots.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope.

9. **Agency Responses:**

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

- *Kuna City Engineer and Public Works* *Exhibit B 1*
- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Boise Kuna Irrigation District* *Exhibit B 4*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 5*
- *COMPASS* *Exhibit B 6*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 7*
- *Id Transportation Dept. (ITD)* *Exhibit B 8*

F. **Staff Analysis:**

In March of 2016 (15-03-AN), this property was annexed into Kuna city limits with an R-6 (Med. Den. Res.) zone. The project touches two classified roads (Deer Flat and School Ave,) and all public utilities are adjacent to the site. The applicant seeks a rezone for this approximately 3.46 acre site from R-6 (Med. Den. Res.) to the C-1 (Neighborhood Commercial) zone and approval for a preliminary plat for the same lands in order to develop the property into nine (9) commercial lots and three common lots.

In following the Comp Plan Map, the applicant proposes to introduce a true mixed-use development to this part of Kuna, through creation of these nine commercial lots. Six of the lots will be for commercial uses, while the remaining three lots will also be commercial in nature, but are proposed as townhouse style multi-family dwellings. The townhome style use, is intended to act as a buffer between the commercial uses and the existing residential uses south on Larry Calhoun’s land. *Staff views this request as an infill development.*

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-08-ZC and 17-12-S, subject to the recommended conditions of approval listed in Section 'N' of this report.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Proposed Procedural Background:**

On June 19, 2018, the Council will consider Case No's 17-08-ZC and 17-12-S, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

**I. Proposed Findings of Fact for Council's Consideration:**

Based on the record contained in Case No's 17-08-ZC and 17-12-S, including the exhibits, staff's report and the public testimony at the public hearing, the Council of Kuna, Idaho, hereby **approves/denies** the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-08-ZC, 17-12-S, for *Red Hawk Square Subdivision*.

*The Council concludes that the Application **complies/does not comply** with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision and Design Review regulations outlined in titles 5 and 6 of KCC.*

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/conditionally approve/deny** Case No's 17-08-ZC and 17-12-S. At a regular meeting on June 19, 2018, Kuna's Council voted to **approve / conditionally approve / deny** Case No's 17-08-ZC and 17-12-S.

**Comment:** *On June 19, 2018, Council will vote to **approve / conditionally approve / deny** Case No's 17-08-ZC and 17-12-S.*

3. 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 June 19, 2018, with the Council.
4. The Kuna Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Council will hold a public hearing on the subject application on June 19, 2018, 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.*

5. Based on the evidence contained in Case No's 17-08-ZC and 17-12-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

**Comment:** *The Comp Plan has listed numerous goals for providing commercial uses and variety in housing options in Kuna. The Kuna Planning Map designates this property as Mixed-Uses. As this is a proposed mixed-use so therefore the project follows the goals of the Comp Plan and the Comp Plan Map.*

6. 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 sections, notice requirements were met to hold a regular public hearing on June 19, 2018.*

**J. Proposed Factual Summary:**

This site is located at the southwest corner (SWC) of Deer Flat and School Avenue. Applicant proposes a rezone from R-6 (Med. Den. Residential) to C-1 (Neighborhood Commercial) for approximately 3.46 acres and a preliminary plat for the same lands, creating a commercial subdivision with nine (9) buildable lots and three (3) common lots. Applicant proposes six common commercial lots and three multi-family dwellings lots. Applicant proposes landscaping for the three common lots. The site will take access from two points, one on Deer Flat Road, and one from School Avenue to line up with W. White Fang Street.

**K. Proposed Comprehensive Plan Analysis:**

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

The designation of Mixed-Use shown on the Planning Map (See Adjacent Map) for this parcel was approved by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

**Comment:** *The proposed preliminary plat as proposed follows the community vision and provides a way to achieve the commercial and housing goals as stated and adopted.*

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

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject

property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property 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.*

**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 (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

**Infill Development:**

*Encourage infill development of vacant or underutilized land to create greater densities in the core of the City and allow density bonuses as a means to bring about these increased densities (Pg. 76 – 6.2 & Goal 2, Policy 1).*

**Medium Density Residential:**

*This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).*

**Comment:** *The proposed preliminary plat requests an C-1 zone, for commercial and residential mixed-uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

**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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. (Policy 1.1.2, Section 12, Housing, Page 155).

**Infill Development:**

*Encourage infill housing development to reduce urban sprawl (Objective 2.1 – Policy 5 – Pg. 168)*

**Comment:** *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality infill development.*

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 creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

**Comment:** Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.

**L. Proposed Kuna City Code Analysis:**

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

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

2. The site is physically suitable for the rezone and a C-1 commercial subdivision.

**Comment:** The 3.46 acre (approximate) project includes a request for a rezone from R-6 (Medium Density) to C-1 (Neighborhood commercial). The site appears to be compatible with the proposal.

3. The Rezone 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 rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The Rezone and Subdivision proposals **are /are not** likely to cause adverse public health problems.

**Comment:** The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The proposed development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

- 6.

**Comment:** The Council did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to an arterial and collector road.

7. The existing and proposed street and utility services in proximity to the site **are / are not** suitable and 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 residential project.*

**M. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No's 17-08-ZC and 17-12-S, Kuna's Council finds Case 17-08-ZC and 17-12-S generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-08-ZC and 17-12-S, Council finds Case No's 17-08-ZC and 17-12-S are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**N. Recommendation of the Commission to City Council:**

Based on the facts outlined in staff's report and the public testimony during the public hearing with the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval** to Council for Case No's 17-08-ZC and 17-12-S, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report,*
- *Applicant shall work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate,*
- *Applicant shall work with staff to provide the required break up in the number of parking stalls with landscape islands,*
- *Applicant shall install pathway along the teed canal.*

**O. Proposed Order of Decision of the City Council:**

**17-08-ZC (Rezone),** *Note: This 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.*

**17-12-Sub (Subdivision),** *Note: This proposed motion is to **approve/conditionally approve/deny** this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

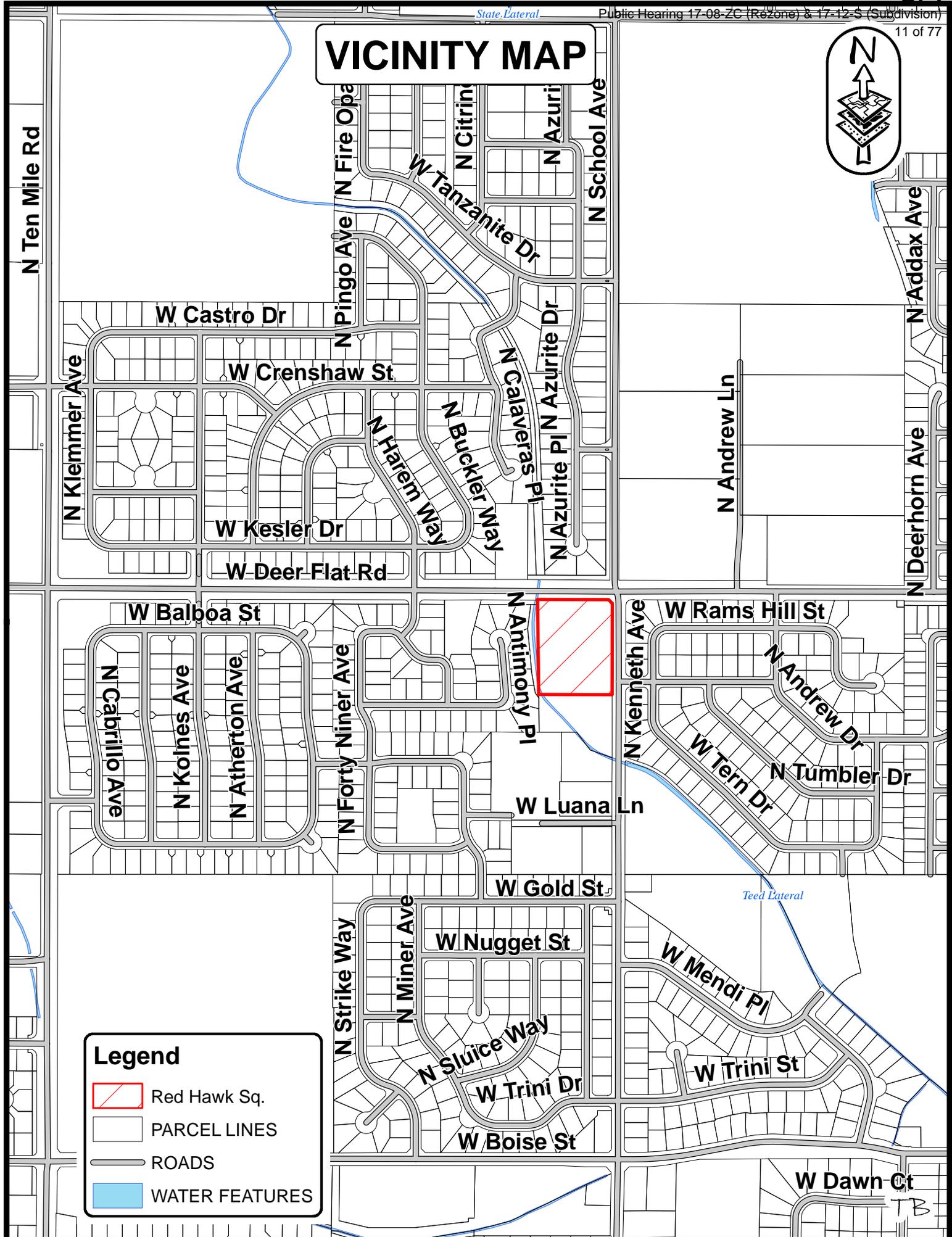
Based on the facts outlined in staff's report and the public testimony during the public hearing with the Council of Kuna, Idaho, the Council hereby **approves/conditionally approves/denies** Case No's 17-08-ZC and 17-12-S, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise-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– At time of 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  - 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
  - 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  - 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
  - 9. All signage within/for the project shall comply with Kuna City Code.
  - 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  - 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
  - 12. Applicant will place a 10' paved walking trail along the Teed Lateral.
  - 13. Applicant will follow staff, City engineers and other agency recommended requirements as applicable.
  - 14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this \_\_\_\_\_, day of \_\_\_\_\_, 2018,

# VICINITY MAP



### Legend

-  Red Hawk Sq.
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB



DEER FLAT

SUBJECT  
SITE

N. SCHOOL AVE.

N. Diegel Ave

N. Knapp Dr



October 21, 2017

Trevor Kesner, MCRP  
Planner II  
Kuna Planning & Zoning Department  
751 w. 4<sup>th</sup> Street  
Kuna, ID 83634  
Phone: (208) 387-7731  
[tkesner@kumaid.gov](mailto:tkesner@kumaid.gov)

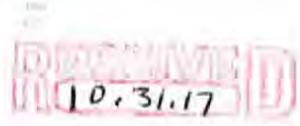
Re: N. School Ave/Deer Flat Rd 3.47ac Development: Rezone and Prel Plat Submittal Narrative

Trevor,

We have appreciated meeting with you and staff over the past months since the 15-03-AN annexation and 15-03-LS lot split. Your continual help in the entitlement application process with the City of Kuna is appreciated. This letter serves as a narrative to the continuation of the entitlement process for this parcel.

Kolo, LLC, subsidiary of Liberty Investments, owns the approx. 3.47 acres on parcel #S1323212410 in Kuna, Idaho 83634 and desires to rezone from the R-6 designation to C-1 zoning consistent with the City's transportation commercial corridor planning while platting/subdividing to provide commercial and a few residential transitional lots for mixed uses. This rezone and proposed preliminary plat are consistent with the City's Comprehensive Plan. Residential lots would be located on the south and west boundaries of the development where Teed Lateral exists to assist in the transitioning and buffering of the residential neighbors to higher density residential and commercial uses. The proposed, attached preliminary plat and subdivided acreage creates beautiful lots while meeting community requirements and desires. Recent applications have been made and development is occurring all around this Kuna City area to similar multi-family and commercial uses as Kuna City experiences growth. The plat is harmonious with the area plans and existing, surrounding uses. The City and neighbors see imminent growth and a continued demand for mixed uses. No adverse impacts are anticipated to the neighbors and no opposition came from neighborhood at the meeting held September 26<sup>th</sup>, 2017 other than against the proposed ACHD roundabout concept. There was positive feedback and interest of the participants to know what types of uses and tenants would occupy the commercial lots.

Entitlement needs with the City and ACHD agencies include Rezone and Preliminary Plat/Subdivision applications to which this narrative serves. The lots will be access by Deer Flat Rd and N. School Ave, ingress/egress access. The Deer Flat Rd right-in/right-out access is appropriately spaced from the intersection 345' west per ACHD's requirements. The N School Ave full access will align with W. White Fang St also per ACHD's requirements. The remaining residential and common lots will be accessed by continued, extended construction of internal circulation driveways and private roads with shared access and parking easements. Sewer, water, pressurized irrigation and all dry utilities exist on the perimeter of the development in Deer Flat Rd and N. School Ave. Owner and consultant met with and reviewed the design layout with the Engineering Department, Health District and Irrigation District. They are agreeable and necessary soils and engineering investigations will be provided supporting future detailed design of all sewer, water and other utility layouts. Surface irrigation rights will be dedicated to the City as requested and main lines sized to accommodate this additional development. Buffers and setbacks are



shown on submitted plat drawings per City and ACHD code. A common lot exists for dedication needs for future road improvements as requested by ACHD.

Agency requirements will be fully met and designed for your review and comment in the near future. Initial meetings show agencies conceptually are agreeable to our plat request for this parcel. Kolo, LLC, as well as, their development team will use best engineering, architectural, and construction practices in creating a subdivision that enhances this parcel. Thank you again for your attention to this matter and review of our submitted applications.



Jay Walker, PM  
AllTerra Consulting, LLC



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)	17-12-S
Project name	REDHAWK SQUARE
Date Received	10-31-17
Date Accepted/Complete	
Cross Reference Files	17-08-ZC
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Kolo, LLC</u>	Phone Number: <u>208-880-9546</u>
Address: <u>PO Box 412</u>	E-Mail: <u>logan@libinc.net</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: <u>JAY WALKER, ALLTERRA</u>	Phone Number: <u>(208) 484-4479</u>
Address: <u>849 E. STATE ST. #104</u>	E-Mail: <u>walker@allterraconsulting.com</u>
City, State, Zip: <u>EAGLE, ID 83616</u>	Fax #: <u>N/A</u>

#### Subject Property Information

Site Address: <u>1425 N. SCHOOL AVE, KUNA, ID 83634</u>
Site Location (Cross Streets): <u>N SCHOOL AVE &amp; DEER FLAT RD</u>
Parcel Number (s): <u>#51323212410</u>
Section, Township, Range: <u>NE 1/4 NW 1/4 OF SECTION 23, T4S R2N, B1E-MEE</u>
Property size: <u>3.46 AC</u>
Current land use: <u>R-6</u> Proposed land use: <u>C-1</u>
Current zoning district: <u>MU in COMM. DIST.</u> Proposed zoning district: <u>C-1/MU</u>

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Exhibit  
A-2a

**Project Description**

Project / subdivision name: NSDF DEVELOPMENT - REDHAWK SQUARE  
 General description of proposed project / request: LIGHT COMMERCIAL SERVICES AND TRANSITIONAL RESIDENTIAL USE  
 Type of use proposed (check all that apply):  
 Residential  
 Commercial  
 Office  
 Industrial  
 Other W/ RESIDENTIAL DENSITY TO TRANSITION COMPONENT  
 Amenities provided with this development (if applicable): GREENSPACE, ROADWAY EXPANSION, TEED LATERAL PRESERVATION

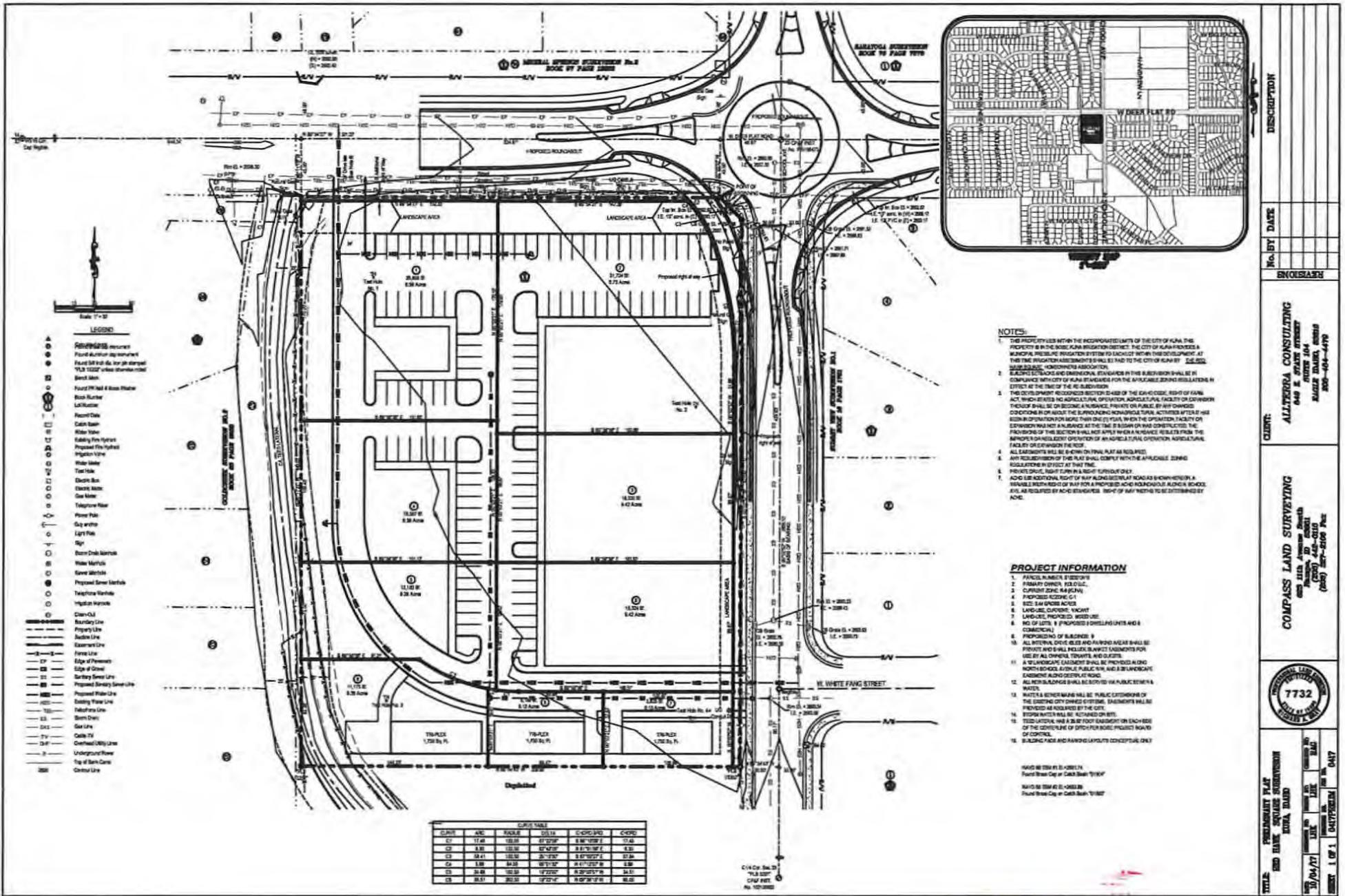
**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
 Please describe the existing buildings: N/A  
 Any existing buildings to remain?  Yes  No  
 Number of residential units: 3 Number of building lots: 9  
 Number of common and/or other lots: 1/2  
 Type of dwellings proposed:  
 Single-Family  
 Townhouses  
 Duplexes  
 Multi-Family  
 Other COMMERCIAL  
 Minimum Square footage of structure (s): 1500 SF  
 Gross density (DU/acre-total property): 0.38 Net density (DU/acre-excluding roads): 0.41  
 Percentage of open space provided: 10% Acreage of open space: 0.34 AC  
 Type of open space provided (i.e. landscaping, public, common, etc.): PARKWAY, LATERAL FRONTAGE

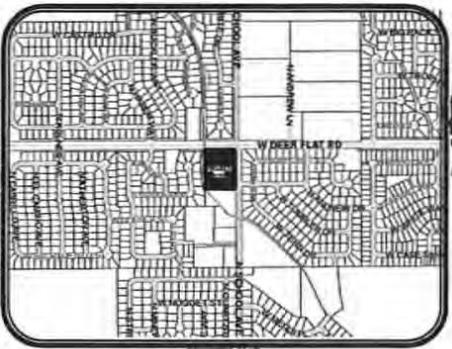
**Non-Residential Project Summary (if applicable)**

Number of building lots: 6 Other lots: 1-2  
 Gross floor area square footage: 20,461 SF Existing (if applicable): N/A  
 Hours of operation (days & hours): MT 8am-6pm, 24h Building height: [REDACTED]  
 Total number of employees: +/- 35 Max. number of employees at one time: 35  
 Number and ages of students/children: 2-6 yrs old / 10-18 Seating capacity: \_\_\_\_\_  
 Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_  
 Proposed Parking:  
 a. Handicapped spaces: [REDACTED] Dimensions: \_\_\_\_\_  
 b. Total Parking spaces: [REDACTED] Dimensions: \_\_\_\_\_  
 c. Width of driveway aisle: \_\_\_\_\_  
 Proposed Lighting: \_\_\_\_\_  
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature] Date: 10/23/17



CHORD	ARC	ANGLE	CHORD	CHORD
C1	17.48	103.88	27°22'50"	8.86' 103.88° E
C2	3.88	103.88	67°42'50"	8.87' 103.88° E
C3	38.41	103.88	26°12'50"	8.87' 103.88° E
C4	3.88	103.88	67°11'50"	8.87' 103.88° E
C5	38.41	103.88	17°22'50"	18.20' 103.88° E
C6	38.41	103.88	17°22'50"	18.20' 103.88° E



- NOTES:**
1. THE PROPERTIES WITHIN THE IMPROVED LIMITS OF THE CITY OF KAMA, THIS PROPERTY IS IN THE MOBILE HOME SUBDIVISION DISTRICT. THE CITY OF KAMA HAS A ZONING REGULATORY PROVISION SYSTEM IN PLACE WHICH IS THE RESULT OF THE CITY OF KAMA'S PARTICIPATION IN THE MOBILE HOME SUBDIVISION DISTRICT. THE CITY OF KAMA HAS A ZONING REGULATORY PROVISION SYSTEM IN PLACE WHICH IS THE RESULT OF THE CITY OF KAMA'S PARTICIPATION IN THE MOBILE HOME SUBDIVISION DISTRICT.
  2. ALL BUILDINGS AND STRUCTURES WITHIN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KAMA'S ZONING REGULATIONS FOR THE APPLICABLE ZONING DISTRICT AT THE TIME OF THE SUBDIVISION.
  3. THIS DEVELOPMENT REQUIRES A ZONING VARIANCE FROM THE CITY OF KAMA. THE CITY OF KAMA HAS A ZONING REGULATORY PROVISION SYSTEM IN PLACE WHICH IS THE RESULT OF THE CITY OF KAMA'S PARTICIPATION IN THE MOBILE HOME SUBDIVISION DISTRICT. THE CITY OF KAMA HAS A ZONING REGULATORY PROVISION SYSTEM IN PLACE WHICH IS THE RESULT OF THE CITY OF KAMA'S PARTICIPATION IN THE MOBILE HOME SUBDIVISION DISTRICT.
  4. ALL BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME.
  5. PRIVATE DRIVE, RIGHT TURN IN A RIGHT TURN ONLY.
  6. ALL ADDITIONAL RIGHTS OF WAY ALONG DEER FLAT ROADAS SHOWN ON A MAP OF THE CITY OF KAMA SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME.

- PROJECT INFORMATION**
1. PAVEMENT TYPE: ASPHALT
  2. FINISH GRADE: 4% (ASPH)
  3. PROPOSED CURVE: C1
  4. SITE: 3.88 ACRES
  5. LAND-USE CURRENT: VACANT
  6. LAND-USE PROPOSED: RESIDENTIAL
  7. NO. OF LOTS: 8 (PROPOSED) 10 (EXISTING) 18 (TOTAL)
  8. PROPORTION OF SUBDIVISION: 8
  9. ALL INTERNAL DRIVE ALLEYS AND PARKING AREAS SHALL BE PRIVATE AND SHALL INCLUDE PRIVATE EASEMENTS FOR USE BY ALL OWNERS, TENANTS, AND GUESTS.
  10. A 10' WIDE LANDSCAPE EASEMENT SHALL BE PROVIDED ALONG NORTH-SOUTH AVENUE PUBLIC WAY AND LANDSCAPE EASEMENT ALONG DEER FLAT ROAD.
  11. ALL NEW BUILDINGS SHALL BE IN COMPLIANCE WITH THE EXISTING CITY ZONING SYSTEM. BUILDINGS SHALL BE PROVIDED AS REQUIRED BY THE CITY.
  12. STORM DRAINAGE SHALL BE INSTALLED ON-SITE.
  13. TYPICAL LOTS SHALL BE 30' BY 100' OR LARGER ON EACH SIDE OF THE CENTERLINE OF SPECIFIC ROAD PROJECT HAZARD OF CONTROL.
  14. BUILDING FACE AND PARKING SPACES TO BE 30' BY 100'.

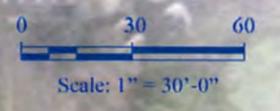
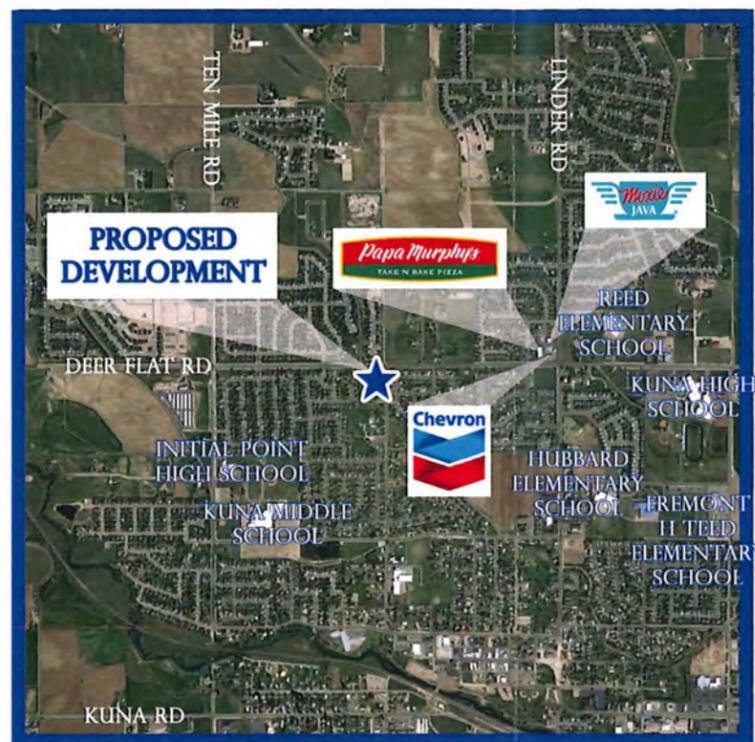
<p><b>PRELIMINARY PLAT</b> SEE RULES REGARDING SUBMISSION DATA TABLE</p> <p>DATE: 10/04/17 DRAWN BY: JLD CHECKED BY: JLD DATE: 10/04/17 SCALE: 1" = 30'</p>	<p><b>7732</b></p> <p>PLAT NO.</p>	<p><b>COMPASS LAND SURVEYING</b></p> <p>1015 1/2th Avenue, Suite 100 Bismarck, ND 58501 (701) 787-8100 (701) 787-8106 Fax</p>	<p><b>ALL TERRA CONSULTING</b> ONE E. 5th Street Bismarck, ND 58501 701-787-4178</p>	<p><b>DESCRIPTION</b></p>
	<p><b>NO. BY DATE</b></p>	<p><b>ENCLASURES</b></p>	<p><b>CURT:</b></p>	<p><b>DATE</b></p>

Exhibit  
A-20  
10.31.17

# COMMERCIAL DEVELOPMENT



## VICINITY MAP:



SCHOOL AVENUE  
KUNA, IDAHO

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# Exhibit B 1



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

**MICHAEL L. BORZICK**  
**GIS MAPPING**

**Telephone (208) 287-1726; Fax (208) 287-1731**  
**Email: [mborzick@kunaID.gov](mailto:mborzick@kunaID.gov)**

## MEMORANDUM

**TO:** Director of Kuna Planning and Zoning

**FROM:** Bob Bachman ~ Public Works Director  
Paul Stevens ~ City Engineer  
Michael L. Borzick ~ GIS Manager/Plan Review

**RE:** Redhawk Square  
South of Deer Flat Road and West of School Street  
Rezone & Pre-Plat

**DATE:** January 23, 2018

Public Works has reviewed the request of the above applicant dated January 17, 2018. 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 Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the Public Works provides the following comments:

### 1. Sanitary Sewer System

- a. The Proposed structures will need to connect to the City sewer system. **The new structures are subject to connection fees for any increase in connected load as computed from peak occupant load as building permits are obtained.**
- b. The property is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- c. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, no frontage or trunk lines need to be constructed.
- d. For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726
- e. The current sewer treatment connection fee is \$4,326 and the sewer interceptor fee \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be

determined at the time of building permit application, at which time connection fees will be due and payable.

## 2. Potable Water System

- a) The Proposed structures will need to connect to the City water system. **The new structures are subject to connection fees for any increase in connected load as computed from peak occupant load as building permits are obtained.**
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- c) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- e) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- f) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- h) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

## 3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. Extension to a source of pressurized irrigation water supply is a requirement of the project.
- b) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. A smaller than called for in the Master Plan - 6" Pressure Irrigation line may be installed on Deer Flat road frontage to abridge the two (2) stubbed connections on the north property line; however, a 12" Pressure Irrigation Main is required along the entire east side of the project. Please coordinate with the City Engineer on how to cross Deer Flat and School Roads.
- c) The current Pressure Irrigation connection fee is \$900 for supply and \$620 for mains per each equivalent dwelling unit. The number of equivalent dwelling units will be determined at the time of building permit application based on landscaped area and operational setup, at which time connection fees will be due and payable. **The property is subject to connection fees for its connected load. Commercial load is calculated on landscaped area.**
- d) As a condition related to Items 3(a) and 3(c), approval of the development shall constitute an automatic petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726/

## 4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- 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 proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

## 5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) 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.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

## 6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna 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 main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and extension of public facilities are expected.

## 7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City and ACHD standards. In this instance, the site fronts on two classified streets (Deer Flat Road and Meridian Road) and providing of deeded right-of-way to the extent of the frontage on these streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) Sidewalks have previously been provided.
- c) The site frontage lacks Curb and Gutter. The City of Kuna and ACHD have agreed in informal discussions that if a classified street (Deer Flat Road) does not have a street improvement project scheduled within ten years which would install the curb and gutter then the City of Kuna may

require the development to install the curb and gutter. **It is recommended that sidewalk, curb and gutter with drainage facilities be provided on the Deer Flat Road and Meridian Road frontages as part of this project.**

## 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 is granted.

## 9. Property Description

a) A proposed Record of Survey has been provided by the applicant.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

*Michael L Borzick*

Michael L Borzick  
GIS Manager/Plan Review



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

Date: March 12, 2018

To: Kolo, LLC  
PO Box 412  
Kuna, ID 83634

Subject: Red Hawk Square/ KPP18-0001/ 17-12-S/ 17-08-ZC  
SWC of Deer Flat Road and School Avenue

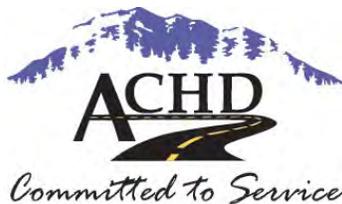
On February 12, 2018, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project File  
City of Kuna (via email)  
AllTerra Consulting (via email)



**Project/File:** Red Hawk Square/ KPP18-0001/ 17-12-S/ 17-08-ZC  
 This is a rezone from R-6 to C-1 and a preliminary plat consisting of 9 lots, located on 3.46-acres.

**Lead Agency:** City of Kuna  
**Site address:** SWC of Deer Flat Road & School Ave.

**Staff Approval:** March 12, 2018

**Applicant:** Kolo, LLC  
 PO Box 412  
 Kuna, ID 83634

**Representative:** AllTerra Consulting  
 Jay Walker  
 849 E State Street, Ste. 104  
 Eagle, ID 83616

**Staff Contact:** Stacey Yarrington, Planner III  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone from R-6 (Medium density Residential) to C-1 (Neighborhood Commercial) and a preliminary plat consisting of 9 lots for a mixed used commercial development with three Tri-plex buildings (Townhomes). The site is located on 3.46-acres. The City of Kuna’s Future Land Use Map designates this area as Mixed Use City Center.

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

Direction	Land Use	Zoning
North	Medium density Residential/ Rural Urban Transition (Ada County)	R-6/ RUT
South	Medium density Residential	R-6
East	Medium density Residential	R-6
West	Medium density Residential	R-6

3. **Site History:** ACHD previously reviewed this site as Kuna16-0002/ 15-03-AN/ 15-03-LS in January 2016. 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:

- TNT Estates, a mixed use residential development, located northwest of the site was approved by ACHD on March 8, 2017.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
  - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
  - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.
  - The intersection of Deer Flat 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 applicant is requesting C-1 (Neighborhood Commercial) as the proposed zoning designation and has provided a concept plan showing a mixed use development with commercial and townhouse uses. Other possible trip generators that may be located within the site are listed below, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

Use (1,000 sf)	Average Daily Trips (ADT)	PM Peak Hour
General Office Building	11.03	1.49
Medical/ Dental Office Building	36.13	3.57
Single Tenant Office Building	11.65	1.74
Townhouse (unit)	5.81	0.52

### 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
Deer Flat Road	332-feet	Minor Arterial	464	Better than "E"
Ten Mile Road	0-feet	Minor Arterial	370	Better than "E"
School Avenue	425-feet	Collector	127	Better than "E"

\* 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)

\* 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 Deer Flat Road east of School Avenue was 7, 065 on 1/20/2016.
- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 9/20/2016.
- The average daily traffic count for School Avenue south of Deer Flat Road was 2,094 on 1/20/2016.

**C. Findings for Consideration**

1. **Deer Flat Road**

a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 91-feet of right-of-way for Deer Flat Road (38-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 97-feet of right-of-way.

The intersection of Deer Flat Road and School Avenue is designated in the MSM for a future single-lane roundabout.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Deer Flat Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 48-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk located a minimum of 42-feet from centerline of Deer Flat Road, abutting the site. OR, the applicant can dedicate additional right-of-way to total 38-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk within a permanent right-of-way easement to 2-feet behind back of sidewalk.

The applicant should be required to dedicate sufficient right-of-way at the Deer Flat/ School Avenue intersection consistent with the template shown on attachment 3 to accommodate the future construction of the single-lane roundabout.

A Pedestrian Hybrid Beacon (PHB) with direction ADA pedestrian ramps at the crosswalk is currently scoped and planned for the Deer Flat/ School Avenue intersection to be located on the west side of the intersection and will be constructed by ACHD in coordination with the Linder/ Deer Flat intersection improvement project.

## 2. School Avenue

- a. **Existing Conditions:** School Avenue is improved with 2-travel lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There is 63-feet of right-of-way for School Avenue (29-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.

**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.

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to School Avenue abutting the site.
- d. **Staff Comments/Recommendations:** School Avenue is fully improved with vertical curb, gutter, 7-foot wide sidewalk, and bike lanes abutting the site. Therefore no additional right-of-way or street improvements should be required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, or sidewalk along School Avenue abutting the site.

### 3. Driveways

#### 3.1 Deer Flat Road

- a. **Existing Conditions:** There are no existing driveways onto Deer Flat 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 35 MPH to align or offset a minimum of 330-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.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 24-foot wide full-access driveway onto Deer Flat Road from the site, located approximately 335-feet west of School Avenue.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed because the intersection is currently stop-controlled. However, the intersection will be improved in the future with a roundabout or a signal, and at that time the location may not meet spacing requirements for a full access driveway. The driveway may be restricted in the future to right-in/right-out only, as determined by ACHD at the time the Deer Flat Road/School Avenue intersection is improved, and should be noted on the final plat.

The applicant should be required to construct the driveway as a curb return type driveway with a 30-foot radii and it should be paved its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

### 3.2 School Avenue

- a. **Existing Conditions:** There are no existing driveways onto School Avenue from the site.
- b. **Policy:**

**Access 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.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy (Stop Controlled Intersection):** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 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, 7206.4.6, 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 7206.4.6.

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

- c. **Applicant's Proposal:** The applicant is proposing to construct a 30-foot wide driveway onto School Avenue from the site, located approximately 425-feet south of Deer Flat Road, in alignment with White Fang Street.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

The applicant should be required to construct the driveway as a curb return type driveway with 30-foot radii and pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.

#### 4. Tree Planters

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

#### 5. 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.

#### 6. Other Access

Deer Flat Road is classified as a minor arterial roadway, School Avenue 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 additional right-of-way to total 48-feet of right-of-way from centerline of Deer Flat Road abutting the site. OR, dedicate additional right-of-way to total 38-feet of right-of-way from centerline of Deer Flat Road abutting the site; and construct a 5-foot wide detached sidewalk within a permanent right-of-way easement to 2-feet behind back of sidewalk.
2. Dedicate sufficient right-of-way at the Deer Flat/ School Avenue intersection consistent with the template shown on attachment 3.
3. Right-of-way along Deer Flat Road will be compensated from non-impact funds.
4. Construct a 5-foot wide detached sidewalk located a minimum of 42-feet from centerline of Deer Flat Road abutting the site.
5. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.
6. Consistent with District Minor Improvements policy, repair or replace any deficient or deteriorated curb, gutter, or sidewalk along School Avenue abutting the site.
7. Construct a 24-foot wide curb return type driveway onto Deer Flat Road from the site, located 335-feet west of School Avenue; with a 30-foot radii and pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
8. Place note on the final plat that the driveway onto Deer Flat Road may be restricted to right-in/right-out only in the future, as determined by ACHD when the Deer Flat Road/School Avenue intersection is improved with a signal or roundabout.
9. Construct a 30-foot wide driveway onto School Avenue from the site as a curb return type driveway with 30-foot radius, located 425-feet south of Deer Flat Road; and pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
10. Payment of impact fees is due prior to issuance of a building permit.
11. 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.

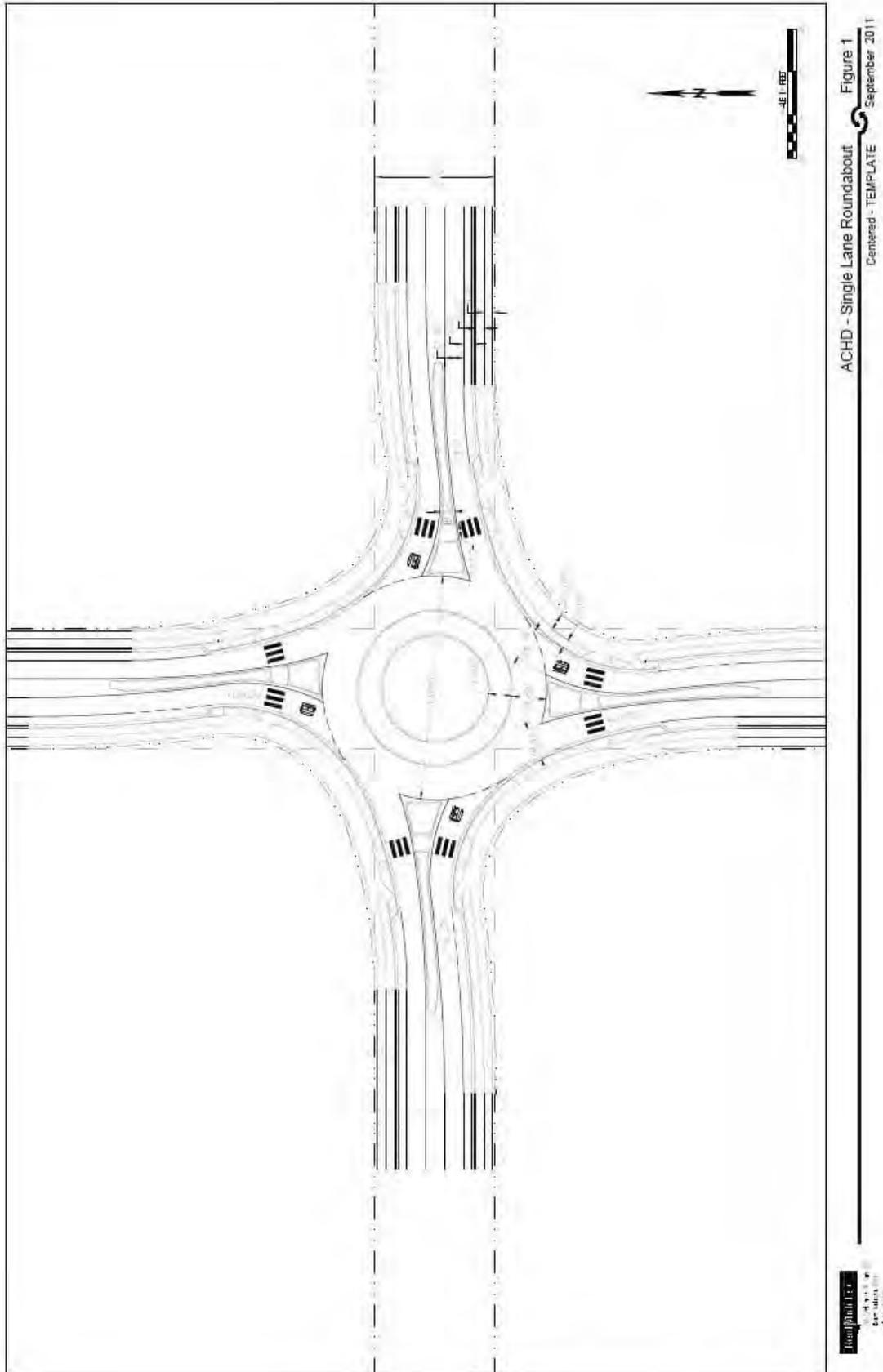
## **F. Conclusions of Law**

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.

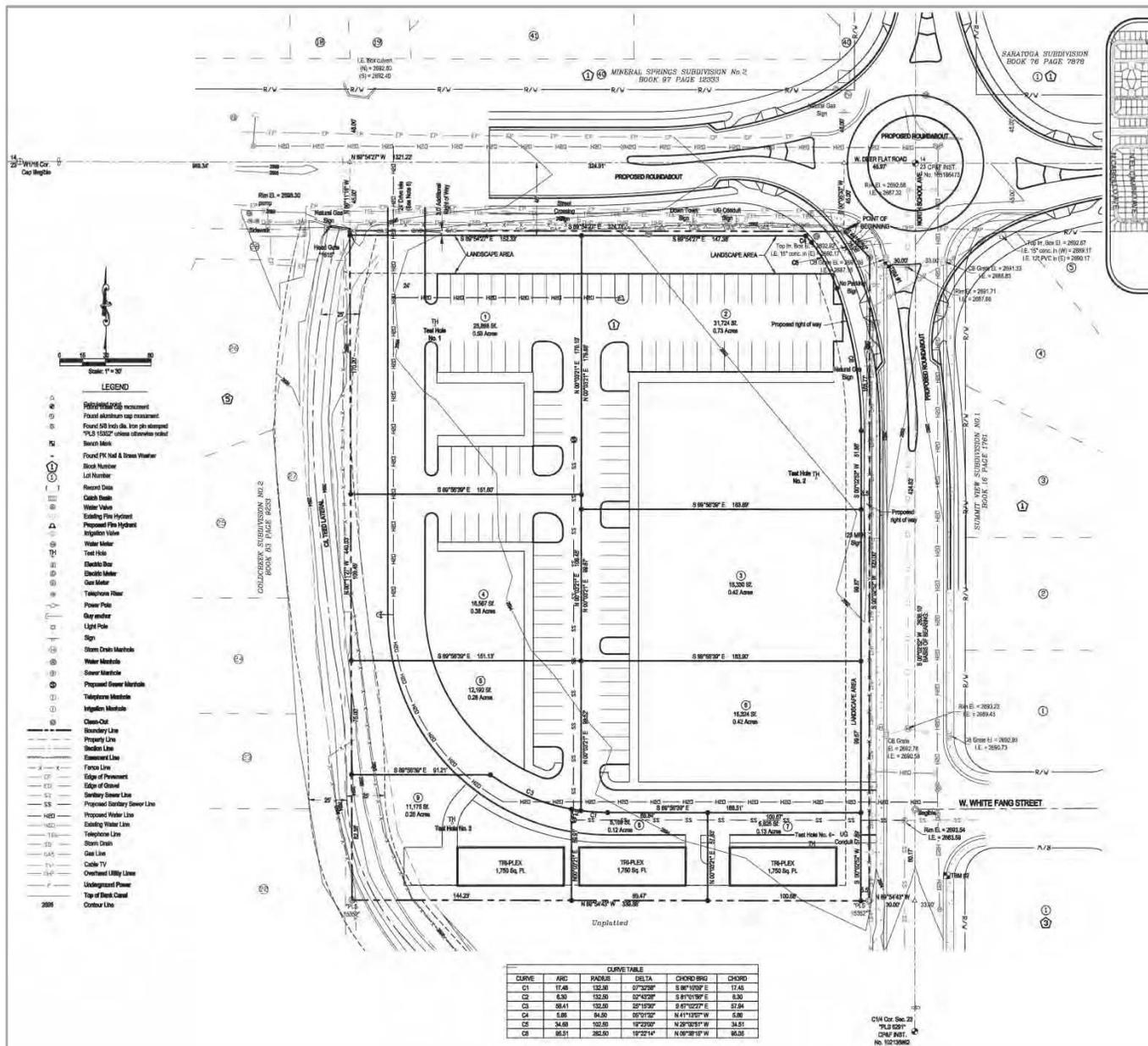
## **G. Attachments**

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

# ROUNABOUT TEMPLATE



SITE PLAN



## Troy Behunin

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**From:** Lauren Boehlke <laurenboehlke@yahoo.com>  
**Sent:** Friday, January 26, 2018 9:46 AM  
**To:** Troy Behunin  
**Subject:** Re: Red Hawk Square Rezone

Troy, This property has 3.46 acres of Water Rights through Boise-Kuna Irrigation. According to my maps, the Teed Lateral goes through or has previously gone through this property and has/had a Federal Easement for Boise Project Board of Control. To find out if this still exists you would need to contact Bob Carter at the Board of Control main office (208) 344-1141 or [bcarter@boiseproject.org](mailto:bcarter@boiseproject.org).

Thanks,  
Lauren

Lauren S Boehlke  
Sec.-Treasurer  
Boise-Kuna Irrigation District  
Phone# 922-5608  
Fax# 922-5659

On Tuesday, 23 January 2018, 12:45, Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Everyone,  
Please review the packet included with this email and return relevant comments about the services your agency provides to Kuna's Planning and Zoning office, to be used in the public hearings scheduled for this project. Please submit comments to our office on or before *February 16, 2018*.

This project is scheduled for **February 27, 2018**. If you need additional time to provide comments, please let our office know ASAP.

Thanks,  
Troy

Troy Behunin  
Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634  
[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

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**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED  
FEB 6 1 2018  
CITY OF KUNA

30 January 2018

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

RE: Red Hawk Square Sub.  
1425 N. School Ave  
NEC- Deer Flat Road & School Ave.  
Boise-Kuna Irrigation District  
Teed Lateral 170+00, 181+50  
Sec. 23, T2N, R1W, BM.

19-12-S, 17-08-ZC

BK-370A

Troy Behunin, Planner:

The United States' Teed Lateral lies within the boundary of the above-mentioned location. The easement for this canal 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 canal. We assert the federal easement 25 feet west and southwest and 25feet east and northeast of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve of landscaping (other than grass or gravel) within its easements and they must remain flat drivable surfaces as to not hinder our maintenance.

Fencing, if required, must be constructed just off the canal easement, to insure public safety and prevent encroachments.

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

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.

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

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 1<sup>st</sup> 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 15<sup>th</sup> of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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.

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

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

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

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

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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,



Thomas Ritthaler  
Managemnt / GIS

tbr/tr

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
  - Kuna
  - Meridian
  - Star

Rezone # 17-08-2C

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat 17-12-5

*Red Hawk Square  
(Commercial)*

- 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.

RECEIVED

FEB 12 2018

Exhibit B 5

14. \_\_\_\_\_

Reviewed By: *[Signature]*  
Date: 2/8/18

## Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review 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. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

**Development Name: Red Hawk Square**

**Agency: Kuna**

**CIM Vision Category: Existing Neighborhoods**

**New households: 9**

**New jobs: 50**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>N/A</b>                  Pedestrian level of stress: <b>R—Deer Flat</b>                  Bicycle level of stress: <b>R—Deer Flat</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>3,031</b>                  Jobs within 1 mile: <b>1,118</b>                  Jobs/Housing Ratio: <b>0.4</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>0.9 miles</b>                  Nearest fire station: <b>1 miles</b></p>	<p>Developments within <b>1.5 miles</b> of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: <b>No</b>                  Farmland within 1 mile: <b>390 acres</b>                  Farmland Value: <b>N/A</b></p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: <b>&gt;4 miles</b>                  Nearest public school: <b>0.8 miles</b>                  Nearest public park: <b>0.5 miles</b>                  Nearest grocery store: <b>1.3 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

### Recommendations

The proposal is for mixed-use at an infill location nearby public schools and parks. Currently, public transportation is more than four miles from the site, however, *Communities in Motion 2040* proposes future service approximately one mile away. This proposed route will provide service from downtown Kuna to the City of Meridian and Eagle Road with 15-minute frequencies in the peak hour and 30-minute frequencies in the off peak hours.

More information about COMPASS and *Communities in Motion 2040*:

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



The current layout of the service drive and buildings could encourage cut-through traffic from Deer Flat Road to School Avenue. Consider interrupting the driveway with a roundabout, chicane, bulbouts, or other techniques to improve safety. Also, consider realigning the drive-through queue so that backups do not spill onto the service driveway.

Consider improving a pathway along the Teed Lateral per the Kuna Regional Pathway Map. The Teed Lateral pathway will ultimately provide non-motorized access to Butler Park and downtown Kuna. Consider a parking layout that provides nearby spaces for the residential portion of the plan.



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: January 31, 2018  
 Agency Requesting Comments: City of Kuna Planning & Zoning Department  
 Date Request Received: January 23, 2018  
 Applicant/Description: Red Hawk Square Commercial Subdivision – 17-12-S Preliminary Plat & 17-08-ZC Zone Change

*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).*

*The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.*

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

### **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 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.*

Page 4 of 4

**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](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: C.M. #: 2018AEK11



**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300  
itd.idaho.gov

February 16, 2018

Troy Behunin  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

**VIA EMAIL**

**RE: 17-12-S & 17-08-ZC RED HAWK SQUARE COMMERCIAL SUBDIVISION**

The Idaho Transportation Department has reviewed the preliminary plat and rezone application by Jay Walker with AllTerra Consulting, representing Kolo, LLC for the Red Hawk Square Commercial Subdivision, located on the south west corner of Deer Flat Rd. and North School Ave., west of SH-69 milepost 3.10. ITD has the following comments:

1. This parcel does not abut the State Highway system.
2. The City is reminded that the SH-69/Deerflat Road intersection and the SH-69 corridor are already congested. This project will increase the number of vehicle trips within the intersection and in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69/Deerflat Road intersection and the SH-69 corridor in this area.
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 (208)-334-8832 for more information.
5. ITD does not object to the preliminary plat application and the rezone for the Red Hawk Square Commercial Subdivision as presented.

If you have any questions, you may contact Shona Tonkin at (208)-334-8341 or me at (208)-332-7190.

Sincerely,

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

12.12.17



# 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 5-1A-2 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: MIXED USE COMMERCIAL; C-1 ZONE DEVELOPMENT <sup>PROPOSED</sup>

Date and time of neighborhood meeting: TUESDAY, SEPTEMBER 26<sup>TH</sup> 2017 6pm-7pm

Location of neighborhood meeting: ONSITE -> 1425 N. SCHOOL AVE KUNA, ID

### SITE INFORMATION:

Location: Quarter: NE 1/4 Section: 23 Township: 2N Range: 1W Total Acres: 3.459 AC

Subdivision Name: REDHAWK SQUARE Lot: N/A Block: N/A (NEW)

Site Address: 1425 N. SCHOOL AVE Tax Parcel Number(s): #51323212410

KUNA, ID 83634

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

### CURRENT PROPERTY OWNER:

Name: KOLO, LLC (LOGAN PATTEN)

Address: P.O. Box 412 City: KUNA State: ID Zip: 83634

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

Name: JAY WALKER Business (if applicable): ALTERRA CONSULTING, LLC

Address: 849 E STATE ST. #104 City: EAGLE State: ID Zip: 83616



**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	COMPLETE
Re-zone	YES FROM R-6 TO C-1
Subdivision (Sketch Plat and/or Prelim. Plat)	YES, PRELIM PLAT (ATTACHED TO APPL.)
Special Use	N/A
Variance	N/A
Expansion of Extension of a Nonconforming Use	N/A
Zoning Ordinance Map Amendment	FITS W/ COMMERCIAL CORRIDOR ; MU

**APPLICANT:**

Name: JAY WALKER  
 Address: 249 E. STATE ST #104  
 City: EAGLE State: ID Zip: 83616  
 Telephone: 202.484.4479 Fax: —

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) Jaylen Walker Date 11.1.2017



**SIGN-IN ATTENDANCE FORM**  
**Kuna N. School Ave 3.46 acre Development**  
**RZ/Subdivision/PP PERMIT NEIGHBORHOOD MEETING**  
**TUESDAY, September 26, 2017**  
**6:00 PM TO 7:00 PM**

Name	Phone Number	Email Address	Neighboring Address
1 Steve Kottling	208 822-9111		Kareal Way
2 Shannon Hylar	959-9753		Anthony Place
3 Jennifer Rawles	959-7834		Anthony Place
4 Julia Ann Segler	208 922-1601		Andrew Ln.
5 Ethan Walker	208 996 4958		ethanwalker2001@gmail.com
6 LARRY CALHOUN	208-846-0842		LARRY CALHOUN
7 Jayden Walker	208 484-4479		849 E. STATE ST.
8			
9			
10			
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20			
21			
22			
23			
24			

→ TAC (yellow)  
NE corner



Allterra Consulting  
 Date: 10/20/2017  
 Job No.: 0417

**BOUNDARY DESCRIPTION**

The following Describes a Parcel of Land being a portion of NW1/4 NW 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, and more particularly described as follows:

**COMMENCING** at a found Brass Cap Marking the Northeast Corner of the NW 1/4 NW 1/4 (North 1/4 Corner) of said Section 23; From which, the Center 1/4 Corner of said Section 23 bears, South 00°02'52" West, a distance of 2636.10 feet which is being Monumented with a found Brass Cap;

Thence along the Northerly Boundary Line of the NW 1/4 NW 1/4 of said Section 23, North 89°54'27" West, a distance of 46.97 feet to a point;

Thence leaving said Northerly Boundary Line, South 00°05'33" West, a distance of 46.97 feet to a point on the Southerly Right of Way Line of West Deer Flat Road, the **POINT OF BEGINNING**;

Thence along said Northerly Right of Way Line, South 44°55'50" East, a distance of 24.05 feet to a point on the Westerly Right of Way Line of North School Avenue;

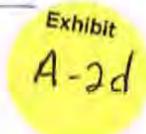
Thence leaving said Northerly Right of Way Line, and along the Westerly Right of Way Line of North School Avenue, South 00°02'52" West, a distance of 423.00 feet to a point;

Thence leaving said Westerly Right of Way Line, North 89°54'43" West, a distance of 339.88 feet to a point;

Thence, North 00°11'27" West, 440.03 feet to a point on the Southerly Right of Way Line of West Deer Flat Road;

Thence along the Southerly Right of Way Line of West Deer Flat Road, South 89°54'27" East, a distance of 324.71 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 3.44 Acres, more or less.





RECEIVED

JUN 07 2018

CITY OF KUNA

June 2, 2018

To: Kuna City Council

From: Cindy Biesemeyer

1097 W Tanzanite Dr, Kuna  
Mineral Springs Subdivision

Dear Mayor and Council Members,

I am a resident just off School Rd and I use the intersection of DeerFlat and School daily. This corner is an accident just ready to happen and certainly a roundabout may help, but a stoplight would be most desirable.

We moved here from a rural community, San Benito County, that is a bedroom community for San Jose. Thirty years ago there were 8,000 people and now there are closer to 65,000 residents. The infrastructure wasn't addressed and now the only roads leading out of town are still two lane roads congested like our roads are becoming. There are not enough schools for all the students. There is a lot of pride in that city, just like here, and we loved Hollister and the people. I understand how natives don't like the growth here, although it is inevitable.

I say all of this because it seems that proposing a mixed project like the one on the table is just exacerbating an all ready busy intersection. There should be turn lanes added and a double lane on the roundabout so that people trying to access the center would not stop traffic or cause accidents. Address this before building at that corner.

Why not just rezone the parcel for commercial, rather than have more residences? Is adding the residences just an easier way of getting the proposal passed, since the landowner knows just about every new residential project gets the ok? There are apartments down the road and a new project proposed further East on Deerflat for multifamily residences.

We need businesses in town, and if the streets were addressed properly, a complex could be a good thing on that corner. We need a dry cleaners and daycare, not so sure about the gym and coffee place as on Linder and Deerflat there are both.

Please do not pass this project, rather modify it and get the owner to improve the streets. I request to speak at the meeting on the 19th.

*Cindy Biesemeyer*  
Cindy Biesemeyer

Top 5

**Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1**

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

Printed Name	Signature	Address	Comment
DARLENE KRAMER	<i>Darlene Kramer</i>	1573 N. AZURITE PL., KUNA	TRAFFIC & NOISE IS OUR CONCERN
Kelly Stred	<i>Kelly Stred</i>	1551 N. Azurite Pl. Kuna	Traffic & Noise
GERALD KRAMER	<i>Gerald Kramer</i>	1573 N. AZURITE PL KUNA	TRAFFIC, NOISE, NO ROUNDABOUT
Miguel R	<i>Miguel R</i>	1016 W. Rose quartz KUNA	
Nicole Rodriguez	<i>Nicole Rodriguez</i>	1016 W Rose quartz Kuna	
Randy Roush	<i>Randy Roush</i>	1072 W. Rose Quartz Kuna	traffic, Safety, noise
Denise roush	<i>Denise Roush</i>	1072 W. ROSE QUARTZ KUNA	TRAFFIC, SAFETY, NOISE
Ashley Lee	<i>Ashley Lee</i>	1596 N. Azurite Pl. Kuna	Traffic, Safety, Noise
R.J. Lee	<i>R.J. Lee</i>	1596 N Azurite PL kuna	Traffic, Safety, Noise
Gary Cook	<i>Gary Cook</i>	1574 N Azurite Pl Kuna	" " "
Donna McCulloch	<i>Donna McCulloch</i>	1721 N. Azurite Dr Kuna	Traffic, Noise
Kay Weathers	<i>Kay Weathers</i>	1744 N Azurite Dr Kuna	Traffic, Noise, No Round About
Laura Cetovick	<i>Laura Cetovick</i>	1744 N Azurite Dr Kuna	Traffic, Noise, Safety
DAVID McFARLAND	<i>David McFarland</i>	1766 N AZURITE Dr. Kuna	" " "
Debra McFarland	<i>Debra McFarland</i>	1766 N. Azurite Dr Kuna	Traffic, Noise, Safety
Scott Wood	<i>Scott Wood</i>	2920 N. Citrine Ave Kuna	
Grg McNeil	<i>Grg McNeil</i>	2053 N Citrine Av	

**Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1**

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

Printed Name	Signature	Address	Comment
Leila McNeill		2053 N Citrine Ave	
Dianne Jurries		1059 W. Rose Quartz	
RICHARD JURRIES		1055 W Rose Quartz	
Christine G. Hill		1951 N Azurite	
Michele M Dewler		1984 N Azurite Dr	
Kenneth D Dewler		1984 N Azurite Dr	
MOLINA FEASTER		1637 N CALAVERAS PL	
Randall Feaster		1637 N CALAVERAS PL	
Marge Koeppe		1611 N Calaveras Pl,	
Jennifer Lopez		1031 W. Smoky Quartz St.	
Heriberto Lopez Martin		1031 W. Smoky Quartz St.	
Amy Murakami		1031 W. Smoky Quartz St.	
ANIS MURAKAMI		1031 W Smoky Quartz St	
Cheryl Murakami		1031 W Smoky Quartz St	
LeRoy Kilborn		1038 W. ROSE QUARTZ	
Tanner Fraenzi		1060 W Rose Quartz	
Hayley Fraenzi		1060 W. Rose Quartz	

3 of 5

**Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1**

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

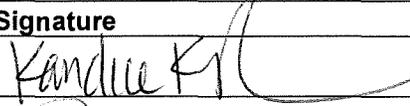
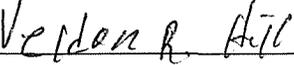
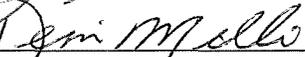
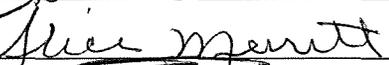
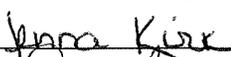
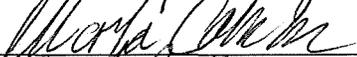
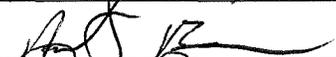
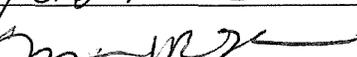
Printed Name	Signature	Address	Comment
Megan Kelly		1875 N. Azurite Dr, Kuna	
Judy Secwell		1897 N. " " "	
<del>Robert</del>	<del>ROBERT WHITED</del>	1040 W. TANZANITE DR Kuna	
Sherril Murof		1040 W. Tanzanite <sup>Kuna</sup>	
Steven Renfor		1052 W. Tanzanite Dr.	
Amy Williams		1053 W. Tanzanite Dr.	
Chris Williams		1053 W. Tanzanite Dr.	
Josh Rudzek		1187 Tanzanite Drive	
Jill Rudzek		1187 Tanzanite Drive	
Hather Grothaus		2126 N. Fire Opal Ave	
<del>Kourtney Grothaus</del>	<del>[Signature]</del>	2126 N. Fire Opal Ave	
<del>Kirk Grothaus</del>	<del>[Signature]</del>	2126 N. Fire Opal Ave	
Noelle Hill		1233 W. TANZANITE DR	
Mike Hill		1233W TANZANITE DR.	
ASAM STANWOLD		2095 N. Fire Opal Ave	
<del>SHARON SAUNDERS</del>	<del>[Signature]</del>	2095 W. FIRE OPAL AVE	
SHARI MURRAY		1031 W TANZANITE DRIVE	

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**Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1**

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

Printed Name	Signature	Address	Comment
Kandice Ringenbery		2006 N. Azurite Dr Kuna	NO to more commercial on Deer Flat
Daniel Ringenbery		2006 N. Azurite Dr Kuna	" No to Commercial
Veldon Hill		1951 N. Azurite Dr Kuna	No Commercial
JAMES BRILLEN		1017 WEST TANZANITE KUNA	NO!! TO COMMERCIAL
Kim Miller		1017 WEST TANZANITE KUNA	NO!! TO COMMERCIAL
Chris Mainini		1074 W. Tanzanite Dr	No! Traffic is terrible on that corner
Dominick Maini		1074 W. Tanzanite Dr.	" "
ALICE MERRITT		2148 N. Fire Opal AVE	" "
William Kirk		2210 N Fire Opal Ave.	No -
Jana Kirk		2210 N. Fire Opal Ave.	No to commercial
Dorothy Dreyer		1182 W. Tiger Eye	No to commercial
Marla Cella		1204 W Tiger Eye	No to Commercial
Paul Collins		1204 W Tiger Eye	No to Commercial
Dusty Bower		2186 N. Star Garnet Ave	no to Commercial
Randi Brown		2104 N Star Garnet Ave	no to Commercial
MICHAEL SANDERS		2120 N Star Garnet Ave, Kuna	No commercial
Mary Sanders		2120 N Star Garnet Ave. Kuna	-



**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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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	Jace Hellman, Planner II	X
Commissioner Stephen Damron	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. Meeting Minutes for March 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-02-SUP; Silver Trail Elementary addition.
- c. **Findings of Fact and Conclusions of Law** for 18-03-SUP; Kuna High School addition.
- d. **Findings of Fact and Conclusions of Law** for 18-04-SUP; Reed Elementary addition.
- e. **Findings of Fact and Conclusions of Law** for 18-05-SUP; Mercury Cell Towers.
- f. **Findings of Fact and Conclusions of Law** for 18-06-SUP; Teed School Building addition.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

**2. NEW BUSINESS**

- a. **18-08-DR (Design Review)** – Multi-Tenant Commercial Building; The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial buildings, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN #: R2373790020).

**Eric Wylie:** My name is Eric Wylie, my address is 1464 E Territory Drive in Meridian, and Mr. Chairman, and members of the committee, that is our site plan, and we are proposing a 4000 square foot building. Looking at the staff report, it shows that the proposed buildings, landscaping and parking lot meet City Codes, and I will stand for any questions. **C/Young:** Any questions at this time? **C/Gealy:** Not at this time. **C/Young:** I do have one question for you, one front elevation, we have the pilasters that go up to just above store front, then you have a signage band. Have you thought about bringing those pilasters up to parapet height to break that up a little? So, it is not just a sea of white, and brings a little texture to that. **Eric Wylie:** I haven't thought about that, but we could. **C/Young:** Any other questions? Alright Thank you. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> ST. The application before you tonight is 18-08-DR (Design Review) which is seeking approval for a new 4,026 square foot multi-tenant commercial building as well as accompanying landscape, lighting and parking lot. The site is located within the Empty Pockets Subdivision and the address is 1075 E Kuna Road. It is located next to the big smoke

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for the kids to play and such. **C/Damron:** it gives a different feel than the multi housing, it looks like a neighborhood as opposed to apartment buildings. **C/Hennis:** I tend to like it, and as long as they are keeping owner ship it will solve a lot of existing issues we have on other projects. **C/Young:** Okay, any other thoughts or concerns? I guess I could stand for a motion.

*Commissioner Hennis Motions to approve Case No. 18-05-DR (Design Review) for Linder Road duplexes with the conditions as stated with the staff report, and the additional conditions that the applicant verify that the conditions of site maintenance and road maintenance are addressed in the CC&Rs and that the applicant work with the fire department to make sure hydrant locations and access are appropriate; Commissioner Gealy Seconds, all aye and motion carried 4-0.*

**3. PUBLIC HEARING**

**a. 17-08-ZC (Rezone), 17-12-S (Pre-Plat) and 18-09-DR (Design Review)** – Redhawk Square, a request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop 12 commercial lots, including three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. Scholl Ave., Kuna, Idaho, in Section 23 T2N, R1W. – **Tabled from March 13, 2018.**

**Scott Stanfield:** 2964 Stewart Road, Kuna Idaho. I am happy to be here this evening, Jay Walker with Allterra Consulting, he was originally supposed to be here, but he had spring break, and this meeting got pushed off so he couldn't be here and he asked me to be here tonight. Basically, this is a straight forward project, we are asking for a rezone of approximately 3.46 acres that are currently R-6, we are asking for a rezone to C-1, which complies with the Comprehensive plan, and it also complies with goal of a commercial corridor. The project conforms with ACHD requirements including the roundabout, which you may have some questions on. The project will comply with the City's ordinances including landscaping with the exception of perhaps one. You will see in Troy's Staff report that he has two concerns with the landscape plan, the first one is with the number of parking stalls in a row without a landscape island, and I think that was just an oversight on the plan, and the final landscape plan will comply. The other concern was on the buffer along N School Avenue, is ten foot buffer versus 20 foot buffer, and our reason was we wanted to keep most of the buildings as far as we could from the neighbors at the west to maximize the distance from canal and the lateral and the boundary, so we pushed all of that stuff to the east, and maximize on the west to provide a buffer for those folks, and that is why we have a service road on the west to distance those buildings from the folks as far as possible, another reason why would want a ten foot is because we have another drive aisle between the buildings, and we just feel this opens it up and allows for better circulation patterns, and provides fire access to all of the buildings. Again, this complies with the comprehensive plan, and I have read through the conditions listed in the staff report, and I can accept them, and I will stand for any questions you might have. **C/Young:** Okay, how many parking stalls are allocated for the three triplexes. **Scott Stanfield:** I am going to try and site see code here, regardless of what we show on our site plan, we will comply with city code, which I think is two and a half per unit, but at the end of the day the count will conform. **C/Young:** Are there any other questions for the applicant at this time? **C/Gealy:** I have none at this time. **Scott Stanfield:** Normally, that is my que to sit down, but I will say we had a great neighborhood meeting, a lot of people showed up and no real concerns, it was all related to the roundabout, we had a gentleman to the south that had some issues, but we worked some things out with him. Maybe they are here tonight and maybe they are not, I will wait to here from them. **C/Young:** Okay, thank you. Then we will have Troy come on up. **Troy Behunin:** good evening commission, once again Troy Behunin, senior planner, 751 W 4<sup>th</sup> St, Kuna Planning and Zoning Department. Scott Stanfield did a fine job summarizing the

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project. So, 17-08-ZC rezone, and 17-12-S, the pre-plat and 18-09-DR, the design review is before you tonight. The site has been posted properly, the letters have been sent to landowners notifying of the meeting which was actually scheduled for the 13<sup>th</sup> of March, and a courtesy notice was also sent late last week to remind people it has been tabled, it also ran in the newspaper, so everything was properly done in order to have tonight's meeting. Staff has learned that the biggest concern of the neighbors is the roundabout that ACHD has programed for the intersection of Deer Flat and School Avenue. What complicates things is three of the corners are in the city, and one is not. Further complicating the issue is school at this location on the north side of Deer Flat is over a little because the alignment just doesn't work when someone wants to the develop and some one does not, so there is a little jog there, which may complicate the roundabout. However, ACHD has the proper technician and traffic engineers to take care of that, and this isn't the first time this have happened, this one will likely follow what they did on the Main Street and Linder Road roundabout. We had to wait until the ACHD staff report was approve, and that is why it was tabled. We have received that, and it is in your packet this evening. I think Scott brought up staff's two biggest concerns, the ten-foot-wide buffer on school street, and also the parking stalls, and staff can appreciate there are a lot of different site plans, and one got through, and if they will work with us, no harm no foul. Staff has no problem, and no concern with eh uses that are proposed, it looks like a nice mixed us development, and that is what the comp plan calls for on this specific parcel. This type of project follows with the comp plan map and what the comp plan actually calls for, and it will serve this area well if it comes to fruition. I believe there was a question about how many parking stalls were required, is that just for houses on the south end or the project overall. **C/Young:** there seems to be a fair amount of parking for the commercial itself, but I just wanted to make sure there was enough for the townhome as well. **Troy Behunin:** So, if there is three units under one roof, then each unit is required to have one and a half stalls, if they have more than that is fine, but they need to have one and half per unit. So, with three units each there will be about 5 stalls, because you can't have half of a stall. I think the one thing that staff did not list in the staff report, was the J&M sanitation trash enclosure, so this body could sum it up by saying they would have to work with J&M sanitation to install a CMU wall trash enclosure with steel gates. Other than that, staff supports everything that the applicant is trying to do. I have received one phone call from the public about this, other than that I have received no other concerns from the public. I will stand for any questions that you have. **C/Young:** you have listed as the DR part, is that for the landscaping at this time, will the other commercial buildings need to come in separately. **Troy Behunin:** Yes, those will have to come in for their own building design review, this just for the subdivision. The townhomes will have to go through design review, as well as the commercial buildings and all of the signage, all of the signage will have to be reviewed as well. **C/Gealy:** Could we post pone this portion of design review and do design review all together with the buildings and the landscaping and the signage. **Troy Behunin:** You certainly have that option, but there really is no need to do that. **C/Gealy:** Well let me ask, why is this piece here now? **Troy Behunin:** Because they have to go through the preliminary plat process which preliminary plat takes a lot longer to go through the process than the design review on the buildings because design review goes to this body and stops, and additionally, they may not have all of their tenants in place, they are getting things ready, I understand they have two people they are talking with, and in order for those to move forward they have to have that entitlement in place. This is no different than Ridley's or Ashton Estates, or Ensign where they just get the subdivision approved with the subdivision landscaping and then they move to the building and the signage afterwards. Does that answer your question? **C/Gealy:** yes, but know because what I am thinking is they are going to change the parking, they are talking about changing some of the buildings, and they want us to approve landscaping, which I find premature, and I would like to suggest that we look at just the rezone and the pre-plat, but they have to have the landscaping for the subdivision in order to do the pre-plat? **Troy Behunin:** that is required, but they won't be able to change the landscaping or the parking beyond what you guys decide, so if you say they need to add a landscaping island, that is not a big deal because they are complying with code, if they were going to re-arrange that, that

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wouldn't work. **C/Hennis:** if they were going to do that they would have to come back to us. **Troy Behunin:** Correct. **C/Gealy:** but I thought they just said they were going to reduce the number of parking spaces. **Troy Behunin:** I believe it was just in order to accommodate staffs request, if they do a reduction, a reduction is okay, they are here for a certain number of things, they can't exceed that, but they can go under. They can't go lower than what is allowed by code, but they can reduce it. **C/Gealy:** Okay. **C/Damron:** I have a question, but looking on the comp plan, this is designated City Center, what constitutes that. **Troy Behunin:** It is a mixed-use City Center, it is a daily and a weekly commercial center to serve those needs, smaller things like offices, daycares, fitness centers, things like that. **C/Damron:** Like a business center, okay I just wanted to clarify that. **C/Young:** any other questions at this time? **C/Gealy:** Not at this time. **C/Young:** Okay, we will open up the public hearing at 6:47, I don't see anybody listed or signed up to testify, is there anybody here that would like testify that hasn't got a chance to do so. If we could get them all signed up please. **Kelly Stred:** I live at 1551 N Azurite place, I am one of the two in the cul-de-sac that faces this plot. We spend a lot of time outside where we barbeque, there is a large sycamore tree with a tree swing, so you can see where my heart is with them putting in parking lot lights and business that will cause brightness while we are having a barbeque or just kind of spending time outside, and I don't know what kind of things that are going to be going in here, and maybe they are some things my family might want to have, but we don't mind driving to go to those, instead of having those things in there. We have rod iron fencing over there so we see that beautiful lot that we have right now, and we just enjoy the peace and quite as a family, and as you can imagine, traffic on Deer Flat has been filling up over the past three years, and we are kind of sad to see that. I didn't know there was a roundabout, and the traffic is kind of a concern of ours as well. I do know when we first moved in three years ago, there was a proposal for a cul-de-sac development sort of like what we have, and boy I sure wish that passed back in the day. Just if you wouldn't mind considering our families plea, we just want you to hear our voice. **Steve Nelson:** I live at 1611 N Azurite Place. My main concern is the traffic pattern there. I don't know if you have driven down Deer Flat at school time, traffic backs all the way to Linder, if they put a roundabout there it will back all of the way to Ten Mile. Right now, it is exceedingly hard to get onto Deer Flat turning left from School either way depending on the time of day, so I think by putting a commercial development on that corner is only going to make it harder. We moved here about a year and a half ago to get away from the traffic, and I think Deer Flat is as bad if not worse than where we lived in Boise. My other concern is what kind of commercial development, as he mentioned there a fitness center, there is a fitness center at the corner of Linder and Deer Flat, and I have talked to people over in that development who live right next to it, and they are not pleased with that type of development, and all of the businesses and lights that are there. Everywhere around it is residential, and to stick a commercial development right in the middle of it with multi-family as well, I have concerns about that. Yesterday is the first I have heard anything about this, I have never received anything in the mail, and no one in our neighborhood received anything in the mail, and unfortunately none of them are here right now. I am not a big fan of roundabouts, people stop and they don't know how to use them. So, I have a big concern about that, and I am already concerned about turning onto Deer Flat without them putting a roundabout in. So, those are my main concerns and I am rather surprised I have not heard about this until yesterday when I got a flyer in the mail, so that is what I have to say, and I thank you very much. **C/Laraway:** May I ask you a question? Are you concerned about the roundabout, or are you concerned about the development? **Steve Nelson:** both, maybe if they put just a roundabout there, maybe it would work, maybe it would not. I am really concerned with the development that is proposed, and then putting the roundabout there as well, I can see it just back up forever. **C/Laraway:** Okay, thank you sir. **C/Young:** Thank you, then we will have the applicant come back up and address any of the concerns that have been brought up. **Scott Stanfield:** yes, Chairman and Commissioners, once again Scott Stanfield, I am here to address their questions and concerns, first with Mrs. Stred. I would like to just note what I see here, they marked the column in favor, I don't know if they intended to do that, but I will let you folks fix that, and it is understandable for people who

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don't come to these things, so I thought I would just point that out to you. Mrs. Stred was concerned about her neighborhood, and her house and her backyard right there. I have been doing this a long time, and there is a lot thing that developers do wrong, and they just don't care about the neighbors, and this group does. KOLO LLC is doing a handful of projects across the valley and they are here to stay. They layout we did, is trying to maximize the strip of land along the western boundary and put those buildings as far east as we possibly can and also focus a drive aisle, if you would see the layout, our main parking is in the middle of those buildings which is pushed to the east. We see a lot the noise being internal and pushed away from the west, and more towards the east, and that was by design and we have good group of trees along that side, and I believe that city required a ten-foot walking path along there so that will go in place and along with the trees and along pushing the buildings as far east as possible. Those are the reasons why we did that so we can take the neighbors' concerns in and we tried to find a way to solve that up front. We will have to see about lighting because lighting is always a major concern when you are up against a neighborhood like this, believe we are required to have downward facing lights, and focus them on the internal side, so buildings in front of that will block that light, but again we will work with Troy and the City on the individual design and plan review in locating the lights, and the type of lights, I don't think are intrusive, the city has a specific design criteria in the code that we will follow. Mr. Nelson, traffic and development is concern. He is absolutely right, Deer Flat with or without this development would be a problem, and if we kept it an R-6, or if we did that and didn't do this, or if we didn't do anything traffic would still be a problem. The good thing is it is only two times a day, and we all know that is when school begins and school get out. So, it is relatively short lived, and it doesn't solve the problem, it is a problem that I can't fix, Jay Walker can't fix, that the developer can't fix, the landowner can't fix. It is going to take the city and the neighbors to fix it. The roundabout is not an answer, and they aren't applicable everywhere. So, we worked with ACHD and they told us to show it on our plans and we did and we located our entrances as far back as we can from the roundabout. Mr. Nelson is correct traffic can't come and go into the commercial, but for this use, if there is going to be a roundabout there and the traffic patterns are what they are today, this use is going to be less impactful. This type of use is spread throughout the day, so this compared to an R-6 design, in an R-6 you are going to see a tremendous amount of traffic. He was concerned about the development as well, again some of those concerns are mitigated by our site plan, pulling all of our internal operations that generate the noise, that generate the light, that generate the action, those are more centrally located, and as far away from them as possible. The townhouses, they are not apartments, and those are projected on the south boundary, and not on the west boundary in order to be cognoscente of the neighbors. I hope I answered some of their concerns. **C/Young:** Thank you, are there any other questions for the applicant. **C/Laraway:** When get these packets from ACHD do they attached the latest traffic study with that? **Scott Stanfield:** Not the study, they submit traffic counts, they have on going traffic counts all over Ada County and they have those published, how often they do them, I am not sure. But, they do it in their staff report upfront, the first couple pages there is usually a box with columns and they have the street name and the location of the count. I haven't seen the report, but they certainly have one at ten mile and Linder, you can certainly bet those counts are updated. **C/Young:** Okay, thank you. I will close the public hearing 7:05 and that brings up our discussion. **C/Damron:** I have a concern with the fact that when you look around this everything is R-6, and then you low density housing to the north east, and right down the street we already have city center. Understanding that making this a commercial site as it would be, would not increase traffic a ton at the times when it is the worse. But, looking at the surrounding areas, which are all R-6, my feeling is this would be a better designated site to be R-6 zoning, as opposed to a city center since we have one that is in real close proximity to it, just a few blocks down. **C/Hennis:** yeah, but in a sense that is what we are trying to do, in certain points, not trying to concentrate a whole lot in one area, but create these little pockets spread out so it also breaks up those large residential areas as well for both the people who live there and those you are passing by too. **C/Damron:** Right, I understand that, but when I look at that section, we have R-6 housing from Ten Mile

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all of the way to Linder, and we have city center by the school and now we want to put one here. I just don't like the site of it personally. What is the advantage is there above having residences in there? Maintaining R-6 zoning in there and having houses, what advantage, as we the city, and the public are going to get from that. **C/Hennis:** Well by design, what we try to do is create these little pockets of business and services so that residence can walk to it, as opposed to traveling by commuter. You can put coffee shops, you could have dentist's office, you can put different things so you don't have just one concentrated area, and people don't have to travel to, and it is within their neighborhood, so ideally, that is what we are striving for, instead of doing one central core, we create these pockets. **C/Young:** I think the way this site is laid out as far as the commercial buildings go, the square footage, especially for the one that is about 10,000 square feet really lends its self to day time commercial type businesses, one that will be shut down after regular business hours, which will mitigate some of the night time traffic concerns: **C/Damron:** He has done a great job pulling everything as far to the east on the property line. **C/Young:** I think also from the north, as far as larger buffers there, I think they have done a pretty good job as far as trying to compact the site and being as least intrusive on the area. I think with the addition of the commercial and having the townhomes in there that is not apartments, but it also just kind of fits in with the idea of a neighborhood commercial center without putting in an apartment complex. **C/Damron:** I agree, this a much better idea than apartments would be or multi-family. **C/Gealy:** I do have a question about the types of businesses, that might be allowed in this development, and I think the concern was raised in one of the comments from the neighborhood meeting in regards to what types of businesses would be going in there. I would be concerned if there would be a restaurant that might go in and keeping late hours, are there certain types of businesses that are permitted, and others that are perhaps not permitted? **Troy Behunin:** well with the rezone, you are either approving or denying the application for a C-1, unless this body wants to specifically remove something from it, if you approve a C-1, then anything is a special use permit or out right permitted in a C-1 would be allowed. What you are also doing, is you are also recommending approval for a site plan. So, even though this not something they are proposing, but if they were to propose something like a gas station, which they are not, but you can see the site plan doesn't really work for that, so they would have to go back to the public hearing process because of the entrances and the access points and ACHD would become involved again, so something like that would just naturally eliminate itself from contention. **C/Young:** Do you have an idea of a couple other items that would be a special use in a C-1 zone. **Troy Behunin:** A bar, would be a C-1 zone, and that would be something that would be a special use permit. **C/Young:** So, those would be things that have to come before us to be approved in a C-1 zone, it is not something that would be a blanket approval for every tattoo parlor and bar for a twenty-mile radius to come in, those are uses that would have to come before this board to ask to be there. **C/Gealy:** and we would not be compelled to approve it? **C/Young:** No, that is the idea of those special uses, you have to apply for that because they do not necessarily belong in every commercial area, it would be more appropriate in a large center versus a neighborhood center. **C/Gealy:** and I call this a neighborhood center. **C/Young:** Yeah, absolutely. **Troy Behunin:** Another example is a shooting range, that would be allowed in a C-1, but the site design doesn't work for that, so they would have to come back and ask for another public hearing in order for something like that to come forward. **C/Gealy:** What about a dog kennel? **Troy Behunin:** A dog kennel is not allowed in a C-1. **C/Gealy:** I am just scaring the neighbors now. **C/Young:** I think the intent of this conversation is to let people know that there is not a blanket approval for things to do, and there are uses that have to come in and ask for approval because of the location, and there are somethings that are appropriate, and somethings that are not, and that is why they create special use permits. **C/Gealy:** I just want to make sure that we are clear the uses in the location respect the neighborhood. **C/Young:** Coming back to the site, I think the site is conducive to a small neighborhood center, I think the applicant has done a good job to push as much of the pieces as he can away from the neighborhoods. **C/Hennis:** I just don't understand how the triplexes are going to work for parking and access, because they are going to have to cross that access road when they go from

**CITY OF KUNA  
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Tuesday, March 27, 2018**

their car to their house, there is no street parking, and no unit parking from what I see, its all the way across the site. **Troy Behunin:** Staff would just like to point out there is parking provide between the center building and the eastern building, and then there is parking on west side of the third building. They are going ot have to provide sidewalk from those parking lots to the buildings. **C/Hennis:** Right, but you are going to have to cross the 30' drive aisle, am I wrong? **C/Young:** There is parking right here and right here. **C/Hennis:** Oh, I wasn't seeing this on the landscape plan. Okay, that makes a little more sense. **Troy Behunin:** the applicant also tells me there will driveways at least provided for each of the units. **C/Hennis:** Okay, thank you. **C/Laraway:** question for staff I guess, legality wise, if you live in one of these townhouses, theoretically that big parking lot is your property, you have access to it to do anything you want, you are going to have parties, you are going to have swap meets, are there any boundaries or restrictions from the townhouses, do they have standing to do whatever they want, large garage sales with out permits, it is their property so I am wondering. **Troy Behunin:** That could be detail or restricted or limited, depending on what this body wants to do, saying it needs to be curtailed in the CCR's. those townhomes will be on a separate lot from the rest of the development, so even if someone owns the townhome, they are not going to own the parking lot. The townhomes have to have onsite parking for their needs, the parking lot across the drive aisle is not going to count for those units, now could they use it for an overflow parking for the barbeque or the big game? I guess ff the property owner wants to allow that, and write it into their CC&Rs, I guess they could. But, their requirements are 1.5 stalls per unit, and they have that onsite. **C/Laraway:** I just look at the worst-case scenario, if someone has a party and the police are called, do they have standing on that property, or can the police enforce no trespassing. **Troy Behunin:** if they don't own that property, I imagine they could enforce trespassing, unless it is written in their CC&Rs that says you can use this parking lot for A, B, C and D. **C/Laraway:** Thank you. **C/Gealy:** Another question, back to trash enclosures, at this point there is not one designated, so they haven't worked with J&M sanitation about trash enclosures? **Troy Behunin:** I don't believe so. **C/Gealy:** So, we should include that as a condition? **Troy Behunin:** They will have to anyway, when the buildings design comes up for design review, it will come up then, but you can definitely make it a condition with this application, it would be appropriate. **C/Gealy:** Another question for staff, with respect to the ten-foot buffer on School St, your preference would be that they comply with City Code, and keep it at twenty feet? **Troy Behunin:** Given the nature of the project, staff can support a ten-foot landscape on the east side along School Street provided that there is a ten-foot path along the canal, and also so there is an appropriate landscaping, and I believe it would be a separated sidewalk. Not that it matters, but they are five feet wider on the landscape buffer on Deer Flat than what is required by code, code only requires a 20 foot, they are providing a 25, and there are just a lot of constraints with the site. **C/Hennis:** I think given the nature of the intersection, there is a lot that can be done that would complicate that intersection far worse, and I think this mitigates that a lot. I think if they try to put a little subdivision of R-6 in there it would be bad, it would be hard to get into, and out of, at least this something that will concentrated more towards the middle of the day. I like the idea of neighborhood commercial, as long as they are not huge, and less than half of that site would be developed. **C/Laraway:** I get caught up, in that fact that is a beautiful piece of property, as far as putting commercial in there, but once you start putting residential in there it changes my thought process, let alone having them in the same parking lot. Then it is truly a C-1, I get it, but the mix and the match of it. **C/Young:** I understand, but at the same time when there is a trend of these work and live centers where you have the retail below, and the living space up top, you still have that same mixed use thought, and you still have that same residential and that is directly over the commercial and sharing the same lot. I think this mitigates multiple story things going in and as far as the mixed use goes and keeping these things one story lends it self to being more of the neighborhood commercial. **C/Hennis:** I don't think that has been specified yet, that would be something we would be review in our next design review, but we do have height restrictions in the city.

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*Commissioner Hennis motions to recommend approval for case no. 17-08-ZC to City Council with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis motions to recommend approval for case no. 17-12-S to City Council with the conditions as stated in the staff report, and with the additional conditions that the applicant work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate, and to work with staff to provide the required break up in the number of parking stalls with landscape islands, and applicant shall install pathway along the teed canal; Commissioner Damron Seconds, all aye and motion carried 4-0.*

*Commissioner Hennis motions to approve case no. 18-09-DR for Redhawk Square with the conditions as stated in the staff report, and the additional conditions that the applicant work with J&M Sanitation to work respect to the placement of trash enclosures, and to work with staff to provide the required break up in the number of parking stalls with landscape islands ; Commissioner Damron Seconds, all aye and motion carried 4-0.*

**4. COMMISSION REPORTS**

**a. Comprehensive Plan Update;** Envision Kuna Public Workshop No. 2 – May 3, 2018

**Jace Hellman:** We are well underway in the Comprehensive Planning Process, and I just wanted to let you know we have our second community workshop scheduled for May 3, 2018, which is a Thursday evening. We would like to encourage you to at the very least show up and participate, but ideally, we would like you to be involved in the process, and possible run a booth, or assist in some manner.

**5. ADJOURNMENT**

*Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.*

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department



# City of Kuna

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## P & Z Findings of Fact & Conclusions of Law

To: **P & Z Commission**

File Numbers: **17-08-ZC (Rezone), 17-12-S (Subdivision), & 18-09-DRC (Sub. Design Review).**

Location: **SWC of Deer Flat and School Avenue, Kuna.**

Planner: **Troy Behunin, Planner III**

Hearing date: **March 13, 2018 (tabled)**  
Tabled Until: **March 27, 2018**  
**Findings of Fact: April 10, 2018**

Owner: **Kolo, LLC**  
Logan Patten  
P.O. Box 412  
Kuna, ID 83634  
208.880.9546  
[logan@libinc.net](mailto:logan@libinc.net)

Representative: **AllTerra Consulting**  
Jay Walker  
849 E. State St.  
Eagle, ID 83616  
208.484.4479  
[jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)



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### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones and preliminary plat's for subdivision's are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for Subdivision landscape design review. This land use

application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

- |                            |   |
|----------------------------|---|
| i. Neighborhood Meeting    | September 16, 2017 (seven (7) persons attended) |
| ii. Agency Comment Request | January 17, 2018                                |
| iii. 300' Property Owners  | March 2, 2018                                   |
|                            | <i>Courtesy Notice</i>                          |
|                            | March 22, 2018                                  |
| iv. Kuna, Melba Newspaper  | February 7, 2018                                |
| v. Site Posted             | March 1, 2018                                   |

**B. Applicants Request:**

**1. Request:**

Applicant, Jay Walker with AllTerra Consulting, on behalf of Kolo, LLC (Owner), requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into nine (9) buildable lots and 3 common lots. Applicant is also seeking Subdivision landscaping Design Review approval. This site is located at the SWC Deer Flat and School Avenue.

**C. Aerial Map:**



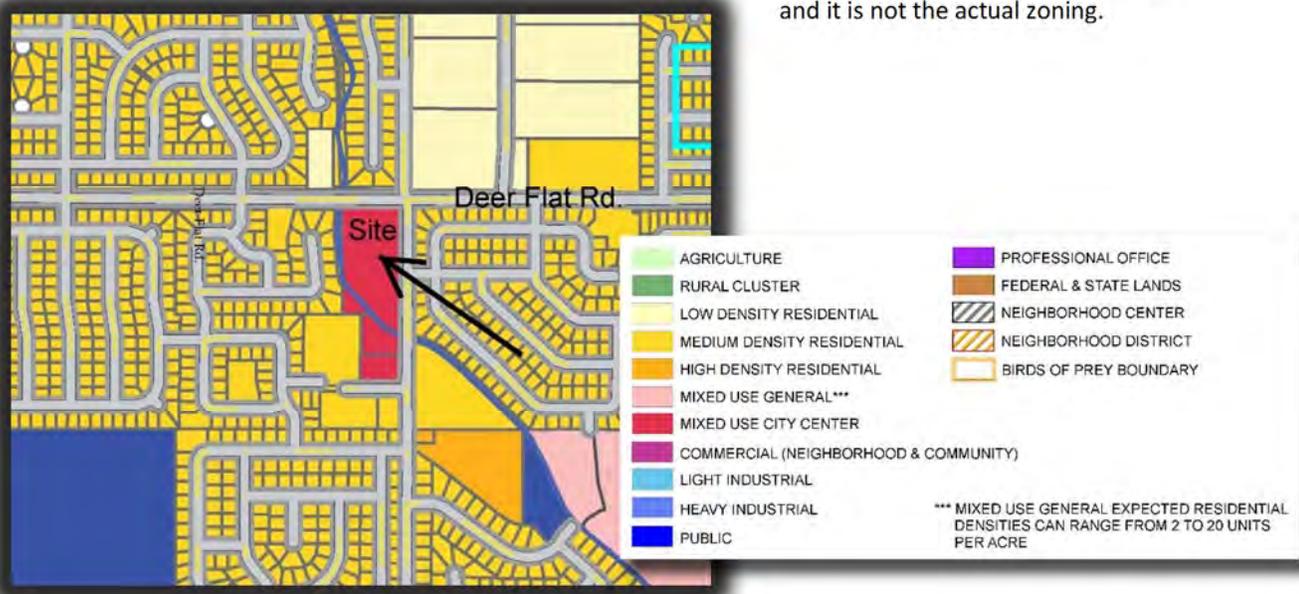
*©Copyrighted*

**D. Site History:**

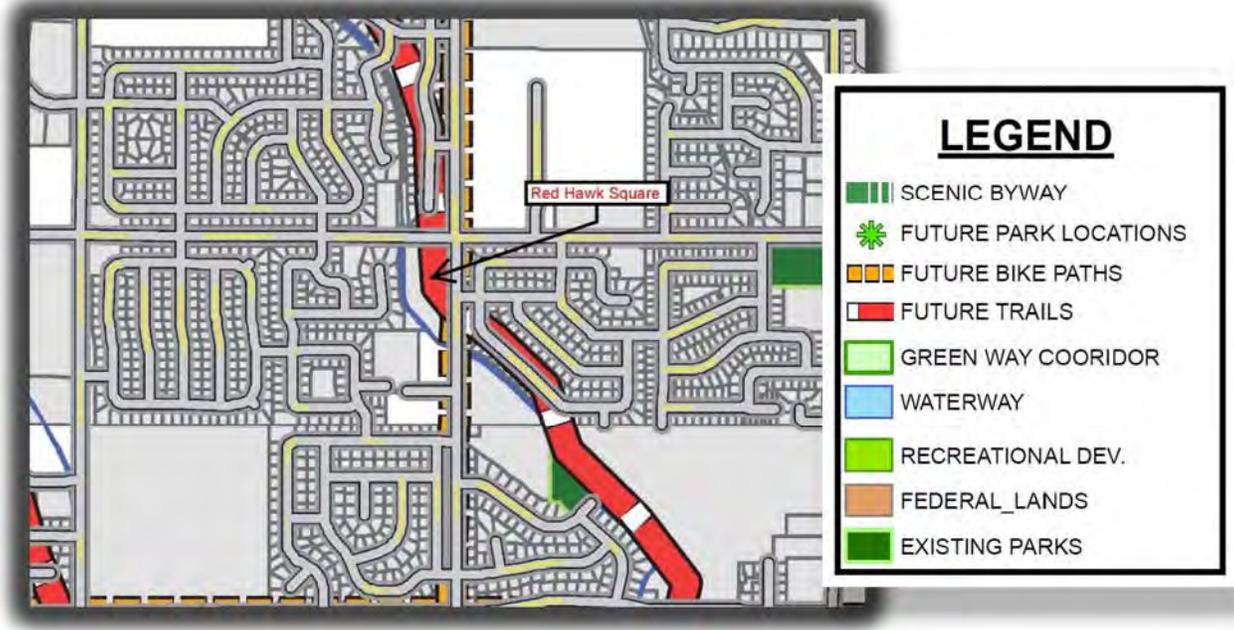
This site was annexed into Kuna in March 2016 and has historically been used for small agricultural purposes and farm property for many years.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail within the site. Applicant has proposed open space and landscape treatment next to the existing Teed Lateral. Staff recommends a foot path at least 10 feet in width to provide and maintain the necessary connections.



3. **Surrounding Land Uses:**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

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

<b>Parcel Size (Approximately)</b>	<b>Current Zone: (R-6) Medium Density Residential</b>	<b>Parcel Number</b>
3.46 acres	R-6	S1323212410

5. **Services:**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Deer Flat Road (north) and School Avenue (east) and has significant frontage on both classified roadways. There are two proposed points of access for the project; one on Deer Flat, and one on School Avenue Road, to align with the adjacent Subdivision entrance – W. White Fang. There is an internal driveway proposed to serve the interior lots.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope.

9. **Agency Responses:**

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

- *Kuna City Engineer and Public Works* *Exhibit B 1*
- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Boise Kuna Irrigation District* *Exhibit B 4*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 5*
- *COMPASS* *Exhibit B 6*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 7*
- *Id Transportation Dept. (ITD)* *Exhibit B 8*

F. **Staff Analysis:**

In March of 2016 (15-03-AN), this property was annexed into Kuna city limits with an R-6 (Med. Den. Res.) zone. The project touches two classified roads (Deer Flat and School Ave,) and all public utilities are adjacent to the site. The applicant seeks a rezone for this approximately 3.46 acre site from R-6 (Med. Den. Res.) to the C-1 (Neighborhood Commercial) zone and approval for a preliminary plat for the same lands in order to develop the property into nine (9) commercial lots and three common lots. This application includes a request

for design review approval for the subdivision landscaping to include the buffers along the road frontages and along the Teed Lat.

In Following the Comp Plan Map, the applicant proposes to introduce a true mixed-use development to this part of Kuna, through creation of these nine commercial lots. Six of the lots will be for common commercial uses, while the remaining three lots will also be commercial in nature, but are proposed as townhouse style multi-family dwellings. The townhome style use, is intended to act as a buffer between the common commercial uses and the existing residential uses south of the property on the Larry Calhoun land. Staff views this quite similar to an infill development.

Staff has reviewed the landscape element of this application. The applicant has stated it is in compliance with KCC (Kuna City Code) 5-17-18. However, staff finds that the appropriate landscape treatment shall be consistent with KCC 5-17-13-B-3 and 4. Staff finds the landscape buffer width along Deer Flat to be consistent with KCC. However, staff finds the landscape buffer width along School Avenue is proposed at 10 feet when KCC 17-13-B-4 calls for a width of 20 feet minimum. Staff will leave it to the design review committee to determine the minimum width, given the site constraints and other design requirements. Staff also noted that the Landscape plan (Sheet L1.0) shows more than the allowed (14) stalls together without a landscape island (east side of the proposed drive-thru, 750 SF building). Staff also notes that the parking lot islands do not indicate any use of landscaping. Staff recommends that the applicant submit a landscape plan for staff approval (Stamped approval), based on the decision of the Design Review Committee.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No’s 17-08-ZC, 17-12-S, and 18-09-DR, subject to the recommended conditions of approval listed in Section ‘N’ of this report.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Proposed Procedural Background:**

On March 27, 2018, the Commission will consider Case 17-08-ZC, 17-12-S, and 18-09-DR, including the applications, agency comments, staff’s report, application exhibits and public testimony presented or given.

**I. Findings of Fact for Commissions Consideration:**

Based on the record contained in Case No’s 17-08-ZC, 17-12-S, and 18-09-DR, including the exhibits, staff’s report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends **approval** the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 17-08-ZC, 17-12-S, and hereby **approves** 18-09-DR, for *Red Hawk Square Subdivision*.

*The Commission concludes that the Application **does** comply with the City of Kuna’s Zoning regulations (Title 5) of KCC and/or the Subdivision and Design Review regulations outlined in titles 5 and 6 of KCC.*

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 or denial for Case No's 17-08-ZC, 17-12-S, and the authority to **approve** Case No. 18-09-DR. On March 27, 2018, Kuna's Commission voted to recommend **approval** of Case No's 17-08-ZC, 17-12-S, and voted to **approve / deny** 18-09-DR.

**Comment:** *On March 27, 2018, Commission will vote to recommend **approval** of Case No's 17-08-ZC, 17-12-S, and voted to **approve** Case No. 18-09-DR.*

3. 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 March 27, 2018, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Commission held a public hearing on the subject application on March 27, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S, and 18-09-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

**Comment:** *The Comp Plan has listed numerous goals for providing commercial uses and variety in housing options in Kuna. The Kuna Planning Map designates this property as Mixed-Uses. As this is a proposed mixed-use so therefore the project follows the goals of the Comp Plan and the Comp Plan Map.*

6. 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 sections, notice requirements were met to hold a public hearing on March 13, 2018, however, it was tabled due to a lack of a final ACHD report, and was tabled properly.*

**J. Factual Summary:**

This site is located at the southwest corner (SWC) of Deer Flat and School Avenue. Applicant proposes a rezone from R-6 (Med. Den. Residential) to C-1 (Neighborhood Commercial) for approximately 3.46 acres and a preliminary plat for the same lands, creating a commercial subdivision with nine (9) buildable lots and three (3) common lots. Applicant proposes six common commercial lots and three multi-family dwellings lots. Applicant proposes a Subdivision landscaping for the three common lots. The site will take access from two points, one on Deer Flat Road, and one from School Avenue to line up with W. White Fang Street.

**K. Comprehensive Plan Analysis:**

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

The designation of Mixed-Use shown on the Planning Map (See Adjacent Map) for this parcel was approved by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single-family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

**Comment:** *The proposed preliminary plat as proposed follows the community vision and provides a way to achieve the commercial and housing goals as stated and adopted.*

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

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

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 (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

*This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).*

**Comment:** *The proposed preliminary plat requests an C-1 zone, for commercial and residential mixed-uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

**Comment:** *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

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 creates a sense of place.

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

**Comment:** *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

**L. Kuna City Code Analysis:**

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

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

2. The site is physically suitable for the rezone and a C-1 commercial subdivision.

**Comment:** *The 3.46 acre (approximate) project includes a request for a rezone from R-6 (Medium Density) to C-1 (Neighborhood commercial). The site appears to be compatible with the proposal.*

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family*

*units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

**Comment:** *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The proposed development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

- 6.

**Comment:** *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to an arterial and collector road.*

7. 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 streets and utility services are suitable and adequate for the residential project.*

#### **M. Conclusions of Law:**

1. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case 17-08-ZC and 17-12-S generally comply with Kuna City Code, and 18-09-DR should be conditioned to comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case No's 17-08-ZC, 17-12-S and 18-09-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

#### **N. Recommendation of the Commission to City Council:**

**17-08-ZC (Rezone),** *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

**17-12-Sub (Subdivision),** *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

**18-09-DRC (Design Review),** *Note: 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 the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval** to City Council for Case No's 17-08-ZC, 17-12-S, and **approves** Case No. 18-09-DRC, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

- Applicant shall follow the conditions as stated in the staff report,
  - Applicant shall work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate,
  - Applicant shall work with staff to provide the required break up in the number of parking stalls with landscape islands,
  - Applicant shall install pathway along the teed canal.
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-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- At time of 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 requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
  7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
  9. All signage within/for the project shall comply with Kuna City Code.
  10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
  12. Staff recommends a 10' paved walking trail along the Teed Lateral.

- 13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 10<sup>th</sup>, day of April, 2018,

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

  
 Lee Young, Chairman  
 Kuna Planning and Zoning Commission

**ORDINANCE NO. 2018-25  
KUNA, IDAHO**

**AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 1, SECTION 13 OF THE KUNA CITY CODE PROVIDING FOR:**

- **ESTABLISHING THE PARK IMPACT FEE STANDING ADVISORY COMMITTEE;**
- **THE COMMITTEE NAME;**
- **THE MEMBERSHIP;**
- **THE COMMITTEE ORGANIZATION;**
- **THE COMMITTEE REPORTING; AND**

**PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**NOW, THEREFORE, BE IT ORDAINED** by the Acting Mayor and City Council of the City of Kuna, Ada County, Idaho:

**Section 1:** That Title 12, Chapter 1, Section 13 of the Kuna City Code be and the same is hereby amended to read as follows:

**12-1-13: –DEVELOPMENT IMPACT FEE ADVISORY STANDING COMMITTEE:**

**A. COMMITTEE CREATED:**

A standing committee of the City Council is established.

**B. COMMITTEE NAME:**

The standing committee is known and shall continue to be known and designated as the “Kuna Park Impact Fee Committee” [hereinafter in this chapter referred also as “Committee”].

**C. MEMBERSHIP:**

The members on the Committee shall be appointed and confirmed by the City Council for a term of one (1) year or until someone is appointed in his/her place, and there shall not be fewer than five (5) members of which two (2) or more members shall be active in the business of development, building or real estate and at least two (2) or more members shall not be employees or officials of the City of Kuna.

1. The members will be appointed during the second regular meeting in January of the City Council.

2. Any vacancy occurring on the Committee during the year shall be filled during the year, by appointment of the City Council and confirmed by the Board of Commissioners of the Kuna Rural Fire District.

**D. CHARGE:**

The Committee shall serve as an advisory committee to the City Council and is charged with the following responsibilities:

1. Assist the City in adopting land use assumptions; and
2. Review the Capital Improvements Plan; and
3. Monitor and evaluate implementation of the Capital Improvements Plan;
4. File with the City Clerk, at least annually, with respect to the Capital Improvements Plan a report of any perceived inequities in implementing the Capital Improvements Plan or imposing the Impact Fees;
5. Advise the City Council of the need to update or revise land use assumptions, Capital Improvements Plan and Impact Fees; and
6. Upon request, make available all financial and accounting information, professional reports in relation to other development and implementation of land use assumptions, the Capital Improvements Plan and periodic updates of the Capital Improvements Plan.

E. STANDING ADVISORY COMMITTEE ORGANIZATION:

The Committee shall be organized as follow for the orderly administration and to provide for its compliance with the Open Meeting Law [Chapter 2 of Title 74 Idaho Code].

1. The Committee shall select its officers, which include a Chairman, Vice Chairman and a Secretary of the Committee.
2. The Chairman shall conduct the meetings of the Committee. The duties of the Chairman shall be performed by the Vice Chairman in the absence of the Chairman or as delegated by the Chairman.
3. The Secretary of the Committee and shall take minutes and post agenda notices required by the Open Meeting Law.
4. The Committee shall establish a regular meeting schedule.
5. The agenda of each meeting shall include the approval of the minutes of the last meeting and the Secretary shall provide a copy of the approved minutes to the City Council.
6. Fifty percent (50%) of the membership of the Committee shall constitute a quorum. Once a quorum is established for a meeting, the subsequent absence of a member present for creating the quorum shall not dismiss the quorum.

7. A majority vote of those present at any meeting is sufficient to carry motions.

F. REPORTING:

The Committee reports directly to the City Council.

G. CITY COUNCIL REVIEW OF COMMITTEE'S REPORTS AND RECOMMENDATIONS:

The City Council shall each consider the ~~development impact fee~~ Committee recommended revision(s) at least once every twelve (12) months. The Committee's recommendations and the City Council's actions are intended to ensure that the benefits to a Development paying Impact Fees are equitable, so that the Impact Fee charged to the Development shall not exceed a Proportionate Share of System Improvements Costs, and that the procedures for administering Impact Fees remain efficient.

**Section 2: Date of Effect and Publication**

This ordinance shall be in full force and effect upon its passage, approval and publication, according to law.

ADOPTED this 19<sup>th</sup> day of June, 2018.

CITY OF KUNA

\_\_\_\_\_  
Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

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

**ORDINANCE NO. 2018-25  
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CITY OF KUNA

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Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code §50-608

ATTEST:

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Chris Engels, City Clerk