



CITY OF KUNA

**P. O. BOX 13
KUNA, ID 83634**

Telephone (208) 922-5546 Fax (208) 922-5989
www.kunacity.id.gov

December 3, 2013

7:00 P.M. REGULAR CITY COUNCIL MEETING

**KUNA CITY COUNCIL CHAMBER
763 W. AVALON ST.
KUNA, IDAHO**

CITY OFFICIALS

**W. Greg Nelson, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Doug Hoiland, Council Member
Joe Stear, Council Member**

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 to make inquiry concerning the nature of the item described on the agenda.

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.

**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
AGENDA
TUESDAY, DECEMBER 3, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

7:00 P.M. REGULAR CITY COUNCIL

Call to Order and Roll Call

Invocation: Stan Johnson, Kuna Life Church

Pledge of Allegiance: Mayor Nelson

1. Consent Agenda:

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

A. City Council Meeting Minutes:

1. Minutes of November 19, 2013 Regular Meeting

B. Accounts Payable Dated December 3, 2013 in the Amount of \$105,512.19

C. Alcohol Licenses:

D. Resolutions:

E. Findings of Facts and Conclusions of Law:

2. Citizen's Reports or Requests:

3. Old Business:

A. 2014 Kuna Days Firework Donation Discussion

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

A. **13-02-ZC; Boise Project Board of Control** (Bob Carter) – Travis Jeffers, Planning Technician

Request by Boise Project Board of Control, for a rezone of approximately 1.4 acres located at the northwest corner of N School Road and W Avalon Street in Kuna. The rezone would change the current zoning from R-6 (Medium-Low Density Residential) to C-1 (Neighbor Business District).

5. New Business:

A. Resolution R52-2013 Water Right – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY ENGINEER TO EXECUTE THE APPLICATION FOR AMENDMENT OF A PERMIT WITH THE IDAHO DEPARTMENT OF WATER RESOURCES TO AMEND PERMIT NO. 63-31741 TO PERMIT TWO ADDITIONAL POINTS OF DIVERSION.

B. 2014 Project Report (No Action Needed)

C. Review Comprehensive Plan Amendment Section 6.0 Land Use

6. Ordinances:

7. Mayor/Council Discussion Items:

8. Announcements:

9. Executive Session:

A. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(f) for the Purpose of Discussing Pending Litigation – Local Improvement District (LID)

10. Adjournment:

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**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES**

TUESDAY, NOVEMBER 19, 2013

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

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9

7:00 P.M. REGULAR CITY COUNCIL

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

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CITY STAFF PRESENT: Richard Roats, City Attorney
Gordon Law, City Engineer
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Troy Behunin, Sr. Planner
Bobby Withrow, Parks & Rec Superintendent
Brenda Bingham, City Clerk

25
26

Call to Order and Roll Call

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30

Mayor Nelson called the meeting to order at 7:00 p.m. Roll call reflected Council President Cardoza and Council Members Hoiland, Buban-Vonder Haar and Stear in attendance at the meeting.

31
32

Invocation: Randy Maxwell, Seventh-day Adventist Church

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34

Pledge of Allegiance: Mayor Nelson

35
36

Request to Amend the Agenda (Timestamp 00:01:30)

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40

John Marsh, City Treasurer, has requested the agenda originally posted on Friday, November 15, 2013 be amended to increase the Accounts Payable on the Consent Agenda Item 1B by \$149,843.77 creating a total of \$271,771.86.

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42

The information for the amendment was received on November 19, 2013.

43
44
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46

Council Member Stear moved to amend the agenda to increase item 1B by \$149,843.77 creating a total of \$271,771.86. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

1 **1. Consent Agenda:** (Timestamp 00:02:17)

2
3 *All items listed under the Consent Agenda are considered to be routine and are acted on with*
4 *one motion by the City Council. There will be no separate discussion on these items unless*
5 *the Mayor, Council Member, or City Staff requests an item to be removed from the Consent*
6 *Agenda for discussion. Items removed from the Consent Agenda will be placed on the*
7 *Regular Agenda under Old Business or as instructed by the City Council.*

8
9 **A. City Council Meeting Minutes:**

10
11 1. Minutes of November 6, 2013 Regular Meeting

12
13 **B. Accounts Payable Dated November 19, 2013 in the Amount of \$121,928.09**

14
15 **C. Alcohol Licenses:**

16
17 **D. Resolutions:**

18
19 1. Resolution No. R48-2013 Applewood Subdivision Landscaping Installation
20 Agreement

21
22 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
23 MAYOR TO EXECUTE THE LANDSCAPING INSTALLATION AGREEMENT
24 BETWEEN THE CITY OF KUNA, IDAHO AND DBTV APPLEWOOD FARM,
25 LLC WHEREIN DBTV APPLEWOOD FARM, LLC WILL LANDSCAPE THE
26 COMMON LOT KNOWN AS BLOCK 4, LOT 1 OF APPLEWOOD SUBDIVISION
27 NO.1

28
29 2. Resolution No. R50-2013 Lease Agreement – Snake River Young Marines

30 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
31 MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN
32 THE CITY OF KUNA, IDAHO AND THE SNAKE RIVER YOUNG MARINES
33

34 **E. Findings of Facts and Conclusions of Law:**

35
36 1. 13-01-AN, 13-01-DA, and 13-01-S; Merlin Point Subdivision

37 Annexation, a Development Agreement and Preliminary Plat for approx. 52 acres over
38 2 parcels, into the City of Kuna, from Steve Arnold (A Team Consultants), requesting
39 C-1 Zoning for commercial and residential uses on site. The site is located at 1380 E.
40 Kuna Road, Kuna, ID. (APN#'s: R0645254601 & S1324449005)

41
42 **Council Member Stear moved to approve the Consent Agenda as presented. Seconded**
43 **by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.**

44
45 **2. Citizen's Reports or Requests:**

1 A. 2014 Kuna Days Firework Donation – Jack Graham, Lions Club (*Timestamp 00:02:54*)

2
3 Jack Graham, five-time past President of the Kuna Lions Club, reported the Lions Club
4 will be taking on the responsibility of Kuna Days. He thanked Pat Jones for his past
5 endeavors in coordinating the event.

6
7 Mr. Graham explained the fireworks cost approximately \$10,000 and the City paid \$5,000
8 last year. Lloyd Stubbs also provides a substantial donation toward the fireworks. It was
9 noted the check must be made out to Fireworks America and a better discount is received
10 on the purchase if it is paid prior to January 1, 2014.

11
12 The Council expressed interest in donating additional funds if they are available in the
13 budget.

14
15 **Council Member Buban-Vonder Haar moved to table the decision for a final**
16 **donation amount for the fireworks until the first meeting in December. Seconded by**
17 **Council Member Stear, all voting aye. Motion carried 4-0.**

18
19 **3. Old Business:**

20
21 **4. Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)

22
23 **5. New Business:**

24
25 A. Chief of Police Report and Introduction of Kuna's Three School Resource Officers –
26 Justin Dusseau, Chief of Police (*Timestamp 00:09:17*)

27
28 Chief Dusseau explained the importance of the School Resource Officers and introduced
29 them to the Council. They serve as educators, counselors, law enforcement officers and
30 are liaisons with community organizations. They help develop a rapport and a good
31 working relationship with students and their families. Their salaries are paid for by the
32 Kuna School District.

33
34 Detective Ferguson, Kuna High School Resource Officer, has 9 years of experience and
35 has a vested interest in the youth and wants to see them succeed in their lives and provides
36 a variety of support to them. They not only provide safety to the schools but teach the
37 students and teachers how to be safe.

38
39 Detective Feldman, School Resource Officer for Kuna Middle School and Initial Point
40 High School, is dedicated to being a positive role model for the students. He also teaches
41 them how to deal with conflict and educates them in making good choices.

42
43 Detective Hudson, Elementary School Resource Officer, has 10 years of experience and
44 covers all seven elementary schools. His office is at Crimson Point Elementary so he can
45 work closely with the TLC Program involving special needs children. He has a great
46 working relationship with the teachers to identify and address various safety needs. Lock
47 down drills are being implemented in the schools where the children and teachers are

1 being taught to move away from danger to a place of safety; hide where they are out of
2 sight; and as a last resort, fight if they have to.

3
4 Safety concerns were expressed by Council Member Hoiland which was followed by
5 more discussion.

6
7 The Mayor and Council thanked the officers for all they do and the protection they
8 provide to our community.

9
10 B. 13-02-FP: Merrell Family Center Subdivision No. 1 (Ridley's) – Troy Behunin, Senior
11 Planner (*Timestamp 00:37:05*)

12
13 Applicant is requesting Final Plat approval for the Merrell Family Center Subdivision
14 No.1. The final plat for Merrell Family Center Subdivision No.1 requests two
15 construction phases. Phase 1 proposes 9 commercial lots and phase two includes a single
16 lot (lot 10, block 1).

17
18 Troy Behunin, Sr. Planner explained the applicants request noting the property is located
19 where the new Ridley's Family Market is being built. The Final plat has been reviewed
20 by staff with no concerns reported.

21
22 Council Member Cardoza recalled concerns expressed at a previous meeting regarding
23 landscaping buffers where it was his understanding that a buffer on the south side running
24 east to west would be in place to separate it from the homes.

25
26 Mr. Behunin reported a buffer has been proposed in the landscaping on the north side of
27 the street with additional buffering on the south side of the street.

28
29 Mr. Cardoza specified that the developer on the south side wanted a berm buffer installed
30 for noise and appearance purposes for the homes that would be south of the site.

31
32 Mr. Behunin will research the information.

33
34 A discussion regarding the ingress/egress took place.

35
36 Thomas Judge, Fox Land Surveys, 1515 S. Shoshone Street, Boise, Idaho, explained the
37 cross access easement has been addressed with the attorney who is preparing the
38 documents but is unsure if they have been finalized. He has referred to the need for a
39 cross access agreement on the plat so it will be a platted restriction. He has not heard any
40 limitations, restrictions or promises in regards to the landscape buffers.

41
42 Mr. Behunin explained the landscaping plan is not part of the Final Plat. The Final plat
43 has met the codes and delaying it would not be the thing to do for a landscaping buffer.

44
45 **Council Member Stear moved to approve 13-02-FP the Merrell Family Center**
46 **Subdivision No. 1 Final Plat. Seconded by Council Member Buban-Vonder Haar, all**
47 **voting aye. Motion carried 4-0.**

- 1
2 C. Consideration to Accept the Canvassed Election Results of the 2013 Kuna City Municipal
3 Election Held on November 5, 2013 (*Timestamp 00:56:30*)
4

5 **Council Member Stear moved to accept the Canvassed Election Results from**
6 **November 5, 2013. Seconded by Council Member Buban-Vonder Haar, all voting**
7 **aye. Motion carried 4-0.**
8

- 9 D. Resolution R49-2013 East King Road Property (Oxnam Property) – Richard Roats, City
10 Attorney (*Timestamp 00:59:20*)
11

12 A RESOLUTION DECLARING THAT A SINGLE CITY-OWNED PARCEL OF REAL
13 PROPERTY CONSISTING OF APPROXIMATELY 19.84 ACRES AND LOCATED
14 ON E. KING ROAD, EAST OF S. MERIDIAN ROAD, KUNA, IDAHO, IS SURPLUS
15 AS THE PROPERTY IS UNDERUTILIZED, OR NOT USED FOR PUBLIC
16 PURPOSES; DECLARING THE INTENT OF THE CITY OF KUNA TO SELL THE
17 PROPERTY AT PUBLIC AUCTION TO THE HIGHEST BIDDER; DECLARING THE
18 MINIMUM PRICE FOR THE PROPERTY; INSTRUCTING THE CITY CLERK TO
19 PUBLISH A SUMMARY OF THE ACTION TAKEN BY THIS RESOLUTION AND
20 ESTABLISH AND PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE
21 PROPOSED CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE
22 OF THE PUBLIC AUCTION HEARING TO SELL THE PROPERTY TO THE
23 HIGHEST BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY
24 THE CITY COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY
25 THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE
26

27 **Council Member Buban-Vonder Haar moved to approve Resolution No. R49-2013**
28 **with the change to Section 4 reflecting that the hearing will commence at 6 p.m.**
29 **Seconded by Council Member Stear, all voting aye. Motion carried 4-0.**
30

- 31 E. Resolution No. 51-2013 S. Swan Falls Road (Falco Catena) Richard Roats, City Attorney
32 (*Timestamp 01:09:18*)
33

34 A RESOLUTION DECLARING THAT TWO ADJACENT CITY-OWNED PARCELS
35 OF REAL PROPERTY CONSISTING OF APPROXIMATELY 52.12 ACRES AND
36 107.43 ACRES AND LOCATED ON S. SWAN FALLS ROAD, SOUTH OF E. KING
37 ROAD, KUNA, IDAHO, ARE SURPLUS AS THE PROPERTIES ARE
38 UNDERUTILIZED, OR NOT USED FOR PUBLIC PURPOSES; DECLARING THE
39 INTENT OF THE CITY OF KUNA TO SELL THE PROPERTIES AT PUBLIC
40 AUCTION TO THE HIGHEST BIDDER; DECLARING THE MINIMUM PRICE FOR
41 THE PROPERTIES; INSTRUCTING THE CITY CLERK TO PUBLISH A SUMMARY
42 OF THE ACTION TAKEN BY THIS RESOLUTION AND ESTABLISH AND
43 PUBLISH NOTICE OF THE HEARING DATE TO REVIEW THE PROPOSED
44 CONVEYANCE, EXCHANGE OR SALE AND TO PUBLISH NOTICE OF THE
45 PUBLIC AUCTION HEARING TO SELL THE PROPERTIES TO THE HIGHEST
46 BIDDER AT AN AMOUNT NOT LESS THAN THE MINIMUM SET BY THE CITY

1 COUNCIL; APPROVING A SUMMARY OF THE ACTION TAKEN BY THIS
2 RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

3
4 **Council Member Buban-Vonder Haar moved to approve Resolution No. R51-2013**
5 **with a change to Section 4 reflecting the hearing will start at 6 p.m. Seconded by**
6 **Council Member Stear, all voting aye. Motion carried 4-0.**
7

- 8 F. Review Comprehensive Plan Amended Section 5.0 Economic Development and Section
9 16.0 Public Safety and Emergency Preparedness – Wendy Howell, P&Z Director
10 *(Timestamp 01:10:51)*
11

12 Wendy Howell, Planning and Zoning Director, explained the purpose of the amendment is
13 to update the data to reflect the 2010 Census data. Any context that was changed was due
14 to incorrect or duplicated information elsewhere in the plan.

15
16 Council Member Buban-Vonder Haar has some copy editing items that she will work
17 with Ms. Howell on to get corrected and also requested the paragraph regarding the 107
18 acres on page 21 of 41 be deleted.
19

20 Council Member Cardoza questioned the growth as stated in the document on page 22 of
21 41. The figures will be checked for accuracy.
22

23 Recommendation for the bridges at Ten Mile Road and Indian Creek along Highway 69
24 will be updated at a later time.
25

26 **6. Ordinances:**
27

28 **7. Mayor/Council Discussion Items:** *(Timestamp 01:19:56)*
29

30 John Marsh provided information regarding laptops and tablets for ideas in transitioning to
31 electronic packets. The following preferences from the Council were noted:
32

- 33 • Convenience in referencing material at meetings verses shuffling through papers.
- 34 • Small, convenient and user friendly device.
- 35 • Ability to open PDF and Word documents (read only) and to view PowerPoint
36 presentations.
- 37 • Take notes /markups
- 38 • Internet access
- 39 • Normal keyboard for easier use
- 40 • Facetime or Skype capabilities
- 41 • Good sized screen
- 42 • 32 GB
- 43 • Access personal calendar
- 44 • USB ports

45
46 More information and discussion will take place at the next meeting.
47

1 **8. Announcements:**

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3 **9. Executive Session:** *(Timestamp 01:41:46)*

4

5 A. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(b) for the Purpose of
6 Discussing Personnel

7

8 **Council Member Buban-Vonder Haar moved to adjourn into an Executive Session**
9 **pursuant to Idaho Code 67-2345(b) for the purpose of discussing personnel.**

10 **Seconded by Council Member Stear with the following roll call vote:**

11 **Voting Aye: Council Members Cardoza, Hoiland, Buban-Vonder Haar and Stear**

12 **Voting No: None**

13 **Absent: None**

14 **Motion Carried: 4-0**

15 **Time: 8:41 p.m.**

16

17 **Council Member Buban-Vonder Haar moved to adjourn from Executive Session**
18 **which had been called pursuant to Idaho Code 67-2345(b) for discussing personnel.**

19 **Seconded by Council Member Stear, all voting aye. Motion carried 4-0.**

20

21 **Council Member Buban-Vonder Haar moved that the City of Kuna does not now**
22 **nor in the future provide separation remuneration unless or until a policy is**
23 **established that would govern it. Seconded by Council Member Stear, all voting aye.**

24 **Motion carried 4-0.**

25

26 **10. Adjournment:**

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28 Council Member Stear moved to adjourn the meeting at 9:26 p.m.

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ATTEST:

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Brenda S. Bingham, City Clerk

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Minutes prepared by Brenda Bingham

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Date Approved: CCM12/3/13

46

47

W. Greg Nelson, Mayor

Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Only unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided	
2M COMPANY, INC.													
1461	2M COMPANY, INC.	4079508-000		CRIMSON PT. WATER PROJECT PARTS - PVC BUSHING 1"X3/4" AND 20 EA 1" PVC SCH. 80 DROP PIPE (C. KNIGHT)	11/22/2013	13.41	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	1/13			
Total 2M COMPANY, INC.:							13.41	.00					
ABC STAMP, SIGNS & AWARDS													
277	ABC STAMP, SIGNS & AWARDS	0457227		NAME PLATE FOR NEWLY ELECTED CITY COUNCIL MEMBER PAT JONES	11/21/2013	16.11	.00	01-6261 OFFICE EQUIPMENT UPGRADES	0	1/13			
Total ABC STAMP, SIGNS & AWARDS:							16.11	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)													
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	12/2013		ACHD SHOP RENT, DECEMBER, 2013	11/25/2013	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/13			
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	12/2013		ACHD SHOP RENT, DECEMBER, 2013	11/25/2013	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	12/13			
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	12/2013		ACHD SHOP RENT, DECEMBER, 2013	11/25/2013	121.50	.00	21-6211 RENT-BUILDINGS & LAND	0	12/13			
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	12/2013		ACHD SHOP RENT, DECEMBER, 2013	11/25/2013	54.00	.00	25-6211 RENT-BUILDINGS & LAND	0	12/13			
Total ADA COUNTY HIGHWAY DISTRICT (RENT):							450.00	.00					
ADA COUNTY PROSECUTING ATTORNE													
176	ADA COUNTY PROSECUTING ATTORNE	10/2013		PROSECUTORIAL SERVICES OCTOBER, 2013	11/20/2013	4,075.88	.00	01-6203 PROSECUTORIAL SERVICES	0	10/13			

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	
176	ADA COUNTY PROSECUTING ATTORNEE	10/2013		PROSECUTORIAL SERVICES NOVEMBER 2013	11/20/2013	4,075.92	.00	01-6203 PROSECUTORIAL SERVICES	0	11/13			
Total ADA COUNTY PROSECUTING ATTORNEE:													
						8,151.80	.00						
AUTOZONE, INC.													
1606	AUTOZONE, INC.	4126368294		8" REARVIEW MIRROR AND REAR VIEW MIRROR ADHESIVE FOR SEWER VEHICLE (B. BACHMAN)	11/04/2013	18.03	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/13			
1606	AUTOZONE, INC.	4126368294		2 INTERLOCK HITCH BALL FOR PARKS (B. BACHMAN)	11/04/2013	10.79	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/13			
1606	AUTOZONE, INC.	4126368640		GREASE BRAKE ROTORS BEARINGS FOR 2007 FORD RANGER TRUCK (B. BACHMAN)	11/05/2013	163.32	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/13			
1606	AUTOZONE, INC.	4126373732	1136	WINDSHIELD WIPER BLADES FOR TRUCK #8 & 100 PASSENGER DOOR HANDLES FOR TRUCK #13 & 14 BOBBY WITHROW	11/13/2013	79.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/13			
						271.14	.00						
Total AUTOZONE, INC.:													
BOISE-KUNA IRRIGATION DISTRICT													
12	BOISE-KUNA IRRIGATION DISTRICT	110620131401		IRRIGATION WATER KUNA TOWNSITE ACCT. NO. 1401 DECEMBER PAYMENT	11/06/2013	3,124.60	.00	25-6116 IRRIGATION / WATER COSTS	0	11/13			
						3,124.60	.00						
Total BOISE-KUNA IRRIGATION DISTRICT:													
BRADY INDUSTRIES OF IDAHO LLC													
1240	BRADY INDUSTRIES OF IDAHO LLC	4322019		1 CASE LARGE BLACK TRASH CAN LINERS CITY HALL	11/18/2013	39.90	.00	01-6025 JANITORIAL	0	11/13			
1240	BRADY INDUSTRIES OF IDAHO LLC	4325136		TOILET PAPER AND ROLL TOWELS FOR NWWTP (2 CASES EACH) (K.RICE)	11/21/2013	233.67	.00	21-6025 JANITORIAL	0	11/13			

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
				STOP 9EA, 1" BRASS 90 DEGREE ELBOWS 6 EA, 1" BRASS ELBOW FM 3EA, 6" MJ 1 1/4 BEND COUPLERS 2 EA, 6" JM 45 BEND COUPLERS 2 EA, 6" PVC RESTRAINTS 6 EA - ALL FOR BUTLER PI	11/20/2013	1,284.05	.00	25-6020 CAPITAL IMPROVEMENTS	0	11/13		
Total HD SUPPLY WATERWORKS LTD:							1,284.05	.00				
IDAHO POWER CO												
38	IDAHO POWER CO	111813ACHDS		ACHD SHOP 10/16-11/14/13	11/18/2013	2.11	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	111813ACHDS		ACHD SHOP 10/16-11/14/13	11/18/2013	2.11	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813ACHDS		ACHD SHOP 10/16-11/14/13	11/18/2013	2.16	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813BUTLE		BUTLER WELL 10/16-11/14/13	11/18/2013	291.39	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CEDAR		CEDAR WELL 10/16-11/14/13	11/18/2013	463.24	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CHAPP		CHAPPAROSA PUMP 10/16-11/14/13	11/18/2013	137.57	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CITYH		CITY HALL 10/16-11/14/13	11/18/2013	79.03	.00	01-6290 UTILITIES	0	11/13		
38	IDAHO POWER CO	111813CITYH		CITY HALL 10/16-11/14/13	11/18/2013	21.06	.00	01-6290 UTILITIES	1003	11/13		
38	IDAHO POWER CO	111813CITYH		CITY HALL 10/16-11/14/13	11/18/2013	61.39	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CITYH		CITY HALL 10/16-11/14/13	11/18/2013	80.15	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CITYH		CITY HALL 10/16-11/14/13	11/18/2013	25.98	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813CITYPA		CITY PARK EAST 10/16-11/14/13	11/18/2013	16.42	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	111813DEERH		DEERHORN LIFT STATION 10/16-11/14/13	11/18/2013	197.14	.00	21-6290 UTILITIES EXPENSE	0	11/13		

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
38	IDAHO POWER CO	111813GREEN		<u>GREENBELT RESTROOM 10/16-11/14/13</u>	11/18/2013	102.60	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	111813HISTO		<u>HISTORY CENTER 10/16-11/14/13</u>	11/18/2013	12.53	.00	01-6290 UTILITIES	0	11/13		
38	IDAHO POWER CO	111813HUBBA		<u>HUBBARD LIFT STATION 10/16-11/14/13</u>	11/18/2013	97.63	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813INDIAN		<u>INDIAN CR. LIFT STATION 10/16-11/14/13</u>	11/18/2013	24.60	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813NWWT		<u>NORTH WASTEWATER TREATMENT PLAN 10/16-11/14/13</u>	11/18/2013	11,816.58	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813ORCHA		<u>ORCHARD LIFT STATION 10/16-11/14/13</u>	11/18/2013	77.56	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813PARKN		<u>PARK NEW METER 10/16-11/14/13</u>	11/18/2013	114.93	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	111813PROSP		<u>PROSPECTOR LIFT STATION 10/16-11/14/13</u>	11/18/2013	72.03	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813SENO		<u>SENIOR CENTER 10/16-11/14/13</u>	11/18/2013	286.83	.00	01-6290 UTILITIES	1001	11/13		
38	IDAHO POWER CO	111813TENMI		<u>TEN MILE LIFT STATION 10/17-11/15/13</u>	11/19/2013	1,528.81	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WATER		<u>WATER PROJECT SHOP 10/16-11/14/13</u>	11/18/2013	203.25	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WATER		<u>WATER PROJECT SHOP 10/16-11/14/13</u>	11/18/2013	50.81	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WATER		<u>WATER SHOP 10/16-11/14/13</u>	11/18/2013	50.88	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WATER		<u>WATER SHOP 10/16-11/14/13</u>	11/18/2013	12.72	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WELL/		<u>WELL/KUNA_ID 10/16-11/14/13</u>	11/18/2013	178.51	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111813WELL6		<u>WELL #6 10/16-11/14/13</u>	11/18/2013	3,718.55	.00	20-6290 UTILITIES EXPENSE	0	11/13		

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
38	IDAHO POWER CO	111913CITYPA		CITY PARK WEST 10/17-11/14/13	11/19/2013	5.20	.00	01-6290 UTILITIES	1004	11/13		
38	IDAHO POWER CO	111913CRIMS		CRIMSON PT. IRRIGATION PUMP 10/17-11/15/13	11/19/2013	38.92	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913CRIMS		CRIMSON PT. LIFT STATION 10/17-11/15/13	11/19/2013	557.62	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913DANSK		DANSKIN LIFT STATION 10/17-11/15/13	11/19/2013	242.25	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913DISCO		DISCOVERY LIFT STATION 10/17-11/15/13	11/19/2013	43.96	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913LAGOO		SEWER LAGOONS 10/17-11/15/13	11/19/2013	4,406.67	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913LAGOO		SEWER LAGOON SHOP 10/17-11/15/13	11/19/2013	62.35	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913SEWE		SEWER LAGOONS 10/16-11/15/13	11/19/2013	31.49	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913SEWE		SEWER LAGOONS 10/17-11/15/13	11/19/2013	462.69	.00	21-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913SUTTE		SUTTERS MILL IRRIGATION PUMP 10/17-11/15/13	11/19/2013	27.25	.00	25-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	111913WELL5		WELL #5 10/17-11/15/13	11/19/2013	422.85	.00	20-6290 UTILITIES EXPENSE	0	11/13		
38	IDAHO POWER CO	112013CRIMS		100 WATT CRIMSON PT. STREET LIGHTS 10/16-11/14/13	11/20/2013	77.63	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	112113SADIE		SADIE CREEK PUMP 10/16-11/14/13	11/21/2013	132.27	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	112113SKATE		SKATE PARK LIGHTS 10/16-11/14/13	11/21/2013	5.20	.00	01-6290 UTILITIES	1002	11/13		
38	IDAHO POWER CO	27399647		WEST WELL POWER UPGRADE -CONNECT POWER SERVICE AND CONVERT FROM OVERHEAD TO UNDERGROUND.(G.LAW)	11/15/2013	3,159.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	11/13		

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 IDAHO POWER CO:												
						29,403.92	.00					
IDAHO RURAL WATER ASSOC												
33	IDAHO RURAL WATER ASSOC	2760	936	REGISTRATION FOR C. DEYOUNG AND M. DAVILA TO ATTEND VARIABLE FREQUENCY DRIVES CLASS ON 11/20/13 IN GARDEN CITY, WATER	11/18/2013	150.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	11/13		
Total IDAHO RURAL WATER ASSOC:												
						150.00	.00					
IDA-ORE PLANNING & DEVELOPMENT ASSN.												
1622	IDA-ORE PLANNING & DEVELOPMENT ASSN.	1900		ANNUAL DUES FOR IDAHO COUNCIL OF GOVERNMENTS-COUNCIL FOR AGING - FYE 2014	07/05/2013	1,500.00	.00	01-6075 DUES & MEMBERSHIPS	0	10/13		
Total IDA-ORE PLANNING & DEVELOPMENT ASSN.:												
						1,500.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	64415		IT WORK - RETRIEVED MISSING FILES FOR BRENDA/CHRIS PCS DUE TO SYNC ISSUES WITH SERVERS (1.3 HOURS) - (B.BINGHAM)	11/10/2013	111.80	.00	01-6142 MAINT. & REPAIR-EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64519		MONTHLY CONTRACT PRO-ACTION SYSTEM SUPPORT - SERVER PERFORMANCE AND MONITORING STATUS FOR TWO SERVERS	11/15/2013	73.18	.00	01-6142 MAINT. & REPAIR-EQUIPMENT	0	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64519		MONTHLY CONTRACT PRO-ACTION SYSTEM SUPPORT - SERVER PERFORMANCE AND MONITORING STATUS FOR TWO SERVERS	11/15/2013	24.40	.00	01-6142 MAINT. & REPAIR-EQUIPMENT	1003	11/13		
1595	INTEGRINET SOLUTIONS, INC.	64519		MONTHLY CONTRACT PRO-ACTION SYSTEM SUPPORT - SERVER PERFORMANCE AND MONITORING STATUS FOR TWO SERVERS	11/15/2013	59.87	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	11/13		

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
1595	INTEGRINET SOLUTIONS, INC.	64648	1166	INSTALLED VIRUS SOFTWARE ; WORKED 8.3 HOURS ON SOLVING SERVER SYNC ISSUES CAUSED BY VIRUS (HAD TO RECREATE THE ENTIRE SHARED FILE PROCESS)	11/17/2013	247.27	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	11/13		
				BRANDON OF INTEGRINET WORKED ON THE CITY COUNCIL CHAMBERS PC - NOT WORKING AFTER INTEGRINET INSTALLED VIRUS SOFTWARE ; WORKED 8.3 HOURS ON SOLVING SERVER SYNC ISSUES CAUSED BY VIRUS (HAD TO RECREATE THE ENTIRE SHARED FILE PROCESS)	11/17/2013	80.25	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	11/13		
Total INTEGRINET SOLUTIONS, INC.:							1,198.40	.00				
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION CITY HALL 10/11-11/14/13	11/19/2013	27.09	.00	01-6290_UTILITIES	0	11/13		
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION CITY HALL 10/11-11/14/13	11/19/2013	7.22	.00	01-6290_UTILITIES	1003	11/13		
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION CITY HALL 10/11-11/14/13	11/19/2013	21.04	.00	20-6290_UTILITIES EXPENSE	0	11/13		
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION CITY HALL 10/11-11/14/13	11/19/2013	27.47	.00	21-6290_UTILITIES EXPENSE	0	11/13		
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION CITY HALL 10/11-11/14/13	11/19/2013	8.91	.00	25-6290_UTILITIES EXPENSE	0	11/13		
37	INTERMOUNTAIN GAS CO	11192013		NATURAL GAS CONSUMPTION SENIOR CENTER 10/11-11/14/13	11/19/2013	330.20	.00	01-6290_UTILITIES	1001	11/13		
Total INTERMOUNTAIN GAS CO:							421.93	.00				
J & M SANITATION, INC.												

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
230	J & M SANITATION, INC.	11252013		11/16/13-11/25/13 TRASH SERVICE	11/25/2013	40,921.70	.00	26-7000 SOLID WASTE SERVICE FEES	0	11/13		
230	J & M SANITATION, INC.	11252013		11/16/13-11/25/13 TRASH SERVICE	11/25/2013	-4,043.06	.00	01-4170 FRANCHISE FEES	0	11/13		
Total J & M SANITATION, INC.:							36,878.64	.00				
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	1555046		ACH PROCESSING OF LOCKBOX CHECKS - SEPT. 2013	09/30/2013	63.92	.00	01-6505 BANK FEES	0	9/13		
1328	JACK HENRY & ASSOCIATES, INC.	1555046		ACH PROCESSING OF LOCKBOX CHECKS - SEPT. 2013	09/30/2013	1.57	.00	01-6505 BANK FEES	1003	9/13		
1328	JACK HENRY & ASSOCIATES, INC.	1555046		ACH PROCESSING OF LOCKBOX CHECKS - SEPT. 2013	09/30/2013	79.85	.00	20-6505 BANK FEES	0	9/13		
1328	JACK HENRY & ASSOCIATES, INC.	1555046		ACH PROCESSING OF LOCKBOX CHECKS - SEPT. 2013	09/30/2013	131.77	.00	21-6505 BANK FEES	0	9/13		
1328	JACK HENRY & ASSOCIATES, INC.	1555046		ACH PROCESSING OF LOCKBOX CHECKS - SEPT. 2013	09/30/2013	31.55	.00	25-6505 BANK FEES	0	9/13		
1328	JACK HENRY & ASSOCIATES, INC.	1577721		ACH PROCESSING OF LOCKBOX CHECKS - OCT. 2013	10/31/2013	64.58	.00	01-6505 BANK FEES	0	10/13		
1328	JACK HENRY & ASSOCIATES, INC.	1577721		ACH PROCESSING OF LOCKBOX CHECKS - OCT. 2013	10/31/2013	1.59	.00	01-6505 BANK FEES	1003	10/13		
1328	JACK HENRY & ASSOCIATES, INC.	1577721		ACH PROCESSING OF LOCKBOX CHECKS - OCT. 2013	10/31/2013	80.67	.00	20-6505 BANK FEES	0	10/13		
1328	JACK HENRY & ASSOCIATES, INC.	1577721		ACH PROCESSING OF LOCKBOX CHECKS - OCT. 2013	10/31/2013	133.12	.00	21-6505 BANK FEES	0	10/13		
1328	JACK HENRY & ASSOCIATES, INC.	1577721		ACH PROCESSING OF LOCKBOX CHECKS - OCT. 2013	10/31/2013	31.87	.00	25-6505 BANK FEES	0	10/13		

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
1420	NAMPA & MERIDIAN IRRIGATION DISTRICT	092320131597		LAKE HAZEL RD. - DECEMBER PORTION	09/23/2013	606.53	.00	25-6116 IRRIGATION/WATER COSTS	0	11/13		
				IRRIGATION WATER COSTS, ASSESSMENT #1597E, PORTION OF S1235346600, DECEMBER PAYMENT, W. LAKE HAZEL RD.	09/23/2013	366.89	.00	25-6116 IRRIGATION/WATER COSTS	0	11/13		
Total NAMPA & MERIDIAN IRRIGATION DISTRICT:							973.42	.00				
NEW YORK IRRIGATION DISTRICT												
83	NEW YORK IRRIGATION DISTRICT	11012013300-		IRRIGATION WATER - FIRST PAYMENT - SUTTERS MILL, GREYHAWK, HAWKS NEST, TOMORROW, SUNBIRD, KELLEHER, CHAPPAROSA	11/05/2013	2,400.48	.00	25-6116 IRRIGATION/WATER COSTS	0	12/13		
Total NEW YORK IRRIGATION DISTRICT:							2,400.48	.00				
PARTS, INC.												
470	PARTS, INC.	042275	1118	LUG NUT FOR TRUCK #19, BOBBY WITHROW	11/05/2013	5.50	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/13		
Total PARTS, INC.:							5.50	.00				
PAULS MARKET												
56	PAULS MARKET	005000301435	1059	LAUNDRY DETERGENT, FREEZER BAGS, COTTON SWABS, ISOPROPYL ALCOHOL, ALL FOR LAB SAMPLES, TEN MILE REPAIR PROJECT, AND SOIL SAMPLES AT TEH FARM, OCT '13 - I, FLEMING	10/14/2013	21.75	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	10/13		
56	PAULS MARKET	006088141248		PRIZES FOR MAYOR'S BIKE & SKATE COMP. (C. ENGELS)	10/10/2013	50.00	.00	03-6358 EXPENDITURE- MAYOR BIKE & SKATE	0	10/13		

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	
56	PAULS MARKET	007061882205		PURCHASE OF FLOUR TO DAM UP RESIDUAL WATER WHILE FUSING PIPES TOGETHER ON THE TEN MILE LIFT STATION FORCE MAIN REPAIR (T.SHAFFER)	10/29/2013	11.94	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	10/13			
Total PAULS MARKET:							83.69	.00					
PEAK ALARM COMPANY, INC													
1021	PEAK ALARM COMPANY, INC	558059		ALARM MONITORING NORTH WASTEWATER TREATMENT PLANT 12/1/13-2/28/14	12/01/2013	83.10	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/13			
Total PEAK ALARM COMPANY, INC:							83.10	.00					
ROCKY MOUNTAIN TURF & INDUSTRI													
478	ROCKY MOUNTAIN TURF & INDUSTRI	Q79661		PURCHASE OF BUSHINGS, LOCK NUTS, TIRE/WHEEL, AXLE BEARINGS, AND SPACERS FOR WHEEL BEARING WORK ON LAWN EQUIPMENT (B.BACHMAN)	11/19/2013	1,020.15	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/13			
Total ROCKY MOUNTAIN TURF & INDUSTRI:							1,020.15	.00					
SPECTER INSTRUMENTS, INC.													
1626	SPECTER INSTRUMENTS, INC.	1309028159		WIN-911 ANNUAL SOFTWARE MAINTENANCE & SUPPORT AGREEMENT - THE SOFTWARE WHICH CALLS THE ON CALL PHONES	09/23/2013	395.00	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13			
1626	SPECTER INSTRUMENTS, INC.	1309028389		WIN-911 SOFTWARE SOFTWARE MAINTENANCE & SUPPORT AGREEMENT - THE SOFTWARE WHICH CALLS TO THE ON CALL PHONES - #151XT1193	09/24/2013	395.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13			
Total SPECTER INSTRUMENTS, INC.:							790.00	.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
TIM GORDON												
997	TIM GORDON	12/13		CITY HALL RENT - DECEMBER, 2013	11/25/2013	1,259.87	.00	01-6211 RENT-BUILDINGS & LAND	0	12/13		
997	TIM GORDON	12/13		CITY HALL RENT - DECEMBER, 2013	11/25/2013	420.10	.00	01-6211 RENT-BUILDINGS & LAND	1003	12/13		
997	TIM GORDON	12/13		CITY HALL RENT - DECEMBER, 2013	11/25/2013	1,030.72	.00	20-6211 RENT-BUILDINGS & LAND	0	12/13		
997	TIM GORDON	12/13		CITY HALL RENT - DECEMBER, 2013	11/25/2013	1,345.68	.00	21-6211 RENT-BUILDINGS & LAND	0	12/13		
997	TIM GORDON	12/13		CITY HALL RENT - DECEMBER, 2013	11/25/2013	436.73	.00	25-6211 RENT-BUILDINGS & LAND	0	12/13		
Total TIM GORDON:							4,493.10	.00				
WATER DEPOSIT REFUNDS #4												
1627	WATER DEPOSIT REFUNDS #4	121945.031126		UTILITY OVERPAYMENT REFUND	11/26/2013	6.27	.00	20-2200 WATER DEPOSITS HELD	0	11/13		
1627	WATER DEPOSIT REFUNDS #4	181000.021126		UTILITY OVERPAYMENT REFUND	11/26/2013	14.57	.00	99-1075 Utility Cash Clearing	0	11/13		
1627	WATER DEPOSIT REFUNDS #4	260025.001126		UTILITY OVERPAYMENT REFUND	11/26/2013	55.31	.00	99-1075 Utility Cash Clearing	0	11/13		
1627	WATER DEPOSIT REFUNDS #4	274075.021126		UTILITY OVERPAYMENT REFUND	11/26/2013	29.21	.00	20-2200 WATER DEPOSITS HELD	0	11/13		
Total WATER DEPOSIT REFUNDS #4:							105.36	.00				
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0077397-IN		WEEKLY CLEANING OF THE SENIOR CENTER - NOVEMBER	11/22/2013	330.33	.00	01-6025 JANITORIAL	1001	11/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0077398-IN		TWICE PER WEEK JANITORIAL SERVICES CITY HALL - NOVEMBER	11/22/2013	59.54	.00	01-6025 JANITORIAL	0	11/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0077398-IN		TWICE PER WEEK JANITORIAL SERVICES CITY HALL - NOVEMBER	11/22/2013	19.85	.00	01-6025 JANITORIAL	1003	11/13		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1499	WESTERN BUILDING MAINTENANCE, INC.	0077398-IN		TWICE PER WEEK JANITORIAL SERVICES CITY HALL - NOVEMBER	11/22/2013	48.71	.00	20-6025 JANITORIAL	0	11/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0077398-IN		TWICE PER WEEK JANITORIAL SERVICES CITY HALL - NOVEMBER	11/22/2013	63.60	.00	21-6025 JANITORIAL	0	11/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0077398-IN		TWICE PER WEEK JANITORIAL SERVICES CITY HALL - NOVEMBER	11/22/2013	20.64	.00	25-6025 JANITORIAL	0	11/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0077399-IN		MONTHLY CLEANING OF NWWTP - NOVEMBER	11/22/2013	75.00	.00	21-6025 JANITORIAL	0	11/13		
Total WESTERN BUILDING MAINTENANCE, INC.:							617.67	.00				
ZAMZOWS												
66	ZAMZOWS	923146		16" PLANT STAND WITH POTTING SOIL - CITY HALL	11/06/2013	12.48	.00	01-6175 SMALL TOOLS	0	11/13		
Total ZAMZOWS:							12.48	.00				
Grand Totals:							105,512.19	.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
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.



City of Kuna

Staff Report

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

To: Kuna City Council

File Numbers: 13-01-ZC (Zone Change)

Location: 129 N. School Avenue, Kuna, Idaho

Planner: Travis Jeffers, Planning Technician

Hearing date: December 3, 2013

Applicant: Boise Project Board of Control
 2465 Overland Rd.
 Boise, ID 83705
 (208) 344.1141
 bcarter@boiseproject.org

Representative: Boise Project
 Bob Carter
 2465 Overland Rd.
 Boise, ID 83705
 (208) 344.1141
bcarter@boiseproject.org

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

A. Course of Proceedings:

1. A rezone is designated in Kuna City Code 1-14-3 (KCC), 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. Neighborhood Meeting | July 30, 2013 (Zero Attendees) |
| ii. Agencies | August 30, 2013 |
| iii. 300' Property Owners | November 14, 2013 |



D. History:

Boise Project Board of Control is the operating agent for five (5) irrigation districts including the Boise-Kuna Irrigation District. Its purpose is to manage the irrigation facilities and other works transferred by the United States Bureau of Reclamation to these irrigation districts and to deliver water to landowners.

The property is located within city limits. One (1) parcel currently has five (5) existing buildings (two (2) office buildings, two (2) accessory storage buildings and one (1) residence) being used as the Kuna Division office and Boise-Kuna Irrigation office. Boise Project Board of Control was created in 1926 and has used the Kuna location since that time. The overall land use remains unaffected and the zoning change would better suit the current use and surrounding neighborhood.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** Medium Density Residential

2. **Surrounding Land Uses:**

North	R-6	Medium-Low Density Residential – Kuna City
South	C-2	Area Business District - Kuna City
East	C-1	Neighbor Business District - Kuna City
West	R-6	Medium-Low Density Residential – Kuna City

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

- Parcel Size: 1.4 acres
- Zoning: R-6 (Medium-Low Density Residential)
- Parcel #: R5070002110

4. **Services:**

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

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

The site currently has five existing buildings: Two office buildings used by Boise Project Board of Control and Boise-Kuna Irrigation, two accessory storage buildings/shops and one residence.

6. **Transportation / Connectivity:**

The site has frontage along Avalon Street on the south side of the parcel, and North School Avenue on the east side of the parcel.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, Ada County Highway District (ACHD) and the Department of Environmental Quality. The responding agency comments are included with this case file.

The following agencies were notified, but did not comment: Ada County Development Services, Ada County Assessor, Idaho Power, Intermountain Gas, J&M Sanitation, Kuna Rural Fire & Ambulance, U.S. Post Office, Kuna Police Department, City Forrester (Natalie Purkey) and City Attorney (Richard Roats).

Staff Analysis:

Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations. Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 13-02-ZC, subject to the recommended conditions of approval.

F. Applicable Standards:

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

G. Comprehensive Plan Analysis:

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

1. The proposed zone change 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.

Proposed Findings of Fact:

1. The site is within Kuna city limits and is currently zoned R-6 (Medium-Low Density Residential).
2. The site is physically suitable for a commercial use.
3. The commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The commercial use is not likely to cause adverse public health problems.
5. The commercial use appears to be in compliance with all ordinances and laws of the City.
6. The commercial use 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
9. The neighborhood meeting was held and the notice requirements were met.
10. The public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 13-02-ZC, Kuna City Council finds Case No. 13-02-ZC, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 13-02-ZC, Kuna City Council finds Case No. 13-02-ZC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

H. Proposed Decision by the Commission:

Note: This proposed motion is to approve or deny this rezone 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.

Based on the facts outlined in staff's report and public testimony as presented (if any), the City Council of Kuna, Idaho, hereby (approves or denies) Case No. 13-02-ZC, a rezone request by Boise Project Board of Control, (Bob Carter), (with or without) the following conditions of approval:

1. Lighting within the site shall comply with Kuna City Code.
2. Parking within the site shall comply with Kuna City Code.
3. Fencing within and around the site shall comply with Kuna City Code.
4. Signage within the site shall comply with Kuna City Code.
5. All landscaping shall be permanently maintained in a healthy growing condition. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. 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.
7. This development will be subject to landscaping and building design reviews, among other land use applications as applicable, at time of any future development.
8. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this ____ day of _____, 2013

W. Greg Nelson, Kuna Mayor

ATTEST

Brenda Bingham
Kuna City Clerk

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

KENNETH COLE
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

02 July 2013

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

RE: Request for Rezone from R-6 to C-1
Boise Project Board of Control
129 N. School St.
Block No. 25, Lot 1, Kuna Townsite
Sec.23, T2N, R1W, BM.

City of Kuna, Planning and Zoning:

The Boise Project Board of Control is requesting a rezone of the above-mentioned property. The reason for this request is that the property has been used as our Kuna Division office and Boise-Kuna Irrigation office since 1926. We feel that by rezoning from residential to commercial it is a better fit with the surrounding neighborhood and actual use.

Some of the surrounding businesses include Kuna Lumber to the south, City Hall to the southeast and Indian Creek Sports Boat Shop to the west.

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc
cc: Dan Sheirbon Watermaster, Div.3, BPBC
File





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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

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

Contact/Applicant Information

Owners of Record: <u>BUREAU OF RECLAMATION</u>	Phone Number: <u>383-2200</u>
Address: <u>230 COLLINS RD.</u>	E-Mail: _____
City, State, Zip: <u>BOISE, IDAHO 83702</u>	Fax #: <u>383-2237</u>
Applicant (Developer): <u>BOISE PROJECT</u>	Phone Number: <u>208-344-1141</u>
Address: <u>2465 OVERLAND RD.</u>	E-Mail: _____
City, State, Zip: <u>BOISE, IDAHO 83705</u>	Fax #: <u>344-1437</u>
Engineer/Representative: <u>BOB CARTER</u>	Phone Number: <u>344-1141</u>
Address: <u>2465 OVERLAND RD.</u>	E-Mail: <u>BCARTER@BOISEPROJECT.ORG</u>
City, State, Zip: <u>BOISE, IDAHO 83705</u>	Fax #: <u>344-1437</u>

Subject Property Information

Site Address: <u>129 N. School Ave</u>
Site Location (Cross Streets): <u>W. OWYHEE AVE, W. AVALON ST.</u>
Parcel Number (s): <u>R5070002110 Lot 1 BLK 25 KUNA TOWNSITE</u>
Section, Township, Range: <u>SEC 23 T2N R1W</u>
Property size: <u>1.42 ACRES</u>
Current land use: <u>RESIDENTIAL</u> Proposed land use: <u>COMMERCIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>C-1</u>



TAX INQUIRY SUMMARY

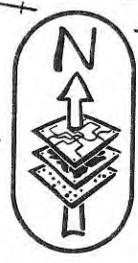
R01456000	Tax Code Area	Assessed Value	Home Owners Exmp.
Total Assessed:	04	\$0	---
Total Yearly Tax Amount:	Tax Exempt		

LEGAL DESCRIPTION

Lot No. one (1) of Block No. Twenty five (25) of the Townsite of Kuna as shown on the amended plat thereof on file in the office of the County Recorder of Ada County, containing one and 42/100 (1.42) acres, more or less, located at the southwest corner of Owyhee Avenue and School Street in said Townsite of Kuna.



VICINITY MAP



Indian Creek

W Owyhee Ave



N School Ave

W Avalon St

N Bridge Ave

SUBJECT PROPERTY

S School Ave

W Gina Dr

W Recess Way

S Allie Ave

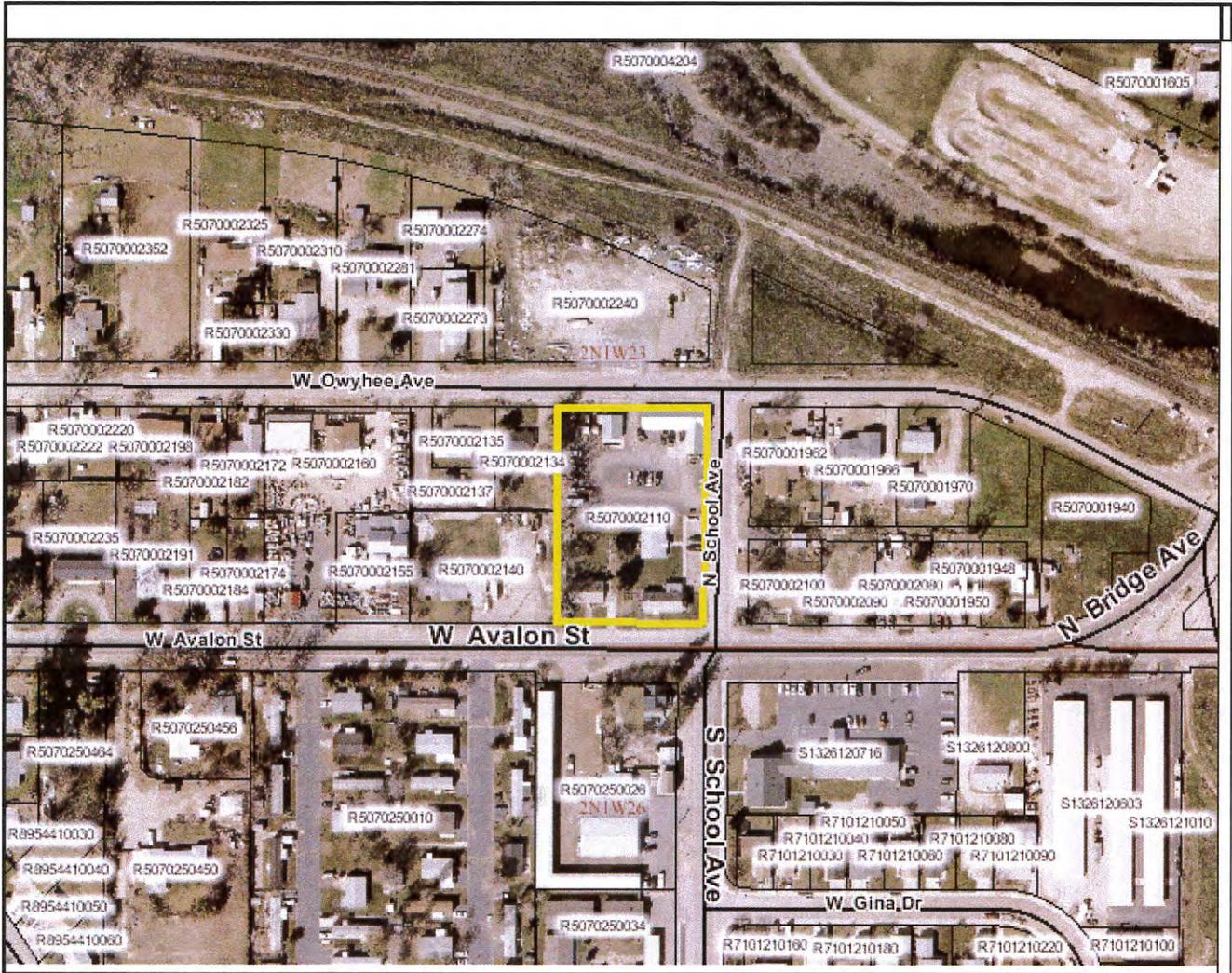
W Bury St

Legend

-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

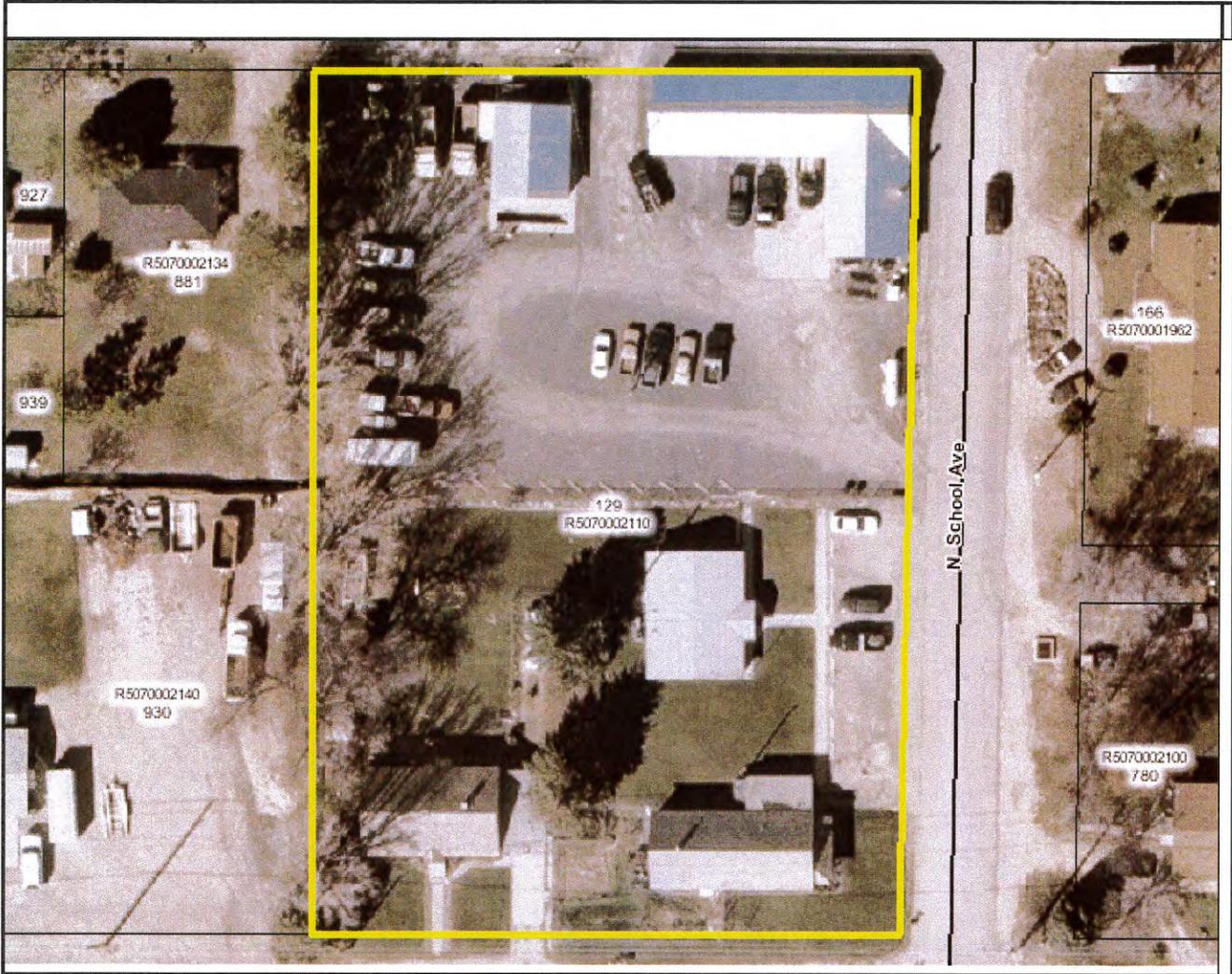
Exhibit
2c

BOISE PROJECT SITE MAP

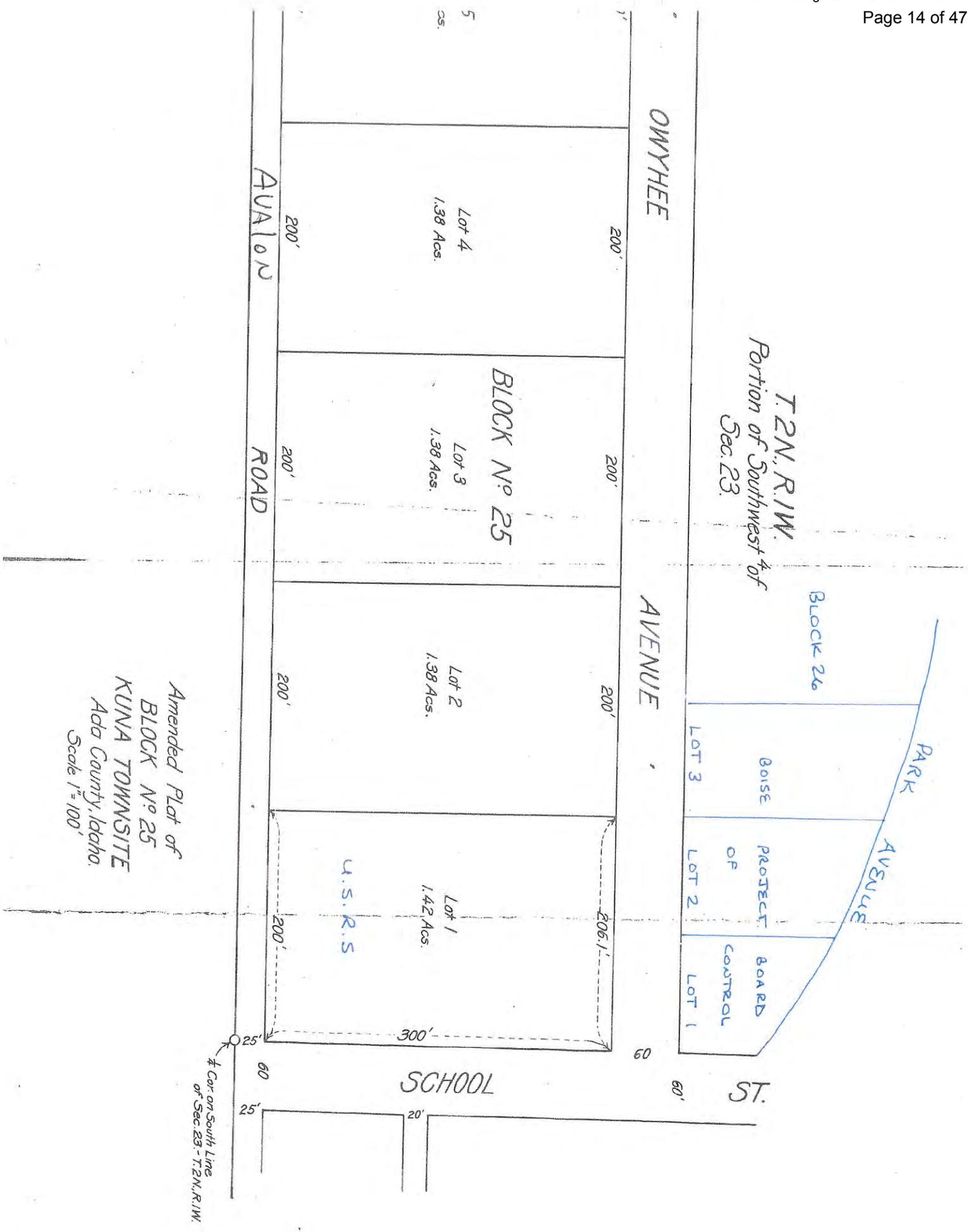


THIS MAP NOT INTENDED FOR NAVIGATIONAL USE

BOISE PROJECT



THIS MAP NOT INTENDED FOR NAVIGATIONAL USE



Amended Plat of
 BLOCK No. 25
 KUNA TOWNSITE
 Ada County, Idaho.
 Scale 1" = 100'

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

KENNETH COLE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
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BOISE PROJECT BOARD OF CONTROL
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2465 OVERLAND ROAD
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OPERATING AGENCY FOR 187,000
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NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

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

18 July 2013

RE: Boise Project Board of Control
129 N. School Ave.
Kuna, Idaho 83634

Request for Rezone
From R-6 to C-1

Dear Neighbor:

You are receiving this letter because you live within 300 ft. of the address listed above. This letter is to inform you of our intent to rezone our property located at 129 N. School Ave. in Kuna from R-6, Medium-Low Density Residential to C-1, Neighbor Business District. This office will operate between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday.

The property has been used by the Boise-Kuna Irrigation District and the Boise Project Board of Control as office space since 1926, and will continue in the same manner, but we feel the rezone will make a better fit with the actual use of the property.

We will be having an open house on July 30, 2013 from 6:00 p.m. and 8:00 p.m. Please come if you have any questions or concerns and we will be happy to address them.

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

cc Dan Sheirbon Watermaster, Div 3, BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File



SIGN IN SHEET

PROJECT NAME: BOISE PROJECT - REZONE REQUEST

Date: 7-30-13

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
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25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: REZONE FROM R-6 TO C-1
 Date and time of neighborhood meeting: 7-30-2013 6pm to 8pm.
 Location of neighborhood meeting: 129 N. School St.

SITE INFORMATION:

Location: Quarter: SW Section: 23 Township: 2N Range: 1W Total Acres: 1.42
 Subdivision Name: KUNA TOWNSITE Lot: 1 Block: 25
 Site Address: 129 N. School Ave. Tax Parcel Number(s): R507000 2110
111 N. School Ave.

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

CURRENT PROPERTY OWNER:

Name: BUREAU OF RECLAMATION
 Address: 230 Collins Ro. City: BOISE State: ID. Zip: 83702

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

Name: Bob CARTER Business (if applicable): BOISE PROJECT BOARD OF CONTROL
 Address: 2465 OVERLAND RO City: BOISE State: ID. Zip: 83705

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

REZONE FROM R-6 TO C-1

APPLICANT:

Name: Bob CARTER

Address: 2465 OVERLAND RD.

City: BOISE State: Id. Zip: 83705

Telephone: 208-344-1141 Fax: 208-344-1437

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

Signature: (Applicant) Bob Carter Date 7-31-13



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
)
County of Ada)

I, JEFFREY J. REAVIS , 230 COLLINS ROAD
Name Address
BOISE , ID 83702
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 Bob CARTER 2465 OVERLAND RO. BOISE, ID. 83705
Name Address

to submit the accompanying application pertaining to that property.

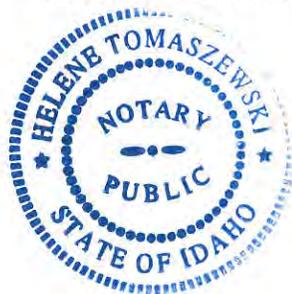
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

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 13th day of JULY, 2013

Jeffrey J. Reavis
Signature

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



Helene Tomaszewski
Notary Public for Idaho
Residing at: MERIDIAN
My commission expires: 01-16-14





1- Facing south at the southeastern boundary at W. Avalon St. and N.School St.



2 –Facing west at southeastern boundary at W. Avalon St. and N. School St.



3- Facing north at southeastern boundary at W. Avalon St. and N. School St.



4- Facing east at southeastern boundary at W. Avalon St. and N. School St.



7- Facing north at southwestern boundary along W. Avalon St.



8- Facing east at southwestern boundary along W. Avalon St.



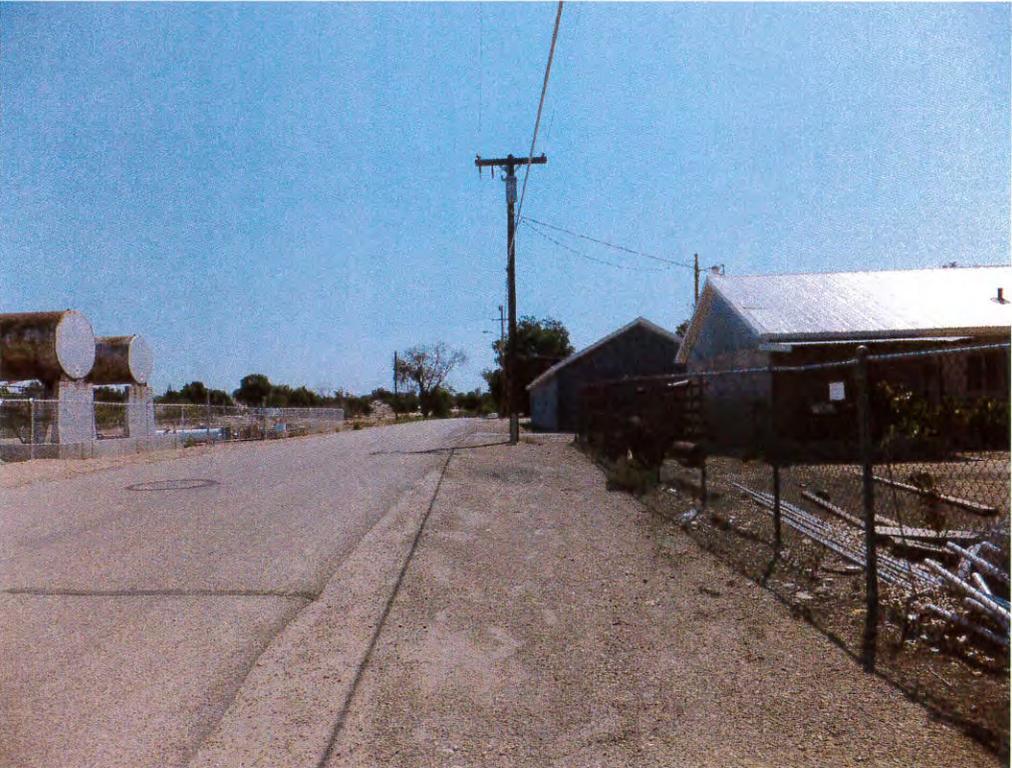
#9- Facing south at northwestern boundary along W. Owyhee Ave.



10- Facing west at northwestern boundary along W. Owyhee Ave.



11- Facing north at northwestern boundary along W. Owyhee Ave.



12- Facing east at northwestern boundary along W. Owyhee Ave.



17- Facing south at southern boundary along W. Avalon St.



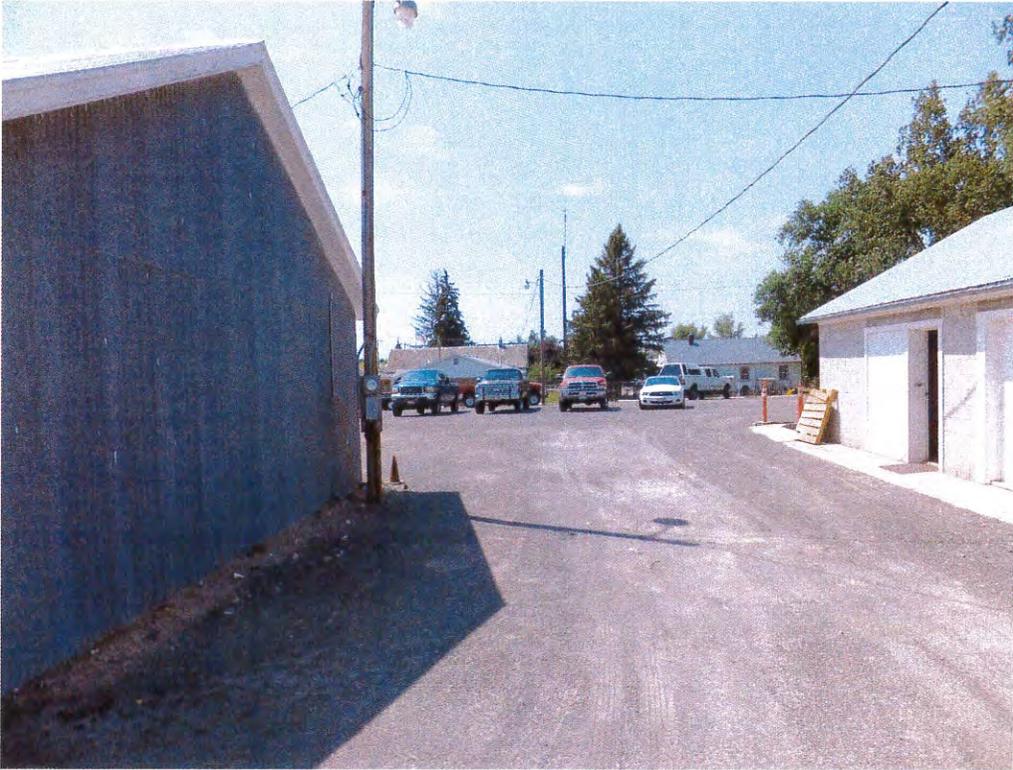
18- Facing west at southern boundary along W. Avalon St.



19- Facing north at southern boundary along W. Avalon St.



20- Facing east at southern boundary along W. Avalon St.



21- Facing south at northern boundary along W. Owyhee Ave.



22- Facing west at northern boundary along W. Owyhee Ave.



25- Facing south along western boundary



26- Facing west along western boundary



27- Facing north along western boundary



28- Facing east along western boundary



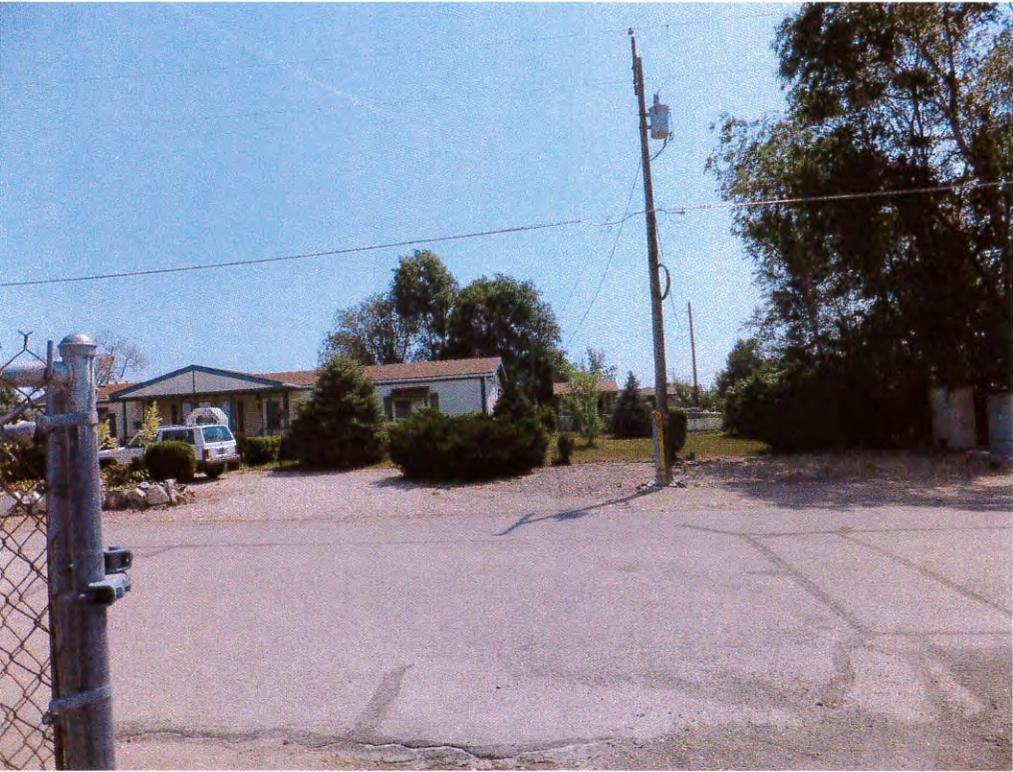
29- Facing south along eastern boundary along N. School St.



30- Facing west along eastern boundary along N. School St.



31- Facing north along eastern boundary along N. School St.



32- Facing east along eastern boundary along N. School St.

NOTICE OF PUBLIC HEARING
Kaiser Personnel and Zoning Commission

Date: October 8, 2013
Time: 6:00 pm
Location: City Hall
763 W. Avallon St.

Purpose:
A request by Home Project Board of Control for a zone change of approximately 1.4 acres located at 129 N. School Avenue in Avon. The proposed 8-Medium-Density Residential to C-1 (Designated Community District).

For additional information, call
City Hall (208) 923-9274



NOTICE OF PUBLIC HEARING

Kuna Planning and Zoning Commission

Date: **October 8, 2013**

Time: **6:00 pm**

Location: **City Hall**

763 W. Avalon St.

Purpose:

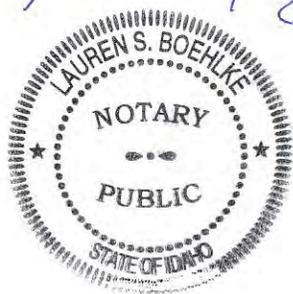
A request by Boise Project Board of Control for a zone change of approximately 1.4 acres located at 129 N. School Avenue in Kuna. The proposed rezone would change the existing zoning from R-6 (Medium-Low Density Residential) to C-1 (Neighborhood Commercial District).

**For additional information, call
City Hall (208) 922-5274**

Sign on the Boise Project Board of Control house and property for rezone on the corner of school and avalon street in Kuna on September 27 2013

[Handwritten signature]

*Notary
Lauren S. Boehlke
Exp. 12/14/15*



GORDON N. LAW
CITY ENGINEER



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

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Boise Project Office and Yard
Parcel R5070002110
13-02-ZC

DATE: September 3, 2013

It does not appear that this application involves any physical changes to the property or changes in demand on city infrastructure. Accordingly, a review by the City Engineer does not appear to be necessary. If this assumption is not correct, please advise.



Sara M. Baker, President
John S. Franden, Vice President
Rebecca W. Arnold, Commissioner
Mitchell A. Jaurena, Commissioner
Jim D. Hansen, Commissioner

Date: September 16, 2013

To: Bob Carter, via e-mail
Boise Project
2465 W. Overland Rd.
Boise, ID 83705

Subject: K13-02-ZC
129 N. School Ave.
Request to rezone parcel.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

A handwritten signature in black ink that reads 'Austin Miller'. The signature is written in a cursive, flowing style.

Austin Miller
Planning Review Intern
Development Services
CC: Project file,
City of Kuna, via e-mail
Bureau of Reclamation

Traffic Information

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
Avalon St.	200-feet	Minor Arterial	332	Better than "D"

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

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Avalon Street east of School Avenue was 7,061 on September 14, 2011.

Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
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, 7203.6, 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.

Request for Appeal of Staff Decision

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



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: 9/10/2013
 Agency Requesting Comments: Kuna Planning and Zoning
 Date Request Received: 9/05/2013
 Applicant/Description: 13-02-ZC Boise Project Board of Control Rezone.
 Request for a zone change from R-6 to C-1.

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.

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

1. Air Quality

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

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

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

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

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

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

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

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

4. Surface Water

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

- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

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

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

disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Aaron Scheff, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

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

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbins@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 1910



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 13-02-ZC

Conditional Use # _____

Preliminary / Final / Short Plat _____

Sect 23

RECEIVED

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

Reviewed By:

[Signature]

Date: 9/6/13

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, October 8, 2013**

NOTE: *These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.*

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	<i>Absent</i>	Troy Behunin, Planner II	<i>Absent</i>
Commissioner Dana Hennis	<i>Absent</i>	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Mike Bundy	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:01pm

1. CONSENT AGENDA

- a. Meeting Minutes – September 24, 2013

Commissioner Gealy motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 3-0.

Commissioner's Wierschem and Hennis were absent from the meeting.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

None

4. PUBLIC HEARING

- a. **13-02-ZC; Boise Project Board of Control**– Bob Carter, - Applicant is requesting a rezone of approximately 1.4 acres located at the northwest corner of North School Road and West Avalon Street. The rezone would change the current zoning from R-6 (Medium-Low Density Residential) in the City, to C-1 (Neighbor Business District).

For the record Travis Jeffers, Planning Technician with the City of Kuna located at 763 W. Avalon St. Tonight's application before the Planning and Zoning Commission is a request by Boise Project Board of Control to

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, October 8, 2013**

rezone approximately 1.4 acres located at the northwest corner of North School Road and West Avalon Street. The applicant is asking to change the current zoning from R-6 (Medium-Low Density Residential) to C-1 (Neighbor Business District).

The property is located within the city limits. The parcel currently has five existing buildings: two office buildings, one residence used for personnel and two accessory storage buildings. The buildings are used as the Kuna Division office and Boise-Kuna Irrigation office. Boise Project Board of Control was created in 1926 and has used the Kuna located since that time. Staff understands that the overall land use remains unaffected by the change and that the new zoning better suits the current use and surrounding neighborhood.

Staff concludes that:

- The site is physically suitable for a commercial use.
- The use appears to be in compliance with all ordinances and laws of the City.
- The use appears to not be detrimental to the present and potential surrounding uses.
- The required neighborhood meeting was held and all notice requirements have been met. Zero people attended the neighborhood meeting.
- Staff views this proposed land use request to be consistent with the Comprehensive Future Land Use map.

The Planning and Zoning Commission has the authority to recommend that this case be approved or denied, to the City Council.

No further questions for staff.

Bob Carter with Boise Project Board of Control located at 2465 Overland Road in Boise is the applicant representative in this case. Overall, Boise Project felt that the new zoning would better fit the current/future neighborhood and correctly reflect its current usage. Nothing physically is going to change on the site. They wish to continue to invest in the property and be a part of all the improvements Kuna is experiencing or has planned in the future.

No further question for representative, Bob Carter.

Commissioner Gealy motioned to approve 13-02-ZC; Boise Project Board of Control with the recommended conditions as outlined in the staff report; Commissioner Bundy seconds, all aye and motioned carried 3-0.

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

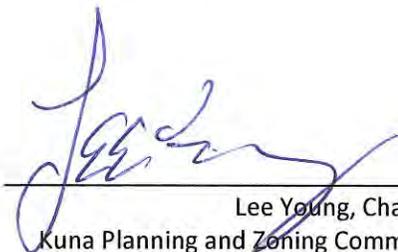
None

5. ADJOURNMENT:

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

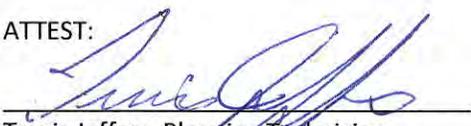
**MEETING MINUTES
Tuesday, October 8, 2013**

- *Commissioner Gealy motions to adjourn at 6:12pm; Commissioner Bundy seconds, all aye and motion carried 3-0.*



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department

RESOLUTION NO. R52-2013

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY ENGINEER TO EXECUTE THE APPLICATION FOR AMENDMENT OF A PERMIT WITH THE IDAHO DEPARTMENT OF WATER RESOURCES TO AMEND PERMIT NO. 63-31741 TO PERMIT TWO ADDITIONAL POINTS OF DIVERSION.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the Application for Amendment of a Permit with the Idaho Department of Water Resources to amend Permit No. 63-31741 to allow the City to add two additional points of diversion.

PASSED BY THE COUNCIL of Kuna, Idaho this 3rd day of December 2013.

APPROVED BY THE MAYOR of Kuna, Idaho this 3rd day of December 2013.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

**STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR AMENDMENT OF A PERMIT**

Fee is \$100 per § 42-221C, Idaho Code

Applicant(s) City of Kuna Phone _____
 Name connector (check one): and or and/or
 Mailing address Post Office Box 13 City Kuna
 State Idaho Zip 83638 Email: _____

I am the owner of Water Appropriation Permit No. 63-31741 and request that the permit be amended as follows:

- Change point of diversion Add point of diversion Change period of use
 Change nature of use Change place of use Other _____

1. **Point of diversion:** No changes to point(s) of diversion. Skip item #1 and proceed to #2.
 Attach Eastern Snake Plain Aquifer analysis if this proposes to change a point of diversion affecting the ESPA.

Twp	Rge	Sec	Govt Lot	¼	¼	¼	County	Source	Local name or tag #
2n	1w	23		sw	sw		Ada	Groundwater	Well #9 (existing)
2n	1w	23		ne	sw		Ada	Groundwater	Well #11 (new)

2. **Period and nature of use:** No changes to period and/or nature of use. Skip item #2 and proceed to #3.
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year) (water use) (month/day) (month/day)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year) (water use) (month/day) (month/day)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year) (water use) (month/day) (month/day)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year) (water use) (month/day) (month/day)

3. **Place of use or land to be irrigated:** No changes to place of use. Skip item #3 and proceed to #4.

Twp	Rge	Sec	NE				NW				SW				SE				TOTALS		
			NE	NW	SW	SE															

Total number of acres to be irrigated _____

4. Property ownership: No changes to point of diversion and/or place of use. Skip item #4 and proceed to #5.

a. Who owns the property at the point of diversion? City of Kuna

b. Who owns the land to be irrigated or place of use? Municipal

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing:

5. Describe the proposed change in narrative form:

Water Right 63-31741 is for 18.0 CFS with five (5) Points of Diversion. The City of Kuna seeks to amend the Water Right to add two (2) points of diversion for a total of seven (7) Points of Diversion. Diversion Point 1 would be at Well #9, which is an existing well that is using Alternative Points of Diversion from Water Rights 63-3266, 63-8215 and 63-11970; Diversion Point 2 would be at a new well, proposed to be Well #11, which is located near existing Well #3, Water Right 63-8215. Well #3 would be used occasionally, during the summer irrigation season to supplement the pressurized irrigation system during times of irrigation water shortages. Well #3 has been problematic with a continued sulfuric odor. Well #11 would be tied into the existing system of boosters and storage.

6. Map: The point(s) of diversion and/or the place of use are not amended, therefore a map is not attached.

Attach a map showing the proposed point(s) of diversion and/or place(s) of use. Clearly label the map with township, range, section, and ¼ ¼ of section information. A photocopy of a USGS 7.5 minute topographic quadrangle is commonly used, or the *Map Tool* available on the Department website provides a satisfactory template for creating the required map (<http://maps.idwr.idaho.gov/TransferApplicationLayouts/Map>).

7. Signature:

The information in this application is true to the best of my knowledge. I understand that any willful misrepresentations in this application may result in rejection of the application or cancellation of an approval.

Signature of applicant or authorized agent

Print name (and title, if applicable)

Date

Signature of applicant or authorized agent

Print name (and title, if applicable)

Date

FOR DEPARTMENT USE ONLY

Received by _____

Date _____

Received by _____

Date _____

Receipt No. _____

Reviewed by _____

Date _____



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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: City Construction and Planning Projects
October 2013

DATE: November 30, 2013

REQUEST: FYI

The city has a number of capital and planning projects budgeted for 2014 and in various stages of progress at present. Some projects may ultimately affect traffic mobility or temporarily inconvenience neighborhoods and Mayor and Council may receive comments and questions concerning them. Other projects are simply included for informational purposes. This memo is intended to give a short review of each project.

1. **Test Well (#11)** – This project is for the purpose of developing a higher quality potable well to replace Well 3 (Butler). The City Engineer is in the final stages of preparing Bid Documents for the Test Well with Bid Opening scheduled for December 6, 2013. The City Attorney has started researching the water right status for the site.
2. **2014 PI Line Extensions** – This project is for the extension of PI lines on Boise Street (unopened) from Orchard to Kay and on School Street from Sandbox to Sunwood. The City is requesting consultant Statements of Interest to provide design services with responses expected November 13, 2013. Shortly thereafter, the City will commence negotiations on a Scope of Services and Estimate of Costs for submittal to Council for approval. The City intends to construct in the spring.
3. **Butler PI Project** – This project is intended to extend PI to as many as desire it in Butler Subdivision. The first two clusters of homes are connected and extension of service to the third cluster is in progress.
4. **2014 Water Line Extensions** – This project is for the extension of water lines on Titan (unopened) from Park Avenue to Owyhee Avenue and on Linder Street from Hillgreen to Quaking Aspen. The City is requesting consultant Statements of Interest to provide design services with responses expected November 13, 2013. Shortly thereafter, the City will commence negotiations on a Scope

of Services and Estimate of Costs for submittal to Council for approval. The City intends to construct in the spring.

5. **Greenbelt East** – This project extends the greenbelt along Indian Creek from Swan Falls Road east toward Orchard. The site has been grubbed and cleared and the irrigation main has been started. Funding from an RCD Grant is still being secured. ACHD has agreed to pave the pathway. Funding for Orchard Street improvements is also being secured.
6. **Greenbelt Irrigation Main** – This project extends a PI Main from Swan Falls eastward to irrigate the new greenbelt. The initial layout has been completed and construction commenced. Rock has been a significant issue.
7. **Indian Creek Pump Station** – This project is to re-start an abandoned irrigation pump station to water the main park, existing greenbelt and new additions to the main park and greenbelt areas. A formal request has been submitted to Boise Project to re-start the station and the City is awaiting a response.
8. **Pizza Hut Park Extension** – This project is to install irrigation main, sprinklers and turf in the undeveloped park area south of Pizza Hut. The irrigation main and sprinklers are in plan review.
9. **Fine Screen Project** – This project is to install a secondary fine screen at the NWWTP to protect its membranes from fibers and other trash. The fine screen unit has been ordered and final design has commenced.
10. **Pond 7 Blower Replacement** – The purpose of this project is replace an inefficient unreliable roots-type blower with an energy efficient turbo-type blower. The funding for this project will come from an Idaho Power Grant if the power savings are justified. The city is in the process of completing an energy savings audit to justify the grant.
11. **Water Department Pickup** – On order.
12. **Parks Department Pickup** – On order
13. **Farm Pump Panel** – Construction on the West Well panel replacement is in progress.
14. **ESRI Mapping Software Upgrade** – On order.
15. **Mobile Mapping Project** – Waiting on ESRI software.
16. **SCADA Upgrade** – Not started.
17. **Vehicle Inventory Control** – Not started.
18. **Document Storage Software** – Not started.
19. **Merrell Family Center Subdivision** – Riddley’s Market and infrastructure construction is nearing completion.
20. **Kuna Dental** – New building is nearing completion.

21. **Greyhawk Subdivision #2** – Infrastructure construction is in progress.
22. **Crimson Point Subdivision #6** – Infrastructure construction is in progress.
23. **Arbor Ridge Subdivision #2** – Construction plans are in review.
24. **Silver Trail Subdivision #1** – Construction plans are in review.
25. **The Villas at Crimson Point** – Construction plans are in review.

P.O. Box 13
763 W. Avalon
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989

City of Kuna

Memo

To: City Council
From: Wendy I. Howell, PCED
Date: December 3, 2013
Re: Amended Kuna Comprehensive Plan
Section 6.0 Land Use

The purpose of this amendment is to update the data to reflect the 2010 Census throughout the plan. In some cases more current information was utilized. Any context that was changed was due to incorrect or duplicated information elsewhere in the Plan.

If you have any questions, please feel free to contact me.

6.0 LAND USE

6.1 Background and Introduction

The Land Use element of the Comprehensive Land Use Plan describes existing land uses and identifies the vision for a future mix of land uses that can be reviewed for policy decision-making purposes.

The Plan should be read and interpreted along with the Kuna City zoning and subdivision ordinances, and should be construed to be consistent with those ordinances. Describing or depicting an area as residential, commercial or with other land use designations should not prohibit other uses that may be granted by PUD ordinances, Special/Conditional Use ordinances or other ordinances.

Land use recommendations, as set forth in this Plan, emphasize the importance of thoughtful and responsible land use planning, cooperation and collaboration among the various jurisdictions and agencies in the Kuna area, and preservation and enhancements of the high-quality of life that currently exists in Kuna. The Plan expresses land use policies in terms of broad land use categories, which indicate desired patterns of use.

6.2 Goals and Objectives

Goal 1: *Preserve Kuna's high-quality of life, and strengthen the character and image of the community as a family-oriented place, with small-town character.*

Objective 1.1: Through land use planning applications, ensure that future growth and development occurs in an orderly fashion and for purpose of fostering a sense of community and neighborhood connection.

Policy: Adopt a Comprehensive Land Use Plan and Plan Map that reflects the needs and values of the community and guides future growth in a manner consistent with the community's vision. The following strategies should be employed as part of this policy effort.

- Community-based residential development,
- Revitalization and strengthening of downtown,
- Development of designated commercial areas and employment centers,
- Utilization of self-sustaining neighborhood-focused development patterns,
- Preservation of open space and small-scale agriculture operations as an interim land use.
- and,
- Proactive planning for new residential, commercial and industrial growth, and overall City expansion.

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages, and economic groups.



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Objective 1.2: Encourage historic preservation through capitalizing on the rehabilitation of historical commercial and residential structures.

Policy: Consider historic preservation ordinances and additional design standards to enhance the historic character of downtown.

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

Objective 2.1: Support mixed-uses in the City core to provide a vibrant community center with a 24-hour population.

Policy: 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.

Policy: The concept live, work, play, should be recognized where appropriate.

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: 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.

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

Policy: Protect the quality of existing neighborhoods to ensure that their character and quality is preserved.



Goal 4: *Preserve key natural and open spaces, maintain and enhance existing park spaces, create inter-connectivity between areas through pathways and promote the development of additional park spaces to meet growing demands.*

Objective 4.1: Identify potential park areas within the region that can be preserved and protected for future generations.

Policy: Coordinate with the Ada County Open Space Advisory Task Force on its efforts to preserve and acquire open space.

Policy: Adopt a Protected Areas Map that synchronizes with the County Task Force recommendations and coordinates with the Bureau of Land Management and other open space managers.

Policy: Create parks or preserves at the Hubbard Reservoir, Indian Creek, Kuna Butte, Initial Point and other open space areas of significance in cooperation with the agency of jurisdiction.

Policy: Cooperate with the United States Bureau of Reclamation (USBR) and friends of Hubbard Reservoir to coordinate management of the recreation facility.

Policy: The City should pursue the acquisition of Bureau of Land Management (BLM) land for regional park purposes.

Objective 4.2: Ensure that the Snake River Birds of Prey National Conservation Area is preserved and protected.

Policy: Work with Bureau of Land Management to ensure that facilities, trails, and other usage of the Birds of Prey National Conservation Area are appropriate and consistent with BLM policies.

Objective 4.3: Maintain an appropriate balance and interaction between natural systems and the built environment.

Policy: Adopt a Comprehensive Land Use Plan that includes natural and developed open space areas for preservation within and around the City.

Policy: Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas and surrounding land uses.

Policy: Provide land use guidance for rural areas, which are annexed into the City.

Policy: Encourage developers to keep open access to natural and open public lands and significant watersheds.



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Policy: Efforts should be made to preserve the community's tree canopy and especially the protection and preservation of trees with greater than 6-inch diameters. Those who remove trees from the City's canopy should replace them with like-sized trees where possible.

Policy: Presentation and aesthetic considerations along roadways subject to a road presentation overlay shall be given a priority over other competing interests/concerns such as utility service placement.

Policy: Provide public access points along Indian Creek.

Policy: Develop a Future Acquisitions Map identifying appropriate areas for the location of new parks, open space, and recreational facilities.

Policy: Update development codes and regulations to promote the preservation of open spaces and encourage the dedication of park areas within new developments.

Objective 4.4: Work with other agencies to establish a County-wide trail system.

Policy: Coordinate with other cities and jurisdictions to create a regional network of greenways and parks linking the cities together.

Policy: Develop a "green grid" of trails and bicycle lanes throughout the City for both recreation and alternative transportation.

This "green grid" should connect neighborhood centers, schools, churches, parks, commercial and employment centers, community assets and residential neighborhoods.

Goal 5: Encourage and support well-planned industrial, business parks, and high-technology development to ensure the City's economic well being.

Objective 5.1: Establish areas sufficient in size and scope for heavier type manufacturing (M-2) and light industrial uses (M-1) and locate them so they are protected from the intrusion of residential development by employment of transitional uses and other buffering and berming strategies.

Policy: Review and evaluate applications for industrial developments to ensure conformance with health, safety and environmental standards.

Policy: Provide adequate space for industrial users so they may benefit from economies of scale and a proximity to one another.



Policy: Locate industrial areas within proximity to major utility, road and rail transportation, and service facilities. Water pressure and water supply in the industrial areas should be adequate for fire protection.

Policy: Ensure the placement of green or natural vegetation buffers between industrial and residential uses to protect industrial operations from residential encroachment.

Policy: Ensure that new developments meet sustainability standards with regards to local energy generation and usage, waste production and management, and work towards attaining a carbon neutral footprint.

Objective 5.32: Create the opportunity for neighborhood compatible retail ventures to be integrated into neighborhood centers.

Policy: Review existing land use codes to assure clean skill and imagination based commercial ventures such as woodworking and artistry are integrated into neighborhood centers.

Objective 5.43: Improve Kuna's opportunity to secure jobs by promotion of the Union Pacific Railroad Line and other transportation systems.

Policy: Site lands for industrial purpose along the Union Pacific Railroad Line and Highway 69 to facilitate manufacturer's transportation access to the marketplace.

Policy: Encourage development of a technology park facility in proximity to Highway 69, which will position Kuna for high-technology and computer technology opportunities.

Policy: Encourage commercial facilities to locate on transportation corridors.

6.3 Existing Conditions

Kuna ~~had~~ has a total of about ~~10,645~~11,677.10 acres within its municipal boundaries as of ~~2006~~2012. The existing land uses are primarily residential in nature, with the remaining land divided between parks and public facilities, commercial, industrial, agricultural, and vacant or undeveloped property. The approximate amount of land zoned in each land use category by acreage is presented in the table below:

LAND USE CATEGORIES(2008) (<u>2012</u>) – CITY OF KUNA		
LAND USE	CITY (ACRES)	PERCENTAGE
Residential	2,634.75 <u>3,035.00</u>	26%
Commercial	157.36 <u>291.26</u>	1.5 <u>3%</u>
Industrial	95.99 <u>109.00</u>	0.8 <u>1%</u>
Parks and Public Facilities	184.24 <u>339.32</u>	1.7 <u>3%</u>
Agriculture	7,097.52 <u>7902.52</u>	70 <u>67%</u>
TOTALS	40,169.86 <u>11,677.1</u>	100%



Residential

Residential developed land uses make up about 26 percent of the City's total land use area. Residential land development serves as a backdrop to other land uses. The average size house in Kuna is about 2,000 square feet, based on a review of all single-family building permits..

Very few apartments, townhomes or condominiums have been constructed in Kuna to date, and a majority of the residential dwellings have been constructed in subdivisions.

Commercial

Kuna has a small amount of commercial development representing about 1-53.0 percent of the City's total land use. Nearly all commercial Commercial land uses that are concentrated in the core of the City. These businesses include typical town center establishments such as: professional offices, grocery stores, limited retail, restaurants and drinking establishments.

Highway 69, which is the main entranceway into the City, is attracting new commercial activity in response to the population growth. There are plans for large-scale commercial development at the intersection of Highway 69 and Deer Flat Road. At present a financial institution and a regional commercial outlet have acquired land at this location for development purpose. Some commercial development is occurring proposed along Ten Mile Road, which will is also become-becoming a major entranceway into Kuna once-since the new-Interstate 84 interchange is-has been completed.

Residents have expressed a desire, in the public workshops, for more convenient commercial activity to be located in the subdivisions and neighborhoods. This desire for extending commercial opportunities into residential neighborhoods has to be balanced against the fledgling commercial opportunities that are starting to crop up in the downtown area. Kuna needs to ensure that commercial neighborhood-type uses do not detract from the strength and purpose of downtown. Kuna has to expand its commercial opportunities to create convenience for residents and visitors in order to expand the economic base of the City.

Industrial

Kuna has little-a small amount of developed industrial land. It represents about 0-81.0 percent of the total land use. The industrial land uses are primarily located in the Swan Falls Industrial Park and-along Shortline Road. Kuna's industrial uses are primarily-general manufacturing in nature.

The City is-hoping-to-expand-its-job-base-through-the-promotion ofstrongly encourages industrial development. The majority of Kuna's residents work outside of Kuna and an expanded industrial base will improve the City's tax base necessary to providing adequate public service delivery.



New residential development in Kuna



Main Street, Kuna



Parks/Public Facilities

Parks and public facilities represent approximately ~~4.73.0~~ percent of its total land use. This category includes government facilities, public schools, fire, police, health care facilities, churches, utilities, park, greenbelt and recreational areas.

Parks

There are ~~four (4)~~ eleven (11) park land areas in Kuna. ~~These are the Colonel Bernard Fisher Veteran's Memorial Park, which is located in the downtown area; City Park Additional public parks are located along the Indian Creek; Sutter's Mill Subdivision (Winchester Park); Sego Prairie Subdivision (Nicholson Park); Butler Park; Chaparosa Park; Sadie Creek Park; Farm Park; Discovery Park; Crimson Point Park; Arbor Ridge Park and Summit View Park.~~

Schools

The Kuna School District is comprised of ~~eight (8)~~ nine (9) schools including one high school, one alternative high school, one middle school and ~~six (6)~~ seven (7) elementary schools. ~~An alternative school is presently under construction.~~ Kuna is also home to a charter school known as Falcon Ridge.

Churches

The City features a number of churches and denominations.

City Hall

The Kuna City Hall is located at 763 West Avalon Street in Kuna. ~~This space serves as an interim location until the City has sufficient resources to construct or relocate to another facility which the City is renting.~~

Kuna Library

The Kuna Library is in full-service operation located at 457 N. Locust Street in Kuna. The Library District boundaries are coterminous with the Kuna School District, which covers both Ada and Canyon counties. The Library District's current population is estimated at 20,000.

The Library is supported by property taxes acquired from Ada and Canyon ~~counties~~ County taxpayers. The building is 12,500 square feet in area, and houses a current collection of over 70,000 items. There are also sixteen (16) computers available for public use, as well as electronic card catalogs.

The Kuna Library offers a variety of services and programs for all patrons. The Library provides a number of different collections to satisfy its patron's needs. The Library also provides a number of programs.

~~The Library is one of the highest per capita utilized libraries in the state. The patron usage, rate and collection growth rate, research and computer use have increased considerably in recent years. Checkouts have grown from 5,000 checkouts per month, to over 40,000 checkouts in July 2008. Along with the checkout rates, there has been an increase of research use and computer use in the library.~~ Among its many



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services, the library offers free online renewals and reservations, as well as free ~~world-wide inter-library loan services that link Idaho libraries~~. ~~The demand for literature and programs has led to a staff increase from one full-time worker in 1993 to twenty-four (24) library employees, twenty-two (22) full-time and two (2) contractors in 2008.~~

Undeveloped

Undeveloped lands are generally zoned agriculture. They occur as islands of unincorporated County land located within the City limits. These lands will eventually convert to more intensive land uses. These agricultural lands provide the City additional growth opportunities along with the many vacant infill lots that permeate the City.

Area of City Impact

The Area of City Impact (ACI) is the planning area within proximity to Kuna likely to be served by public services through annexation procedure. Ada County and the city of Kuna collaboratively develop an ACI. Ada County must formally adopt Kuna's Comprehensive Land Use Plan in order for the County to recognize the Plan's land use designations and policies within the ACI and outside the City limits. Kuna has a current ACI boundary that has been negotiated with Ada County. Proposed changes to the City's ACI will need to be negotiated with the County and adjacent jurisdictions. The adopted ACI requires new development to comply with the following:

- 1) The Comprehensive Land Use Plans of Kuna City and Ada County.
- 2) Ada County's zoning ordinance applies to the land outside City limits but within the ACI.
- 3) Kuna and Ada County jointly review zone change requests, special/conditional use permits, subdivision plats, planned unit developments, zoning ordinance amendments, Comprehensive Land Use Plan amendments, and other land use applications within the area of impact.

In accordance with Idaho Code §67-6526, all cities and towns in Idaho must identify an ACI within the unincorporated area of the county in which they reside. Generally, an ACI is an unincorporated area bordering a municipality, governed under coordinated and mutually agreed upon standards to include the following:

- A. Protect the health, safety, and welfare of residents;
- B. Ensure protection for municipalities and landowners against adjacent, incompatible development;
- C. Plan for orderly and consistent development where annexation is anticipated;
- D. Guide the efficient and prudent expenditure of local governmental resources;
- E. Organize and manage growth; ~~and~~
- F. Minimize undue environmental degradation and loss of open space.



Undeveloped land along the Idaho Power right-of-way



ACI boundaries can accommodate changes in growth patterns and growth rates, natural and environmental constraints and concerns, and community interests.

In some circumstances, the City has annexed outside the ACI.

Kuna recognizes that growth issues affect it and the County. Effective land use management requires a coordinated effort involving City and County land regulations. Some of the more specific growth-related issues include:

- i. Potential for growth in areas outside the City and within the ACI.
 - ii. Modifications to the ACI.
 - iii. Expansion of City services within Kuna
 - iv. Based on the Blaha cases, the City recognizes that they can only make recommendations to the County on land use issues in the ACI.
 - v. Impacts of growth can affect the efficiency of existing and future transportations and transportation corridors.
- 4) The ACI is a land use boundary whose parameters result from negotiations between the Kuna City Council and the Ada County Commissioners whose protocol is established in accordance with Idaho Statutes Title 67, Chapter 65, Section 26 [§67-6526].

~~As part of Kuna's Plan update, the City staff constructed an ACI boundary that has boundary overlap with the city of Meridian's ACI. This action was inadvertent.~~

~~The Kuna City Council, relying upon staff's assessment for boundary accuracy, approved Kuna's proposed ACI. Now that the overlap error has been found, this text amendment is for purpose of removing the overlap so the City and the city of Meridian's ACI boundaries complement one another.~~

~~It should be noted that it is possible to have Ada County land's possessing more than one ACI but that action has to be arrived through a negotiated settlement as enumerated in §67-6526(c). Staff believes that following such a course of action is not likely to prove beneficial; rather, it is more prudent to remedy the boundary overlap conflict.~~

6.4 Future Land Use Plan Map

Purpose

The Kuna Comprehensive Land Use Plan Map is a graphic illustration of the community's desired future land uses. This Plan Map shows what land uses the community would like to see in the City in the future, and where those land uses should take place. This Plan Map is a guide for City staff and officials to follow as they are evaluating development proposals or revisions to City policy. It should be noted, the Plan Map represents a snap shot in time and therefore should be considered a work in progress.



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The Plan Map is to be read and interpreted in conjunction with the Kuna City zoning ordinances, and shall be construed to be consistent with those ordinances.

This Plan Map differs from the City zoning map in at least two (2) ways:

1. First, the land use designations on the Plan Map may match up with existing zoning classifications or they may be different. The Plan Map describes the character and type of land use that is desired for a certain location in the City, but may differ with the overlaying zoning classification. For example, the land may be designated on the Plan Map as low density residential but the corresponding zoning map may designate it commercial.
2. Second, the Plan Map, by its portraying of uses, does not legally entitle a landowner to develop their property in a certain way. Landowners may find that their property is identified as "Neighborhood Center" on the Plan Map, but the City's Zoning Map identifies the land as Agriculture (A). In this hypothetical case, the Plan Map shows what the City would like to see the land develop that is consistent with the character and manner of a Neighborhood Center, as described in this plan. However, a landowner would need to apply to the City for a zone change if they would like to develop their property with some commercial or residential use consistent with the "Neighborhood Center" description. There may be circumstances when a landowner may need to apply for a Plan Map amendment in order to change the land use designation.

This Plan is intended to be a long-term vision for land use within the City. ~~The Idaho State Law allows for updating of the Plan Map every six (6) months.~~ If prepared correctly, the Plan should maintain its effectiveness as a guide for the City for many years.

Key Components

The Kuna Comprehensive Land Use Plan includes a number of key components worthy of elaboration and explanation.

One of the Plan's major concepts is a land use and development pattern philosophy revolving around a series of activity centers. These include a core City Center, ~~large~~-Employment Centers, ~~mid-sized~~-Community Centers, and ~~small-scale~~-Neighborhood Centers. Each center type has a different scale, character, and objective.

Other key components of the Plan include Conservation Subdivisions, creation of an interconnected trail and greenway network, and expansion of the ACI.

These key Plan components are described in detail on the following pages:



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1. CITY CENTER



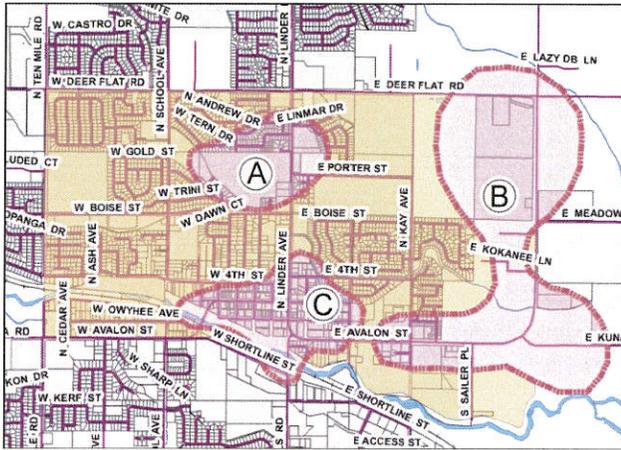
The Kuna City Center anchors Kuna and serves as a destination for the region. The City Center is the employment, civic, and cultural, and residential core for the community, and signifies the physical and emotional heart of the City. The City Center's core is the historic downtown area, and includes a mixture of unique shopping, dining and office spaces. The City Center is the location for many civic and quasi-public functions of the City including City Hall, Police Station, Library, Fire Station, several schools and churches, and a new Boy's and Girl's Club. The City Center includes mixed-uses whereby residential and commercial uses may be located within the same structure. While the City Center's current development densities are quite low, the residential density of the City Center will likely increase over time. The Greenbelt that runs along Indian Creek is a centerpiece for the City Center and provides connections to a variety of other pedestrian pathways.

The Plan identifies the City Center of Kuna as the area bounded on the north by Deer Flat Road, on the east by Highway 69, on the west by Ten Mile Road, and on the south by Indian Creek.

The City Center has a number of mixed-uses with a great percentage of them being residential in nature. There are also public uses and commercial and retail stores located in the historic downtown.

To facilitate Kuna's community vision, three (3) distinct districts with different characteristics are established for the City Center. By capitalizing on existing land use patterns these land use districts offer possibilities for transition over time. The City Center, dominated by mixed-uses, creates distinct retail or civic activity focuses, which will help to direct development.





A CIVIC CENTER
 B COMMUNITY COMMERCIAL & OFFICE
 C HISTORIC DOWNTOWN

Civic District:

The area to the north of Boise Street along North Linder Avenue is proposed to be developed as a civic center in the City Center. A civic center is a prominent land area within a community that usually contains one or more dominant public buildings. There is a considerable amount of undeveloped land within this portion of the City Center, which makes it a prime location for a large civic center development. The civic center could contain a new City Hall, post office, fire and police stations, a library, churches, schools, a community center, the contemplated Boys and Girls Club, and community type park. This district will serve as a civic anchor to the mixed-use and retail activity in the City Center. The civic center will capitalize on existing public buildings located along Deer Flat Road.



Community Commercial and Office District:

This area, generally located along Highway 69, and running from Deer Flat Road south to East Avalon Road, this area is proposed to be developed for community commercial activity. The district is intended as a compliment to the historic downtown district providing high-quality shopping, store-outlet stores, retail shops, dining and entertainment opportunities. It is also a location for office space and creates an opportunity to bring employment opportunities into the core of the City. A mix of uses and increased density in this area will foster the City core's growth and development.

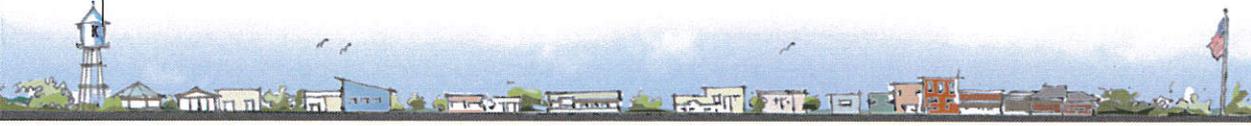
Historic Downtown District:

The Plan capitalizes on the existing uses and structures located in the City's historic center. The Kuna Historic Downtown District will become an entertainment center and destination for residents of Kuna as well as neighboring jurisdictions. The Indian Creek greenway is a unique natural resource to be incorporated in the design of the City Center, and serves as a picturesque backdrop for boutique shopping, dining, and entertainment in the downtown area.



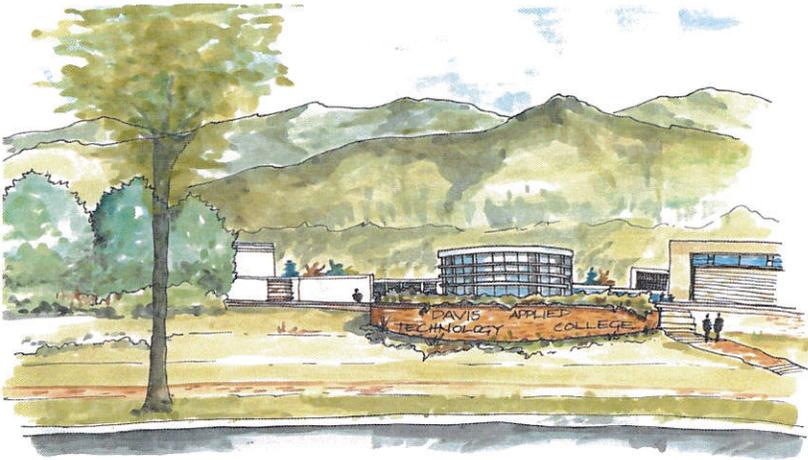
City Center Residential Concept

The residential areas within the City Center will become the highest density areas of the City. Kuna's current City Center densities are quite low, but are expected to increase over time. The City Center will likely serve as home for young families, professionals, empty nesters, and the elderly. The housing types within the City Center will include mid-sized multi-family dwellings, row-homes, and some single-family homes on smaller lots.



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2. EMPLOYMENT CENTERS



Education, Technology, and Research, and Development

Building upon the existing Lineman's College located on Highway 69, the Kuna Plan envisions an educational and applied technology training center, and is encouraging the clustering of similar uses in its proximity. Creating opportunities for employment within the community, and providing opportunities for training of Kuna's young population are among the community's goals.

This area can become a prime location for research and development, and a location for professional offices. These institutions will enjoy economies of scale and avoid duplications of effort by their proximity to one another and their connection to transportation and future transit services.



Industrial Parks

~~There are two (2) locations within the City which exhibit characteristics needed to support industry and manufacturing. One is an 80-acre land area just south of the proposed educational district described above. This area is easily accessed by Highway 69, has fairly level topography, and contains enough acreage to accommodate a cluster of large facilities, and a buffer from the activity along the Highway.~~

~~The second proposed industrial site is located in the southern portion of the City, and builds upon the existing industrial uses located in the Swan Falls Industrial Park. This area is easily access from Highway 69 and in the future Kuna-Mora Road and there may be potential to utilize the existing Union-Pacific Railroad Line by way of a spur line.~~

~~Both areas are envisioned as locations for light and moderate manufacturing. These manufacturing locations are envisioned to be functional and attractive. Landscaping, lighting, and sophisticated signage will create pleasant environments for workers and visitors. Convenient accesses to greenways and canal trails will also foster a healthy working environment and alternative commuting options.~~



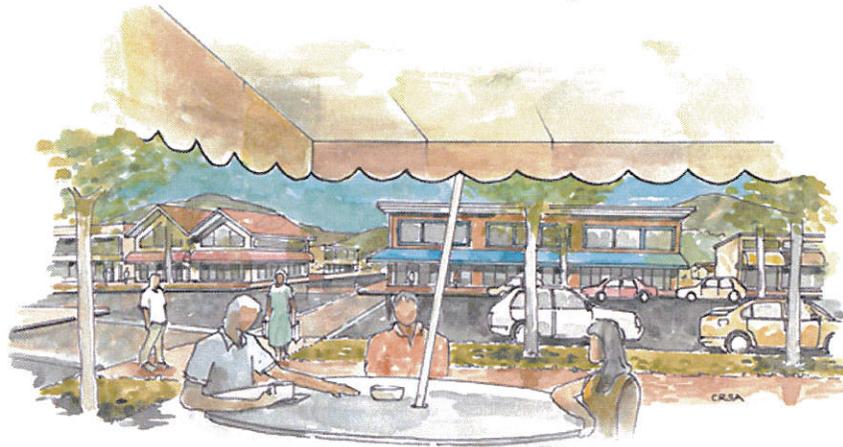
There are specific locations within the City which exhibit characteristics needed to support industry and manufacturing. One areas lies north of the railroad tracks on the east side of Meridian Road. This area is easily accessed by Highway 69/Meridian Road, has fairly level topography, and contains enough acreage to accommodate a cluster of facilities. The Swan Falls Industrial Park is located in the southern portion of the City and is easily accessed from Highway 69 and Kuna Mora Road.

Another proposed industrial site is located south of the railroad tracks and intersected by the most easterly portion of Barker Road. The City foresees this area as an industrial park that will contain light and heavy industrial uses and there may be potential to utilize the existing Union Pacific Railroad Line by way of a spur line.

These manufacturing locations are envisioned to be functional and attractive. Landscaping, lighting, and sophisticated signage will create pleasant environments for workers and visitors. Convenient accesses to greenways and canal trails where available will also foster a healthy working environment and alternative commuting options.



3. COMMUNITY CENTERS



While the City Center will remain as the City's hub, and its primary activity area, smaller community centers will provide services and shopping within close proximity to many of the City's new-planned residential developments.



The City is growing outward to the north and east, with large annexations occurring, or being considered, which would dramatically change the City's shape and geographic boundaries. Creating fifteen to thirty (15-30) acre Community Centers near key intersections and gateways to the City will help capture retail shopping that is seeking venues outside Kuna and help create a memorable gateway into the City. Uses and activities anticipated in these areas include regional shopping centers, grocery, dining, high density residential and professional services.



A Community Center is envisioned at the intersection of Columbia Road and Highway 69. This commercial center is intended to complement the development occurring nearby and will connect to transit service extensions as the City's population expands. The Center designation extends to a distance of a quarter-mile from the Columbia Road/Highway 69 intersection. Another Community Center designation is envisioned to be located north and south of Kuna Mora Road, to distance of a quarter-mile, and lying between McDermott Road on the west and Swan Falls Road on the east. This area will develop with this type of land use pattern as Kuna Mora Road is subject to more development and higher volumes of traffic.



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4. NEIGHBORHOOD CENTER

Neighborhood Centers are intended to bring elementary schools, local parks, and other civic amenities within walking distance of the vast majority of Kuna residents.

Neighborhood Centers are typically focused on a community space, such as a school or Community Center, higher density housing or neighborhood-scaled commercial space, but the mix will vary by neighborhood.

Neighborhood Centers should be supported by a hierarchy of street types and pedestrian pathways to promote safe, walkable, neighborhoods.

The Plan envisions a neighborhood development pattern which will enhance neighborhood's self sufficiency by providing residents and visitors with multiple living choices. These communities will be dense with a mix of activities and land uses. Multiple residential type uses will be available to accommodate people of different income levels and interests. Neighborhood Centers are a focal point for the community, and are the preferred locations for future school, park, and church developments. The idea is to create an identifiable center for each neighborhood, and to create a place where community connections are fostered and encouraged.

These neighborhoods will be designed to support multiple transportation modes, while encouraging walking and bicycling for short daily trips. The Centers will abut major arterials to create easy access and high visibility for commercial businesses. ~~However, these Neighborhood Centers are not intended to straddle major intersections. The Neighborhood Center designation extends to a distance of 600 feet from the intersection. The Centers may use one or more corners of the intersection.~~ Even though they are intended to be self sufficient, they will also be a part of a hierarchical system of centers located throughout the City— with the City Center and historic downtown serving as the centerpiece. Accordingly, each of these neighborhoods will have the following:

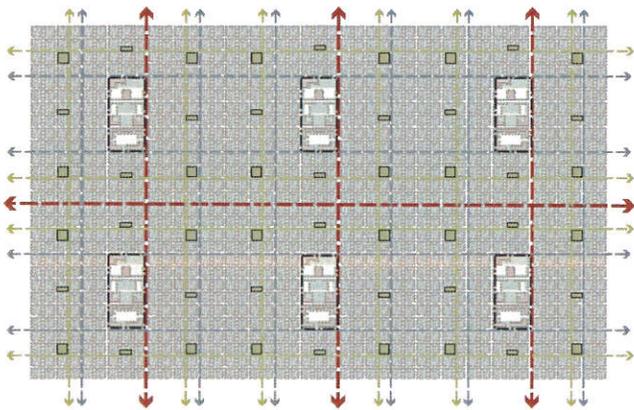


- **A center:** Walkable neighborhoods have a **discernable** center, whether it's a shopping district, school, church, a public space or park.
- **Density:** The neighborhood is compact enough for local businesses to flourish and for future public transportation to connect and service.
- **Mixed income and mixed-uses:** Housing is intended to accommodate young and old, singles and families, higher and lower income alike. Businesses and residences are located near each other.
- **Parks and public space:** There are ample, convenient, public places to gather and play.
 - **Pedestrian-centric design:** Buildings are placed close to the street to accommodate foot traffic, with parking lots assigned behind the building.
 - **Nearby schools and workplaces:** Schools and workplaces are close enough that most residents can walk from their homes.

The Neighborhood Centers will be developed at various vantage points. These Neighborhood Centers will occupy between ten (10) and forty (40) acres, depending on the types of development that occur there. For example, a school can occupy fifteen (15) or more acres with ball fields and structures.

Commercial land uses are one component of a Neighborhood Center. Not all Centers will contain commercial land uses, and may be exclusively civic and community facility oriented. For those that do contain commercial activities, the uses may include: grocery stores, bakeries, barber shops, beauty shops, pharmacies, florists, child care centers, dry cleaners, movie rentals, coffee shops, cafes, etcetera.

Each Center would be connected with Neighborhood Centers through a grid street network. This linked grid of centers strategically poises the City for a future transit system.



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5. NEIGHBORHOOD DISTRICT

Neighborhood Core Concept

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

**Neighborhood Edge Concept**

These are residential areas just outside of the Neighborhood Center that forms a soft edge between one neighborhood and another. The character of the neighborhood edges is that of an entirely residential area. Residents within the Neighborhood Edges still identify themselves with a particular neighborhood, but they may visit two (2) or more Neighborhood Centers for daily needs. Housing types within the neighborhood edge may include single-family homes and duplexes. The Neighborhood District is an area extending to a distance 1,320 from the intersections that form these neighborhoods.



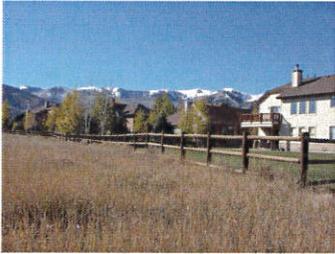
6. CONSERVATION DESIGN

The edges of the City have a more open feel than the denser City core. Conservation subdivisions offer residents an opportunity to live near the City core, and enjoy residential neighborhood attributes interwoven with open spaces. Maintaining open spaces near the edge of the City will help define the boundaries of the community, and will provide an attractive buffer between neighboring jurisdictions.

The concept of conservation design, sometimes called clustered development, means locating homes in a proposed subdivision in closer proximity to one another to minimize infrastructure expenditure and maximize conservation of open space. Open spaces may include a large range of open space land types, ranging from manicured park space, to agricultural areas, to natural vegetation.

Clustering homes in a conservation subdivision does not mean an overall higher density, but simply refers to the way lots are laid out in a subdivision design. Lots sizes may feature any range of acreage, but typically a large parcel of open space is created in the subdivision layout that is treated differently than individual private lots. This open space can be used for formal community purposes, or maintained as natural open space for everyone's recreational enjoyment.

Housing is clustered together within neighborhoods, allowing for land pattern flexibility, while preserving large areas for continued agricultural use, natural open space, or manicured park space, or passive recreation such as an equestrian park. Even though homes are grouped together onto smaller lots, the open areas help preserve an open feel and character.



While still maintaining a suburban feel, this Eagle, Idaho subdivision has lots arranged in a layout that incorporates open spaces, trails, park space, and water features. Tighter clustering of homes, and smaller lots sizes could preserve even greater amounts of open space within the neighborhood.



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Conservation subdivisions not only conserve open spaces, but also may conserve the resources a City spends on maintaining and delivering services. Grouping homes together may minimize infrastructure costs by reducing the length of required utility type piping, roadways, and drainage systems. Garbage pickup or other City services are similarly concentrated to a smaller geographic area, thus potentially reducing the time and costs required to service the area. The residential structures in conservation subdivisions areas may range in size and character from small farm homes, newer suburban housing, to large residential dwellings, estates, or ranches.

Clustering homes together can create unique open spaces within residential areas, and can help define a buffer or transition area between Kuna and neighboring jurisdictions. It is recommended that the western, eastern, and southern most areas of Kuna be entertained for development relying on a conservation design philosophy. In these areas the average density of the gross area would be approximately two (2) units per acre, but the lots would be grouped together and the actual individual lot sizes could be half ($\frac{1}{2}$) that size. The remaining open space could be used for, park spaces, manicured open spaces, left in a natural state, or remain as agriculture land.

The open spaces created by clustering can be managed in a number of ways. In clustered residential developments the undeveloped portion of the parcel is protected from future subdivision and development, most typically by a conservation easement. Conservation easements, legal deed restrictions prohibiting development of the land in perpetuity, can be held by the homeowner's in common.

A homeowner's association, or HOA, can be given management responsibility for the open space or the management responsibility may be assigned to a third party funded by the sale of the development lots. This option is currently being used in Ada County, where the Soil Conservation Service (SCS) is managing open spaces created by clustered residential development. The SCS takes a percentage of the sale price of each lot, which then goes into an escrow fund for future management and maintenance of the open space.

While management of open spaces within residential areas can be complicated, the value of open spaces near communities easily outweighs the challenges of its preservation. Open space provides a range of benefits to citizens of a community including opportunities for recreation, storm-water drainage, wildlife habitat, and aesthetic benefits. Benefits to the residents near open space include protection of property values and preservation of the rural residential neighborhood character.

Additionally, the preservation of open space provides relief from congestion and other negative effects of development. Preserving open spaces within and around cities does not limit the development potential of those communities, but rather enhances the development that does take place, and may reduce infrastructure expenditures for the community by grouping development together.

Cluster development should be market driven or incentive driven and not compelled on any particular property.



In a hypothetical, 40-acre development, eighty (80) homes would be allowed under typical two (2) units/acre zoning. Typical development patterns would divide the parcel up into eighty (80) roughly equal-sized lots, and little to no open space would be preserved.

In a conservation design scenario, the same eighty (80) homes would be allowed, but rather than each having a half-acre lot, they could each have lots approximately quarter-acre in size, and approximately twenty (20) acres could be set aside for a combination of a neighborhood park, a pond, and bicycle and pedestrian pathway system.

Alternatively, the same twenty (20) acres could become an equestrian park, a golf course, be farmed, or be dedicated to the City as a large community park.

Because the homes are clustered together on twenty (20) acres, rather than spread evenly over 40 acres, the City will have to maintain only half ($\frac{1}{2}$) the distance in infrastructure. Similarly, garbage collection, policing, and other city services are grouped into more efficient routes rather than dispersed over a larger area.





Large amounts of open space can become a maintenance burden on the surrounding homeowner's associations and may pose liability exposure. If the community desires to see more cluster development it may be advisable to create incentives to developers and find ways to reduce maintenance and liability burdens on the surrounding neighborhood associations. Cluster development should be market and/or incentive driven. City officials and staff should not discourage clustered, larger-lot rural residential developments if they can be effectively integrated into the City and provided services can be extended to those developments in an efficient and cost effective manner.



Wildfire potential needs to be kept in mind when considering cluster developments ~~especially in light of the recent fires in Southeast Boise that destroyed a number of homes~~. Cluster development may increase the risk of wildfires as well as exposure to liability, unless the open space areas are irrigated and regularly maintained which may be cost prohibitive for a typical neighborhood HOA.



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7. TRAIL AND GREENWAY SYSTEM



Kuna's park and recreation facilities are of great importance to residents and they expressed an interest in seeing development of various natural assets, and the integration of natural open space into new developments.

Kuna's irrigation canals offer unique recreation opportunities. Greenways, trails and bike paths can be developed along these canals to offer scenic routes and transportation alternatives. The greenways will include an open space buffer on either side for trails, ranging from about twenty feet (20') in residential areas to up to 300 feet along the Indian Creek corridor. Outside of this open space buffer zone, development is encouraged. Linear parkways will also be developed along gateway corridors as part of a City-wide green network system.

The City has a fledgling park system and relies in part on school fields for park related activities. The City intends to construct more park areas as the City grows and to relying on the future collection of impact fees and land dedications to sponsor that activity. Ideally, new City parks will be located in Neighborhood Centers, reinforcing those spaces as the center of neighborhood activity.

Impact fees and dedications rely almost entirely on new development. Although new development is required to provide open spaces and amenities that are appropriate for the property being developed, new development cannot be expected to bear the entire burden of curing deficiencies in open space, trail systems, and green spaces that benefit a broader community base. The City should pursue ways to cure deficiencies in community wide amenities that equitably spread out the cost burden and not rely solely on impact fees or dedications from new development.



Trails and bike lanes will be installed throughout the City for recreation purposes and to provide alternative modes of transportation. Trails will be located along greenways and irrigation corridors and also connect important landmarks and points of interest.

Bike lanes will be located along arterial and connector streets and bike paths will be located along half-section lines throughout the City. On-street bicycle lanes, and dedicated paths, will provide a formal bicycle network. Relying on these facilities, cyclists should be able to easily navigate through Kuna.

The area ~~in proximity to Kuna Mora Road generally south of Indian Creek~~ is considered a desirable location for a regional recreation center. Activities contemplated for this area might include a BMX track, fairground, equestrian or ATV trails, a large soccer complex, and a golf course. This recreation center would provide Kuna an opportunity to market itself as a recreational destination. It will also provide job and revenue opportunity. This area will be linked to the City Center by greenbelts, and a grid of collector roads.



8. AREA OF CITY IMPACT

Kuna's Area of City Impact (ACI) has been expanded on the City's Plan Map to include all land currently within the City's municipal boundary and lands outside the municipality contemplated for future annexation. The ACI currently complements Meridian's adjoining Impact Area boundaries. The ACI boundary has been delineated based on the following rationale:

In defining an ACI, the following factors were considered:

1. Trade area, defined as the region from which a City can expect the primary demand for a specific product or service.

Kuna is rapidly becoming a full service community whose range of commercial services continues to draw individuals from greater distances to accommodate their consumer and cultural needs. It is the goal of the City to create a self-sustaining and stronger ~~identity~~-community identity.

2. Geographic factors:

The proposed Kuna ACI boundary follows natural, political, and geographic boundaries. In all cases the Kuna ACI boundary follows roadways, survey section lines, and the boundary lines of other communities.

3. Areas that can reasonably be expected to be annexed into the municipality in the foreseeable future, and where the City is prepared to provide infrastructure.

Kuna has experienced tremendous growth in the past decade, and expects to experience similar growth rates into the near future. Kuna's municipal boundaries have expanded from 2.7 square miles in 2004 to more than ~~sixteen-eighteen (1618)~~ square miles in ~~2008~~2010.

The City annexation effort has left the City's boundary line rather irregular. The proposed Kuna ACI boundary attempts to square up and smooth out the City's edge and create a future municipal boundary that maximizes service delivery efficiency.

Future expansion or realignment of the ACI may be considered under the following conditions:

1. Limited developable space within existing ACI boundary, including lands within the existing City boundaries.
2. Regularly scheduled Plan update. ~~Idaho Code, §67-6509 provides that the land-use map component of a Plan may be updated every six (6) months.~~
3. Request by a property owner to have their property included within an ACI, when the City feels the land use action is in accordance with the vision outlined in its Plan, and
4. When the City annexes up to the boundary of its ACI boundary, resulting in conterminous municipal and ACI boundaries.



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6.4.1 Future Land Use Plan Map Designations

Land Use Designations

The ~~2008-2013~~ Kuna Comprehensive Future Land Use Map that accompanies this Plan is a graphic depiction of the City's proposed future land use and is a guide for the City staff and officials to rely upon as they are evaluating development proposals or revisions to City policies and ordinances. ~~The Plan and the Plan Map are works in progress; and thus, will be updated from time to time.~~ Depicting an area as residential, commercial or ~~any other with~~ another designation on the Plan Map should not prohibit the consideration of land uses that may be authorized by other land use processes, other uses that may be authorized by PUD ordinances, Special/Conditional Use ordinances or other land use application that may grant a land use exception or other means of relief.

The Plan Map designations are a result of significant public input and take into account a review of the land use designations of the adjacent jurisdictions ~~a review of land use designations of adjacent jurisdictions.~~ ~~These designations were also developed through planning and professional analysis.~~

The ~~2008-2013~~ Future Land Use Map contains the following land use designations:

Parks & Recreational

~~The land use designation indicates lands that are intended to be maintained as natural, undeveloped open space or developed as a formal recreation area for public purpose. This designation includes lands bordering public lands, river and stream corridors, and City park spaces.~~

~~General park locations have been identified, (See the Parks and Recreation, and Future Acquisitions maps) but specific parcels and acreages have not, to minimize the potential for property owner's asserting a property taking.~~

Residential

Low Density Residential

This designation describes areas where residential development densities ranging from two to three (2-3) units per acre are desired.



These areas will be made up of single-family homes with larger lots than those in the medium density designation. This designation covers considerable residential land within the City and represents the typical style and development density pattern occurring in the City today.

The Plan Map currently identifies 13,409.56 acres of Low Density Residential development. At an average density of three (3) units per acre, this acreage will accommodate 40,229 households at build out, or 128,732.8 people.

Medium Density Residential

This designation describes areas where residential development densities generally ranging range from four to seven (4-7) 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.

The Plan Map currently identifies 6,724.63 acres of Medium Density Residential development. Given an average density of six (6) units per acre, this acreage accommodates 40,348 households at build out, or 129,113.6 people.

High Density Residential

This designation generally describes areas where residential development densities ranging from nine to twenty (9-20) units per acre. This is the City's most intensive residential land use designation. This classification is intended for multiple-family homes and multi-story dwellings in addition to single-family residences. This land use category serves as a transitional land use buffer between Low Density Residential, higher density commercial and industrial.

The Plan Map generally identifies ~~492.199~~ 191.63 acres of High Density Residential development. At an average density of ten (10) units per acre, this acreage accommodates ~~4,924~~ 1,916 households at build out, or ~~6,3966~~ 131 people.

RESIDENTIAL LAND USE CHARACTERISTICS				
	ACRES	DENSITY	HOUSEHOLD UNITS	POPULATION
Low Density Residential	13,409.56	3	40,229	128,732.8
Medium Density Residential	6,724.63	6	40,348	129,113.6
High Density Residential	191.63	10	1,916	6131.2



Commercial Designations

Community Commercial

This designation includes general commercial land uses with a community-wide and regional focus. This designation features large-scale commercial buildings, automotive dealerships, drive-through restaurants, large-footprint retail stores, and similar type land uses appropriate for highway and arterial frontages. This designation and its uses are not intended to compete with downtown or neighborhood commercial areas, and is are focused on the regional market.

The Plan Map currently identifies 239.9467.77 acres of Commercial development. With a projected population of approximately 30,000 residents by 20202025, Kuna will need between thirty (30) and forty two (42) approximately 108 acres of Community Commercial to meet local needs at that time.

Neighborhood Commercial

Neighborhood Commercial is a land use designated on the Plan Map intended for neighborhood-scale commercial activity. This designation features uses such as grocery stores, corner stores, coffee shops, bookstores, video rentals, barber shops, hair salons, bakeries and bicycle repair.

The Plan Map identifies several general locations for the placement of Neighborhood Commercial development. With a projected population of approximately 30,000 residents by 20202025, Kuna will need between thirty-four (34) and forty-five (45) acres of Neighborhood Commercial to meet local needs at this time.

Mixed-Use City Center

This land use designation includes land uses that are located in or close to the historic downtown area and the City Center. This designation was previously identified on the Plan as the Central Business District (CBD). The area will capitalize on the existing fabric character of the downtown and it's improving walkable grid system. Mixed-use allows for a variety of land uses, and configurations. Housing or office use may be located within the same structure.

The Plan Map currently identifies 196.2 234.04 acres of Mixed-Use City Center development.

Mixed-Use General

The Mixed-Use General land use designation is associated with 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.



It is important to note that the mixed-use areas will emphasize the residential component and include residential/ retail areas and residential/ office areas.

Developers may rely upon the mixed-use general for PUD proposals.

The Plan Map currently identifies 2,594.75,550.58 acres of mixed-use general development.

Professional Office

This land use designation identifies future employment centers, and specifically those targeting high-technology, research, education, and training institutions.

The Plan Map currently identifies 453.2290.72 acres of Professional Office development.

Industrial

This land use designation includes light and ~~moderate-heavy~~ industrial type land uses as well as some of the more intense commercial uses. Land use activity in this category may include research and development, clean technology assembly and production as well as more intense industrial uses. It should be noted these uses may have some impact on surrounding areas in terms of noise, odor, dust or other nuisances that would likely extend beyond the property lines.

Light Industrial

This district is established to promote the development of manufacturing and wholesale business operations that are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. This district is expected to operate the business enterprises primarily within enclosed structures and design the operation to accommodate industrial type traffic and loading demands. The site is expected to be attractively designed and preferably constructed in a business park-like setting. Research activities are encouraged in this district. This district is intended to serve as a transitional buffer between heavy industrial type uses and less intense commercial

Heavy Industrial

This district is intended to accommodate manufacturing processes and warehouse activities. Businesses locating in this district may produce objectionable or hazardous noise, odor, dust, smoke and glare. Therefore, this district is not intended for general public access due to the exposure risks. The manufacture business is expected to operate entirely within enclosed structures that are designed to accommodate industrial type traffic and loading demands.

The Comprehensive Plan Map currently identifies 1,643.31,653.17 acres of designated Industrial development however, does not dictate actual zoning.

With a projected population of approximately 30,000 residents by 20202025, Kuna will need approximately between seventy-six (76) and



~~one hundred and seven (107) acres 150,000 to 210,000 square feet of additional building(s) footprint of industrial development to meet local needs by that date.~~

Agriculture

This land use designation refers to land uses engaged in farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry and the accompanying accessory uses for packing, treating or storing the produce. Agricultural accessory uses shall be considered a use secondary to the normal agricultural activities. Agriculture does not include the operation or maintenance of a commercial stockyard or feed yard where large number of livestock are fed concentrated feeds particularly for the purpose of fattening for market (CAFO).

Community-Facility Public

This land use designation is applied to community and public and quasi-public uses such as those associated with government, nonprofit, and utilities.

The Plan Map currently identifies 202.9 400.84 acres of *Community Facility-Public* uses.

Rural Cluster

The concept of clustered development means locating residences in a proposed subdivision in closer proximity to one another to minimize infrastructure expenditure and maximize conservation of open space. Open spaces may include a large-range of open space land types ranging from manicured park space, to agricultural areas, to natural vegetation. Clustering residences in a conservation subdivision does not mean an overall higher density, but simply refers to the way lots are laid out in a subdivision design. Lots sizes may feature any range of acreage, but typically a large parcel of open space is created in the subdivision layout that is treated differently than individual private lots. This open space can be used for formal community purposes, or maintained as natural open space for everyone's recreational enjoyment.

Federal & State Lands

The Federal Lands are lands owned or administered by the Federal Government. State Lands are lands owned or administered by the State of Idaho. The City is showing recognition of such lands within the Area of City Impact; noting, the City has no jurisdiction over State and Federal lands. Uses on property designated as Federal and State Lands will be allowed in accord with any applicable federal, state or local laws or regulations. State and Federal lands have been known to allow for uses to provide for such things as agricultural use, recreational use, mining and limited retail.



Comprehensive Land Use Plan Map Overlays

Overlays are different from comprehensive land use designations in that they apply to specific areas for purpose of directing certain development outcomes. Development occurring within an overlay district has to meet certain development requirements and its applications are not necessarily in keeping with the underlying Future Land Use Map designation.

Gateway Corridor

~~This roadway corridor overlay is intended to ensure use of appropriate aesthetics in public presentation areas. There are certain requirements associated with this overlay relating to landscaping, monuments, signage, lighting, and access management control.~~

Greenbelt Development Corridor

~~This overlay describes areas following the City's designated greenbelts. The greenbelts are open corridors of land ranging in width from twenty feet (20') to 300 feet, which includes land dedicated for trails or pathways. Land within this corridor is subject to additional development standards with respect to furnishings and uses.~~

Community Center

~~While the City Center will remain as the City's hub, and its primary activity area, smaller community centers will provide services and shopping within close proximity to many of the City's new residential developments.~~

~~A Community Center is envisioned at the intersection of Columbia Road and Highway 69. This commercial center is intended to complement the development occurring nearby and will connect to transit service extensions as the City's population expands. The center designation extends to a distance of a quarter-mile from the Columbia Road/Highway 69 intersection. Another Community Center designation is envisioned to be located north and south of Kuna Mora Road, to distance of a quarter-mile, and lying between McDermott Road on the west and Swan Falls Road on the east. This area will develop with this type of land use pattern as Kuna Mora Road is subject to more development and higher volumes of traffic.~~

Neighborhood Center

The Neighborhood Center is an appropriate place for churches, small-scale commercial buildings, civic buildings, and parks. In addition, these areas accommodate higher density housing. This land use category encourages a mix of uses under one roof such as the placement of a residential use over a retail use.

~~The idea is to create an identifiable center for each neighborhood and a place where community connections are fostered and encouraged. These neighborhoods will be designed to support multiple transportation modes, while encouraging walking and bicycling for short daily trips. The centers will abut major arterials to create easy access and high visibility for commercial businesses. The neighborhood centers designation extends to a distance 660 feet from the intersections. The centers may involve one or more corners of the intersection. Even though they are~~



intended to be self sufficient, they will also be part of a hierarchical system of centers located throughout the City within the City Center and historic downtown serving as the centerpiece.

The Plan Map identifies several general locations for Neighborhood Center development. Generally, Neighborhood Centers may range from ten to forty (10-40) acres in size with in the commercial component ranging from five (5) and fifteen (15) acres in area. This category is intended for service centers and for purpose of locating community facilities. Of the total Neighborhood Center acreage, between thirty-four (34) and forty-five (45) acres is recommended for neighborhood-scale commercial to accommodate approximately 30,000 population by 20202025.

Neighborhood District

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

The Neighborhood District reflects the residential areas located just outside of the Neighborhood Center that forms a soft edge between one neighborhood and another. The character of the neighborhood edges is that of an entirely residential area. Residents with the neighborhood edges still identify themselves with a particular neighborhood, but they may visit two or more Neighborhood Centers for daily needs. Housing types within the neighborhood edge may include single-family homes and duplexes. The Neighborhood District is an area extending to a distance 1,320 feet from the intersections that form these neighborhoods.



2002 & 2012 Comprehensive Land Use Plan Map — Designation Comparison		
2002 Plan Map Designations	Retained, Excluded, Renamed, or New	Equivalent 2008 Plan Map Designations
LAND USE DESIGNATION		
Agriculture	Retained	Agriculture
	New	Urban Cluster
Low-Density Residential	Retained	Low-Density Residential
Medium-Density Residential	Retained	Medium-Density Residential
High-Density Residential	Retained	High-Density Residential
Central Business District (CBD)	Renamed	Mixed-use—City Center
Light Commercial	Renamed	Commercial (Community/Neighborhood)
Industrial	Renamed	Light Industrial Heavy Industrial
Limited Office	Renamed	Professional Office
Public	Retained	Public
Parks & Recreational	Omitted	
COMPREHENSIVE LAND USE PLAN MAP OVERLAYS		
Gateway Corridor	Omitted	
High Technology Overlay	Omitted	
	New	Mixed-use—General
	New	Commercial Center
	New	Neighborhood Center
	New	Neighborhood District

CORRESPONDING ZONES WITH DESIGNATIONS ON PLAN MAP	
PLAN MAP DESIGNATIONS	ZONE(S)
Rural Cluster	A, R-2
Low-Density Residential	R-2
Medium-Density Residential	R-4, R-6
High-Density Residential	R-8, R-12, R-20
Commercial (Community/Neighborhood)	C-1, C-2, C-3
Mixed-use—City Center	CBD
Industrial (Light/Heavy)	M-1, M-2
Professional Office	O
Public	P
Agriculture	A
Mixed-use—General	C-1, O, R-8, R-12, R-20, P
Community Center	P, C-1, R-6, R-8, R-12, R-20
Neighborhood Center	P, C-1, R-6, R-8, R-12, R-20
Neighborhood District	P, C-1, R-6, R-8, R-12, R-20



CORRESPONDING ZONES WITH DESIGNATIONS ON PLAN MAP	
PLAN MAP DESIGNATIONS	ZONE(S)
Agriculture	A
Commercial (Community/Neighborhood)	C-1, C-2, C-3
Community Center	P, C-1, R-6, R-8, R-12, R-20
High Density Residential	R-8, R-12, R-20
Industrial (Light/Heavy)	M-1, M-2
Low Density Residential	R-2
Medium Density Residential	R-4, R-6
Mixed-use – City Center	CBD
Mixed-use – General	C-1, O, R-8, R-12, R-20, P
Neighborhood Center	P, C-1, R-6, R-8, R-12, R-20
Neighborhood District	P, C-1, R-6, R-8, R-12, R-20
Professional Office	O
Public	P

Note: A property owner has the right to amend the Future Land Use Map through a map amending process.



