



CITY OF KUNA

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KUNA, ID 83634

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January 7, 2014

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
Pat Jones, Council Member-Elect

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, JANUARY 7, 2014
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: Marcus Omdahl, New Beginnings Christian Church

Pledge of Allegiance: Mayor Nelson

1.1 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 December 17, 2013 Special Meeting
2. Minutes of December 17, 2013 Regular Meeting
3. Minutes of December 19, 2013 Special Meeting

B. Accounts Payable Dated January 7, 2013 in the Amount of \$181,153.12

C. Ordinances:

First Reading of Ordinance No. 2014-01 Annexation - Boise Project Board of Control

Consideration to dispense with full reading and three consecutive readings.

Consideration to approve ordinance.

Consideration to approve a summary publication of the ordinance.

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, IDENTIFIED BY PARCEL NUMBER R5070002110 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY AS C-1 NEIGHBORHOOD

BUSINESS DISTRICT; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

1.2 Swear In Newly Elected Officials

***Recess for change of Council**

1.3 Elect Council President

1. Consent Agenda:

- A. City Council Meeting Minutes: None
- B. Approve Accounts Payable: None
- C. Alcohol Licenses: None
- D. Resolutions:

1. Resolution No. R02-2014 Pool & Recreation Center Feasibility Study Consultant

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH LCA ARCHITECTS TO PERFORM THE FEASIBILITY STUDY THAT WILL DETERMINE IF IT IS FISCALLY POSSIBLE TO CONSTRUCT AND OPERATE OR PARTNER WITH THE YMCA TO OPERATE A CITY OWNED COMMUNITY SWIMMING POOL AND RECREATION CENTER.

2. Resolution No. R03-2014 Pool & Recreation Center – Zions Bank

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH ZIONS BANK TO ASSIST THE CITY IN EXPLORING METHODS OF FINANCING THE CONSTRUCTION AND OPERATION OF A CITY OWNED COMMUNITY SWIMMING POOL AND RECREATION CENTER.

- E. Findings of Facts and Conclusions of Law: None

2. Citizen's Reports or Requests: None

3. Old Business: None

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

- A. 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat); Sorrel Residential Subdivision, 13-04-DR

(Design Review); Randy VanderWerff represented by ULC Management (Bob Unger); Applicant is requesting the following:

- a. PUD approval for a Lot totaling 2.07 total acres
- b. Approval to change the current zoning from M-1 to R-8
- c. Approval of a Development Agreement to guide development
- d. Preliminary plat approval for 16 connected-townhome lots

Presented by Troy Behunin, Senior Planner, P&Z

- B. 13-02-AN (Annexation) and 13-01-DA (Development Agreement) Sharron L. Fisher Annexation; represented by SLN Planning (Shawn Nickel). The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional). Also requested is a Development Agreement to guide future development.

Presented by Travis Jeffers, Planning Technician, P&Z

5. New Business:

- A. Transportation Priorities – David Szplett
- B. Proclamation – 2014 Year of the Kids
- C. Proclamation – 2014 Kuna City Sesquicentennial
- D. Resolution No. R01-2014 Approve Form of Letter of Credit for Greyhawk Subdivision No. 2 – Gordon Law, City Engineer
- E. Consideration to Approve Resolution No. R04-2014 City Employee Dental and Vision Policy – John Marsh, City Treasurer
- F. Discuss Resolution Adopting Amended Policy for Cost Recovery Agreements for Water System Construction – Gordon Law, City Engineer
- G. Discuss Resolution Adopting Amended Policy for Cost Recovery Agreements for Sewer System Construction – Gordon Law, City Engineer
- H. Discuss Resolution Adopting Amended Policy for Cost Recovery Agreements for Pressure Irrigation System Construction – Gordon Law, City Engineer
- I. December Construction Report (information only, no action required) – Gordon Law, City Engineer
- J. Discussion to Set Date for Feasibility Study for Community Swimming Pool and Recreation Center – Richard Roats, City Attorney

K. Discussion to Set Date for an Executive Session Regarding Property Acquisition –
Richard Roats, City Attorney

L. Adopt Resolution Approving Consultant Services Agreement with JUB for Boise-Linder
Pipeline Project – Gordon Law, City Attorney

M. Review Comprehensive Plan Amended Section 8.0 Public Services, Facilities and Utilities
and Section 10.0 Recreation – Wendy Howell, P&Z Director

6. Ordinances: None

7. Mayor/Council Discussion Items:

8. Announcements:

9. Executive Session:

10. Adjournment:

**CITY OF KUNA
SPECIAL CITY COUNCIL MEETING
MINUTES**

TUESDAY, DECEMBER 17, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

6:00 P.M. SPECIAL CITY COUNCIL MEETING

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

CITY STAFF PRESENT: Richard Roats, City Attorney
Gordon Law, City Engineer
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Brenda Bingham, City Clerk

1. Call to Order and Roll Call

Mayor Nelson called the meeting to order at 6:00 p.m. Roll call reflected Council President Cardoza and Council Members Buban-Vonder Haar and Stear present at the meeting. Council Member Hoiland arrived to the meeting at approximately 6:50 p.m.

2. Public Hearing – Sale of City Owned Surplus Property Located on E. King Road and East of S. Meridian Road, Kuna, Idaho; 19.84 acres; Minimum Price of \$265,112.44. (See Exhibit “A” on page 2 of this notice.)(Timestamp 00:00:36)

The purpose of the Public Hearing is for interested parties and citizens to have an opportunity to be heard to discuss the sale of a single city-owned parcel of real property to be declared as surplus totaling approximately 19.84 acres. The property is generally located on E. King Road, east of S. Meridian Road, Kuna, Idaho. Resolution R49-2013 declares that the property is surplus, the City of Kuna intends to sell the property at public auction to the highest bidder, and the minimum price is set at \$265,112.44.

Mayor Nelson opened the public hearing at 6:03 p.m. reporting no one signed the list to speak. An invitation was extended to the audience to make public comment.

SUPPORT
None

1 NEUTRAL

2 None

3
4 OPPOSE

5 None

6
7 There being no testimony offered, Mayor Nelson closed the Public Hearing at 6:04 p.m.

8
9 **3. Public Auction - Sale of City Owned Surplus Property Located on E. King Road and**
10 **East of S. Meridian Road, Kuna, Idaho; 19.84 acres; Minimum Price of \$265,112.44.**
11 *(See Exhibit "A" on page 2 of this notice.) (Timestamp 00:01:45)*

12
13 The Kuna City Council will conduct a public auction where the City will offer for sale city
14 owned surplus property located on E. King Road and East of S. Meridian Road, Kuna, Idaho
15 totaling approximately 19.84 acres with a minimum price set at \$265,112.44 to the highest
16 bidder at an amount not less than the minimum price. If no bids are received, the City
17 reserves the right to proceed to sell the property as it deems in the best interest of the City.

18
19 Attorney Roats reported the property is referred to as the Oxnam property and is located on
20 East King Road. The property has gone through the LID process and the Quiet Title action.
21 One written offer has been received from Cody and Linda Chytka in the amount of \$80,000
22 that does not include the EDUs. A Purchase and Sale Agreement has been signed by the
23 Chytka's which the Mayor would need to sign upon Council's approval. No other written or
24 oral bids have been received.

25
26 Cody Chytka, 1882 King Road, explained the property was part of the entire Oxnam property
27 which was marketed by Mark Bottles, Real Estate Agent, so they submitted their best and
28 final bid.

29
30 **4. Motion to proceed to sell the property as it deems in the best interest of the City if no**
31 **bids are received pursuant to Idaho Code §50-1403(1).** *(Timestamp 00:14:12)*

32
33 **Council Member Stear moved that it would be in the best interest of the City to sell the**
34 **property discussed for the \$80,000.**

35
36 **Council President Cardoza expressed concerns on the negotiations and advertising of**
37 **the property. He suggested the property be advertised as surplus since it did not go to**
38 **public auction so citizens have an opportunity to place a bid.**

39
40 **Attorney Roats explained the proceeds from the sale will go to the bank as part of the**
41 **LID process and the bank wants to close on it before the end of year. The property has**
42 **been properly advertised and Mr. Chytka has made a cash offer.**

43
44 **Mr. Cardoza would still like the property advertised again since it did not go to public**
45 **auction expressing concern on negotiations occurring separately from the auction. He**
46 **feels it is not in the best interest of the City but in the best interest of the bank.**

1 **Mr. Roats explained the LID processes of selling the property per the statutes. If there**
2 **are no bids then it can be sold in the best interest of the City as surplus property. This**
3 **pays off the LID assessment by the bank to release the lien and selling the property for**
4 **its fair market value. Fair market is determined by putting it out to the public allowing**
5 **them to bid on it. This has been advertised and doesn't think anything would change**
6 **between now and another hearing.**

7
8 **The motion was seconded by Council Member Buban-Vonder Haar. A roll call vote**
9 **reflected the following:**

10 **Voting Yes: Council Members Buban-Vonder Haar and Stear**

11 **Voting No: Council President Cardoza**

12 **Absent: Council Member Hoiland**

13 **Motion carried: 2-1**

14
15 Mayor Nelson read Resolution No. 63-2013 authorizing the sale of the property.

16
17 **Council Member Stear moved to approve Resolution 63-2013. Seconded by Council**
18 **Member Buban-Vonder Haar.**

19 **Voting Yes: Council Members Buban-Vonder Haar and Stear**

20 **Voting No: Council President Cardoza**

21 **Absent: Council Member Hoiland**

22 **Motion carried: 2-1**

23
24 Mayor Nelson read Resolution No. 62-2013 authorizing the Mayor to execute the deed.

25
26 **Council Member Stear moved to approve Resolution 62-2013. Seconded by Council**
27 **Member Buban-Vonder Haar.**

28 **Voting Yes: Council Members Buban-Vonder Haar and Stear**

29 **Voting No: Council President Cardoza**

30 **Absent: Council Member Hoiland**

31 **Motion carried: 2-1**

32
33 Mayor Nelson read Resolution No. 64-2013 authorizing the Mayor to execute the purchase
34 and sell agreement for the 60 EDUs attached to the property.

35
36 **Council Member Stear moved to approve Resolution 64-2013. Seconded by Council**
37 **Member Buban-Vonder Haar.**

38 **Voting Yes: Council Members Buban-Vonder Haar and Stear**

39 **Voting No: Council President Cardoza**

40 **Absent: Council Member Hoiland**

41 **Motion carried: 2-1**

- 42
43 **5. Public Hearing – Sale of City Owned Surplus Property Located on S. Swan Falls Road,**
44 **south of E. King Road, Kuna, Idaho; 52.12 acres; Minimum Price of \$671,618.19; and**
45 **Sale of City Owned Surplus Property Located on S. Swan Falls Road, south of E. King**
46 **Road, Kuna, Idaho; 107.43 acres; Minimum Price of \$1,387,421.78 (See Exhibit "A" on**
47 **page 3 of this notice.) (Timestamp 00:36:45)**
48

1 The purpose of the Public Hearing is for interested parties and citizens to have an opportunity
2 to be heard to discuss the sale of a single city-owned parcel of real property to be declared as
3 surplus totaling approximately 52.12 acres; and to discuss the sale of a single city-owned
4 parcel of real property to be declared as surplus totaling approximately 107.43 acres. The
5 properties are generally located on S. Swan Falls Road south of E. King Road, Kuna, Idaho.
6 Resolution R51-2013 declares that the properties are surplus, the City of Kuna intends to sell
7 the property at public auction to the highest bidder, and the minimum price is set at
8 \$671,618.19 for the 52.12 acres and \$1,387,421.78 for the 107.43 acres.

9
10 Mayor Nelson opened the public hearing at 6:40 p.m. reporting no one signed the list to
11 speak. An invitation was extended to the audience to make public comment.

12
13 SUPPORT

14 None

15
16 NEUTRAL

17 None

18
19 OPPOSE

20 None

21
22 There being no testimony offered, Mayor Nelson closed the Public Hearing at 6:41 p.m.

- 23
24 **6. Public Auction – Sale of City Owned Surplus Property Located on S. Swan Falls Road,**
25 **south of E. King Road, Kuna, Idaho; 52.12 acres; Minimum Price of \$671,618.19; and**
26 **Sale of City Owned Surplus Property Located on S. Swan Falls Road, south of E. King**
27 **Road, Kuna, Idaho; 107.43 acres; Minimum Price of \$1,387,421.78 (See Exhibit “A” on**
28 **page 3 of this notice.) (Timestamp 00:37:58)**
29

30 The Kuna City Council will conduct a public auction where the City will offer for sale city
31 owned surplus property located on S. Swan Falls Road, south of E. King Road, Kuna, Idaho
32 totaling approximately 52.12 acres with a minimum price set at \$671,618.19 to the highest
33 bidder at an amount not less than the minimum price; and city owned surplus property
34 located on S. Swan Falls Road, south of E. King Road, Kuna, Idaho totaling approximately
35 107.43 acres with a minimum price set at \$1,387,421.78 to the highest bidder at an amount
36 not less than the minimum price. If no bids are received, the City reserves the right to
37 proceed to sell the property as it deems in the best interest of the City.

38
39 Attorney Roats explained the two parcels are LID properties and previously known as Falco
40 Catina located on South Swan Falls Road. Ada County has a tax lien on it of \$115,000 on
41 the property. The sale of the property would release the lien and the EDUs would go back to
42 the bank. The property has been marketed by Mark Bottles.

43
44 No bids were made during the Public Auction.

- 45
46 **7. Motion to proceed to sell the property as it deems in the best interest of the City if no**
47 **bids are received pursuant to Idaho Code §50-1403(1). (Timestamp 00:39:37)**

1
2 A written offer was previously received from Layne and Lori Thornton in the amount of
3 \$600,000 with \$5,000 Earnest Money and a closing date of December 20, 2013.
4

5 A written offer was received at the meeting from Tim Eck in the amount of \$610,000 with
6 \$30,000 Earnest Money and a closing date to take place on or before January 31, 2014.
7

8 Mr. Roats explained a 6% realtor commission would be required on the Thornton's offer.
9 Mr. Eck is acting as the buyer's agent without realtor fees so there would be a net difference
10 to the bank of \$28,000 between the two offers.
11

12 Two contingencies were noted in Mr. Eck's offer reflecting the City would assist in the point
13 of diversion in water rights; and that the recorded preliminary plat is still active.
14

15 The Mayor and Council expressed concern on making a decision tonight.
16

17 Mr. Roats suggested a date certain be set for a decision on acceptance of the bids and/or time
18 for other bids.
19

20 *(Note: Council Member Hoiland arrived to the meeting at 6:50 p.m.)*
21

22 A very lengthy discussion took place on considering a meeting date and the procedures to
23 take place with the bank and the bidding procedures.
24

25 Anthony Miller, realtor representing the Thornton's, expressed concern regarding the offer
26 submitted by Mr. Eck noting the bids should have been sealed bids.
27

28 Tim Eck, 6152 W. Half Moon Lane, Eagle, Idaho, explained he has been tracking the
29 property for the past year and a half through the LID process. Mark Bottles, marketing
30 agent, sent out a call for offers to establish an amount the property might sell for to give Key
31 Bank an insight of what they might possibly receive. He explained they would commence
32 with the improvements on the property and build homes for the City. The offer was prepared
33 last week when the agenda came out but it was dated today because it was being submitted
34 tonight. Offers could not be submitted until after the auction was unsuccessful.
35

36 More discussion took place on a possible date for another meeting and procedures that would
37 take place at that time.
38

39 Concerns from the Council were expressed regarding the bid, noticing of the sale and how to
40 determine who should be awarded the bid according to the best interest of the City.
41

42 Layne Thornton stated he would be willing to bid tonight and increased his bid to \$610,000
43 with closing to take place this month. He expressed that the terms need to be the same for
44 everyone.

1
2 Tim Eck stated his current offer is approximately 5% higher net yield to the bank for 25
3 business days. Both offers could be submitted to the bank and let the bank pick which offer
4 they feel is best.

5
6 **Council President Cardoza moved to table discussion of the public hearing properties**
7 **until the end of the City Council Meeting tonight. Seconded by Council Member**
8 **Buban-Vonder Haar, all voting aye. Motion carried 4-0.**

9
10
11 Lavar Thornton, expressed concerns regarding the second offer made on the property sale.
12 He reiterated the suggestion made by Layne Thornton to bid on the property tonight as an
13 auction to see who bids the highest.

14
15 Attorney Roats explained Mr. Eck inquired about the property sale when it was noticed on
16 the agenda.

17
18 *The Council took a brief break at 7:55 p.m.*

19
20 Mayor Nelson called the meeting back to order at 8:04 p.m. to continue the property sale
21 discussion. (Timestamp 01:52:46)

22
23 A variety of suggestions were made on possible ways to go about bidding for the property so
24 it would be fair to both of the interested parties.

25
26 Tim Eck explained the Thornton's \$600,000 offer with the 6% commission would generate
27 \$564,000 net to Key Bank. Mr. Eck's \$610,000 offer with 3% commission would net
28 \$591,700 to Key Bank. The difference between the offers is \$27,700.

29
30 Mr. Eck explained their plans for the property is to proceed forward with the use that has
31 already been approved on the property to develop the subdivision to build 440 houses which
32 would increase the tax base by generating revenue to the City.

33
34 Layne Thornton explained he and his father owns approximately 1,000 acres to the south of
35 the property. They plan to farm a portion of the property for a few years and then possibly
36 have it developed.

37
38 Mr. Thornton is willing to match Mr. Eck's offer and close by the end of the year.

39
40 Mr. Eck explained he has done a lot of due diligence on the property since he saw it for sale
41 on the agenda. Developing a small piece of the property is not a viable option. There is a
42 section of it partially complete with sewer, water, pressurized irrigation, etc. A lift station is
43 required along with a main to the south plant, booster station, pressurized irrigation pump
44 station, etc. Development to commence the work would begin after the first of the year.

45
46 Mr. Eck stated the finance part needs to be the banks decision or if it's based on use of the
47 property then the Council should decide what is in the best interest of the City.
48

1 Council Member Stear stated in his opinion the only thing the City can go on is the money
2 because no one can guarantee when houses would be built and there is not a date certain that
3 a decision could be based on to determine what is in the best interest of the City.
4

5 Council Member Buban-Vonder Haar commented it seemed Mr. Eck would be starting the
6 process immediately where development would occur in the near term verses a plan to farm
7 for a while with development taking place in the longer term. Enhancing the City's tax base
8 would be more in the near term.
9

10 Council Member Hoiland expressed he would be in favor of Council President Cardoza's
11 suggestion to have sealed offers or to have an auction.
12

13 More discussion took place on the offers received and how to weigh out the differences in the
14 offers.
15

16 Mr. Roats reported a preliminary plat has been approved for 440 homes which reflect 2.47
17 homes per acre with approximately 24 acres of open space.
18

19 Uncertainty on when homes would be built was expressed.
20

21 Tim Eck stated that between himself and his business partner they own about 2,400 EDUs
22 and they want to use them up because the money is dormant right now.
23

24 Suggestions were made in regards to letting the bank decide which offer is the best.
25

26 Attorney Roats pointed out the bank would probably be more interested in the highest dollar
27 value and the Council needs to decide what is in the best interest of the City in regards to
28 development and the tax base since the City owns the property.
29

30 Council Member Buban-Vonder Haar reiterated development is a shorter term investment
31 with Mr. Eck's plan. It would immediately enhance the tax base would benefit the
32 community.
33

34 More discussion took place in regards to the bids received. Attorney Roats clarified the bids
35 were available to anyone who inquired about them. The bids were not sealed bids and they
36 were not published in the newspaper. There is not a limit on how many bids are received by
37 each party, they can raise their bid to whatever amount they feel the property is worth.
38

39 It was noted the Thornton's have matched Mr. Eck's bid on the dollar amount but there are
40 other variables that the Council can consider to determine which offer might be the best
41 offer.
42

43 Layne Thornton broke the tie by offering \$620,000.
44

45 Mr. Eck reminded the group there is a 3% commission difference in the net result.
46

47 Council Member Stear pointed out he is not in the real estate business so in his opinion the
48 higher offer wins.
49

1 Council Member Buban-Vonder Haar stated she is advocating what is best for the City which
2 for her is developing the property sooner rather than later, increasing the tax base and
3 increasing the residency.

4
5 More discussion took place regarding when development of the property might occur.

6
7 Council President Cardoza suggested each party submit an offer in a sealed envelope and
8 another meeting be scheduled to open the envelopes.

9
10 Council Member Buban-Vonder felt they would be in the same situation as now if additional
11 bids were received.

12
13 More discussion followed regarding the offers and what would be in the best interest of the
14 City.

15
16 Mr. Roats stated there is currently a bid of \$620,000 by the Thornton's and \$610,000 by Tim
17 Eck but due to the 3% and 6% commission, Mr. Eck's offer may be a little bit more as it
18 stands.

19
20 *(Timestamp 02:43:14)*

21 **Council Member Buban-Vonder Haar moved to accept Tim Eck's offer for parcel**
22 **number S1336233700 and S1336244200.**

23
24 **The motion died for lack of a second.**

25
26 Council President Cardoza again suggested offers be submitted with equal conditions in a
27 sealed envelope for consideration at another special meeting.

28
29 More discussion followed regarding the terms and conditions for a decision to be based on.
30 It was noted the bidding process is still open. The importance of considering what is in the
31 best interest of the City was reiterated.

32
33 Mayor Nelson encouraged the Council to make a motion in regards to consideration at
34 another meeting or to accept one of the offers already made.

35
36 *(Timestamp 02:55:14)*

37 **Council Member Buban-Vonder Haar moved again to accept Tim Eck's offer for parcel**
38 **number S1336233700 and S1336244200.**

39
40 **The motion died for lack of a second.**

41
42 Discussion took place regarding the development status of recently purchased property by
43 DBTV.

44
45 *(Timestamp 03:03:20)*

46 **Council President Cardoza moved to have sealed bids submitted to Richard Roats by**
47 **both parties at 3 p.m. tomorrow with a decision to be made by the Council at a special**
48 **meeting.**

49

1 Council Member Buban-Vonder Haar expressed concern on being faced with the same
2 terms and conditions that currently exist tonight.

3
4 Council President Cardoza felt the best way to make a decision is to receive sealed bids.

5
6 Council Member Stear stated he would be doing research with uninterested parties to
7 learn more about the issue.

8
9 Council Member Buban-Vonder Haar reminded the Council the money is not coming
10 to the City so the difference between the amounts of the bids shouldn't matter it is what
11 is in the best interest of the City that needs to be determined.

12
13 The Mayor stated a motion has been made to accept sealed bids from both parties by 3
14 p.m. tomorrow to be opened by the Attorney and the Council will make a decision on
15 Thursday at 6:00 p.m.

16
17 Council Member Buban-Vonder Haar requested information be obtained from the
18 bank to determine which offer would be financially superior.

19
20 Seconded by Council Member Stear with the following vote:
21 Voting Aye: Council Members Cardoza, Hoiland and Stear
22 Voting No: Council Member Buban-Vonder Haar
23 Motion carried 3-1.

24 25 8. Adjournment

26
27 Council Member Stear moved to adjourn the meeting at 9:25 p.m.

28
29
30
31
32
33 _____
34 W. Greg Nelson, Mayor

35
36 ATTEST:

37
38
39 _____
40 Brenda S. Bingham, City Clerk

41
42 *Minutes prepared by Brenda Bingham*

43 *Date Approved: CCM 1/7/14*
44

45
46 ***An audio recording of this meeting is available at City Hall upon request or it can be accessed***
47 ***at the City of Kuna website www.cityofkuna.com.***
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49

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CITY OF KUNA
REGULAR CITY COUNCIL MEETING
AGENDA
TUESDAY, DECEMBER 17, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

7:00 P.M. REGULAR CITY COUNCIL

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

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

Call to Order and Roll Call (*Timestamp 00:20:04*)

Mayor Nelson called the meeting to order at 7:20 p.m. due to the previous Special Council Meeting. Roll call reflected Council President Cardoza and Council Members Hoiland, Buban-Vonder Haar and Stear in attendance at the meeting.

Invocation: Chris Bent, Calvary Chapel

Pledge of Allegiance: Mayor Nelson

Special Presentation – Recognition of Union Pacific Railroad Safety Initiative Contest Winners
(*Timestamp 00:21:52*)

Mayor Nelson congratulated and presented prizes to the following winners of the Coloring Contest:

Kindergarten - Third Grade: First Place, Humberto Gomez; Second Place, Damon Hall-Elliott; Third Place, Paelin Armstrong.

Fourth - Fifth Grade: First Place, Lauren Crnich, Second Place, Katelynne Nicole Abel; Third Place, Trenton Mendiola

1 Poster Contest Winners: First Place, Jamie Sugai; Second Place, Auburn Bernier; Third Place,
2 Tyler Mick
3

4 **1. Consent Agenda:** (Timestamp 00:26:52)
5

6 *All items listed under the Consent Agenda are considered to be routine and are acted on with*
7 *one motion by the City Council. There will be no separate discussion on these items unless*
8 *the Mayor, Council Member, or City Staff requests an item to be removed from the Consent*
9 *Agenda for discussion. Items removed from the Consent Agenda will be placed on the*
10 *Regular Agenda under Old Business or as instructed by the City Council.*
11

12 A. City Council Meeting Minutes:
13

- 14 1. Minutes of December 3, 2013 Joint School Board Meeting
- 15
- 16 2. Minutes of December 3, 2013 Regular Meeting
- 17

18 B. Accounts Payable Dated December 17, 2013 in the Amount of \$191,525.50
19

20 C. Alcohol Licenses:
21

22 D. Resolutions:
23

- 24 1. Approve Resolution R54-2013 to Award Well 11 Test Well Bid to Post Drilling Inc. in
25 the Amount of \$97,765.00
- 26
- 27 2. Approve Resolution R55-2013 Osprey Ridge DBTV CBH Assignment
- 28

29 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
30 ASSIGNMENT OF A CERTAIN NUMBER OF OSPREY RIDGE DEVELOPMENT
31 SEWER CONNECTIONS NOW OWNED BY DBTV AGRICULTURAL
32 HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
33 (“ASSIGNOR”) TO COREY BARTON HOMES, INC. AND IDAHO
34 CORPORATION DBA CBH HOMES (“ASSIGNEE”).
35

- 36 3. Approve Resolution R56-2013 Charitable Contribution DBTV1
37

38 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
39 MAYOR TO EXECUTE THE LETTER TO DBTV AGRICULTURAL HOLDINGS,
40 LLC EXPRESSING THE CITY’S APPRECIATION FOR THE CHARITABLE
41 DONATION OF \$135,000.00 ON DECEMBER 31, 2013 BY DBTV
42 AGRICULTURAL HOLDINGS, LLC.
43

- 44 4. Approve Resolution R57-2013 Charitable Contribution DBTV2
45

46 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE
47 MAYOR TO EXECUTE THE LETTER TO DBTV AGRICULTURAL HOLDINGS,
48

1 LLC EXPRESSING THE CITY’S APPRECIATION FOR THE CHARITABLE
2 DONATION OF \$262,642.00 ON NOVEMBER 15, 2013 BY DBTV
3 AGRICULTURAL HOLDINGS, LLC.
4

5 E. Findings of Fact, Conclusions of Law and Order
6

7 1. 13-02-RZ Boise Project Board of Control – Rezone
8

9 **Council Member Stear moved to approve the Consent Agenda as printed. Seconded by**
10 **Council Member Buban-Vonder Haar, all voting aye.**
11 **Motion carried 4-0.**
12

13 **2. Citizen’s Reports or Requests:**
14

15 **3. Old Business:**
16

17 **4. Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)
18

19 **5. New Business:**
20

21 A. 13-03-LLA (Lot Line Adjustment) Kuna Cave Storage – Troy Behunin, Senior Planner
22 *(Timestamp 00:27:37)*
23

24 Lete Family Revocable Trust intends to place a self-storage campus on site, among other
25 commercial development on the remaining property in the future. Applicant requests
26 approval for a lot line adjustment for the boundary line between two properties they own
27 to conform to City Code (KCC 5-3-2) which states a self-storage facility in the C-1 zone
28 may only be up to five acres in size.

29 Mr. Behunin explained the application request as stated above noting no concerns from
30 staff.
31

32 **Council Member Stear moved to approve 13-03-LLA (Lot Line Adjustment) with**
33 **the conditions noted in packets. Seconded by Council Member Buban-Vonder Haar,**
34 **all voting aye. Motion carried 4-0.**
35
36

37 B. Appointment of Joan Gay to the Planning and Zoning Commission – Wendy Howell,
38 P&Z Director *(Timestamp 00:31:46)*
39

40 A resume for Ms. Gay was presented for review of the Council.
41

42 *(Timestamp 01:40:43)*

43 **Council Member Stear moved to appoint Joan Gay to the Planning and Zoning**
44 **Commission. Seconded by Council President Cardoza, all voting aye. Motion**
45 **carried 4-0.**
46

- 1 C. Consideration to Approve Resolution No. R58-2013 Adopting New Water Fees – Gordon
2 Law, City Engineer (*Timestamp 00:33:47*)
3

4 Mr. Law explained the resolution is for a 1% cost of living adjustment for the water rate
5 which equals \$.20 per month per EDU. The other adjustment is a 1% cost of living
6 adjustment for the sewer rate which equals \$.25 per month per EDU.
7

8 A RESOLUTION AMENDING PORTIONS OF RESOLUTION 18-2013 THAT: SET
9 FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND
10 MONTHLY WATER SERVICE RATES; ESTABLISHED FEES FOR CONNECTING TO
11 THE WATER SYSTEM; ESTABLISHED WATER USE FEES THAT ARE NOW
12 AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDED
13 FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SET FORTH
14 MINIMUM LINE SIZES; REPEALED FEES ESTABLISHED BY EARLIER
15 RESOLUTIONS; AND SETTING AN EFFECTIVE DATE.
16

17 **Council Member Buban-Vonder Haar moved to approve Resolution No. R58-2013.**
18 **Seconded by Council Member Stear, all voting aye. Motion carried 4-0.**
19

- 20 D. Approve Resolution No. R59-2013 Adopting New Sewer Fees – Gordon Law, City
21 Engineer (*Timestamp 00:39:45*)
22

23 A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R25-2008
24 THAT: SET FORTH THE AUTHORITY FOR ADOPTING SEWER FEES;
25 ESTABLISHED FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHED
26 MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE
27 CHANGES FOR ALL CUSTOMERS; SET FORTH MINIMUM LINE SIZES;
28 PROVIDED METHOD OF COMPUTING USER EQUIVALENT; REPEALING FEES
29 ESTABLISHED BY EARLIER RESOLUTIONS; AND SETTING AN EFFECTIVE
30 DATE.
31

32 **Council Member Buban-Vonder Haar moved to approve Resolution No. R59-2013.**
33 **Seconded by Council Member Stear, all voting aye. Motion carried 4-0.**
34

- 35 E. Resolution No. R60-2013 LID Oxnam – Richard Roats, City Attorney
36 (*Timestamp 01:41:25*)
37

38 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR
39 TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY
40 OF KUNA, IDAHO AND KEY BANK, NA, WHEREIN KEY BANK, NA IS
41 PURCHASING THE SIXTY (60) EQUIVALENT DWELLING UNITS (“EDU’S”)
42 ORIGINALLY ASSIGNED TO PARCEL NO. 51430336400.
43

44 Attorney Roats moved to withdraw this resolution from the agenda.
45

- 46 F. Resolution No. R61-2013 LID Hopkins – Richard Roats, City Attorney
47 (*Timestamp 00:41:32*)

1
2 A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR
3 TO EXECUTE THE PURCHASE AND SALE AGREEMENT BETWEEN THE CITY
4 OF KUNA, IDAHO AND KEY BANK, NA, WHEREIN KEY BANK, NA IS
5 PURCHASING THE FOUR HUNDRED SIXTY SIX (466) EQUIVALENT
6 DWELLING UNITS (“EDU’S”) ORIGINALLY ASSIGNED TO PARCEL NO.
7 51336233700 AND PARCEL NO. 51336244200.

8
9 Attorney Roats moved to withdraw this resolution from the agenda.

10
11 **6. Ordinances:**

12
13 **A. First Reading of Ordinance No. 2013-24 2014 International Building Codes**

14 *(Timestamp 01:41:45)*

15 *Consideration to dispense with full reading and three consecutive readings.*

16 *Consideration to approve ordinance.*

17 *Consideration to approve a summary publication of the ordinance.*

18
19 AN ORDINANCE OF THE CITY OF KUNA, A POLITICAL SUBDIVISION OF THE
20 STATE OF IDAHO, REPEALING ORDINANCE NO. 2010-31 AND ADOPTING THE
21 CURRENT VERSIONS OF THE INTERNATIONAL BUILDING CODE, THE
22 INTERNATIONAL ENERGY CONSERVATION CODE, THE INTERNATIONAL
23 RESIDENTIAL CODE, INTERNATIONAL ENERGY CODE, INTERNATIONAL
24 MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, TOGETHER WITH
25 ANY AMENDMENTS OR REVISIONS TO THE CODES AS MADE BY THE IDAHO
26 BUILDING CODE BOARD THROUGH THE NEGOTIATED RULEMAKING
27 PROCESS AS ADOPTED, AND APPROVED BY THE STATE OF IDAHO;
28 PROVIDING SEVERABILITY; PROVIDING REPEAL OF CONFLICTING
29 ORDINANCES; AND PROVIDING AN EFFECTIVE DATE OF JANUARY 1, 2014.

30
31 **Council Member Stear moved to dispense with the full reading and three consecutive**
32 **readings of Ordinance No. 2013-24. Seconded by Council Member Buban-Vonder**
33 **Haar, all voting aye. Motion carried 4-0.**

34
35 **Council Member Stear moved to approve Ordinance No. 2013-24. Seconded by**
36 **Council Member Buban-Vonder Haar with the following roll call vote:**
37 **Voting Aye: Council Members Cardoza, Hoiland, Buban-Vonder Haar and Stear**
38 **Voting No: None**
39 **Absent: None**
40 **Motion carried 4-0.**

41
42 **Council Member Stear moved to approve a summary publication of Ordinance No.**
43 **2013-24. Seconded by Council Member Buban-Vonder Haar, all voting aye.**
44 **Motion carried 4-0.**

1 **B. First Reading of Ordinance No. 2013-25 Merlin Pointe Subdivision Annexation**

2 *(Timestamp 01:47:00)*

3 *Consideration to dispense with full reading and three consecutive readings.*

4 *Consideration to approve ordinance.*

5 *Consideration to approve a summary publication of the ordinance.*

6
7 AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, IDENTIFIED BY
8 PARCEL NUMBERS R0615254601 AND S1324449005 SITUATED IN THE
9 UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO
10 THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA,
11 IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL
12 PROPERTY AS C-1 NEIGHBORHOOD COMMERCIAL DISTRICT; DIRECTING
13 THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND
14 PROVIDING AN EFFECTIVE DATE.

15 **Council Member Stear moved to dispense with the full reading and three consecutive**
16 **readings of Ordinance No. 2013-25. Seconded by Council Member Buban-Vonder**
17 **Haar, all voting aye. Motion carried 4-0.**

18
19 **Council Member Stear moved to approve Ordinance No. 2013-25. Seconded by**
20 **Council Member Buban-Vonder Haar with the following roll call vote:**
21 **Voting Aye: Council Members Cardoza, Hoiland, Buban-Vonder Haar and Stear**
22 **Voting No: None**
23 **Absent: None**
24 **Motion carried 4-0.**

25
26 **Council Member Stear moved to approve a summary publication of Ordinance No.**
27 **2013-25. Seconded by Council Member Buban-Vonder Haar, all voting aye.**
28 **Motion carried 4-0.**

29
30 **7. Mayor/Council Discussion Items:**

31
32 **8. Announcements:**

33
34 **9. Executive Session:**

35
36 A. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(f) for the Purpose of
37 Discussing Potential Litigation – Irrigation

38
39 Attorney Roats withdrew the request for an Executive Session.

40
41 **10. Adjournment:**

42
43 The meeting adjourned at 7:50 p.m.

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W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

Minutes prepared by Brenda Bingham
Date Approved: CCM 1/7/14

An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website www.cityofkuna.com.

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**CITY OF KUNA
SPECIAL CITY COUNCIL MEETING
MINUTES**

TUESDAY, DECEMBER 19, 2013
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

6:00 P.M. SPECIAL CITY COUNCIL MEETING

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

CITY STAFF PRESENT: Richard Roats, City Attorney
Brenda Bingham, City Clerk

6:00 P.M. Special City Council Meeting

1. Call to Order and Roll Call

Mayor Nelson called the meeting to order at 6:00 p.m. Roll call reflected Council President Cardoza and Council Members Buban-Vonder Haar, Hoiland and Stear present at the meeting.

2. (Continued) – The motion to proceed to sell City owned surplus property located on S. Swan Falls Road, South of E. King Road, Kuna, Idaho of approximately 52.12 acres; and City owned surplus property located on S. Swan Falls Road, South of E. King Road, Kuna, Idaho of approximately 107.43 acres; has been continued from December 17, 2013 at 6:00 p.m. to December 19, 2013 at 6:00 p.m. to consider the two (2) sealed bids that have been received at the City and to determine which bid to accept as the Council deems in the best interest of the City pursuant to Idaho Code §50-1403(1).

Attorney Roats reported the following two bids were received and opened at 3 p.m.:

1st Bid - Mr. and Mrs. Layne Thornton \$705,000 closing on or before December 31, 2013 or as soon as title is clear.

2nd Bid – Tim Eck \$640,000 closing on January 31, 2014

It was noted there is a \$65,000 difference between the two bids.

Mr. Roats stated the bank attorney requested the Council accept the \$705,000 bid.

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(Timestamp 00:03:00)

Council Member Stear moved to accept the Thornton offer on the property for \$705,000. Seconded by Council Member Hoiland.

Voting Aye: Council Members Cardoza, Hoiland and Stear

Voting No: Council Member Buban-Vonder Haar

Motion carried 3-1

Mayor Nelson read Resolution R65-2013.

Council Member Stear moved to adopt Resolution No. R65-2013. Seconded by Council Member Hoiland.

Voting Aye: Council Members Cardoza, Hoiland and Stear

Voting No: Council Member Buban-Vonder Haar

Motion carried 3-1

Mayor Nelson read Resolution R66-2013.

Council Member Stear moved to adopt Resolution No. R66-2013. Seconded by Council Member Hoiland with all voting aye.

Motion carried 4-0

Mayor Nelson read Resolution R67-2013.

Council Member Stear moved to adopt Resolution No. R67-2013. Seconded by Council Member Hoiland.

Voting Aye: Council Members Cardoza, Hoiland and Stear

Voting No: Council Member Buban-Vonder Haar

Motion carried 3-1

2. Adjournment

Council Member Stear moved to adjourn the meeting at 6:06 p.m.

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W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

Minutes prepared by Brenda Bingham
Date Approved: CCM 1/7/14

DRAFT

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.	4079519-000	1165	SPRINKER PARTS & PIPE FOR PIZZA HUT PROJECT. BOBBY WITHROW	12/04/2013	1,480.66	.00	01-6020 CAPITAL IMPROVEMENTS	1004	12/13		
1461	2M COMPANY, INC.	4079519-0001	1165	1.5"X300' POLY PIPE FOR PIZZA HUT PROJECT. BOBBY WITHROW	01/21/2013	330.00	.00	01-6020 CAPITAL IMPROVEMENTS	1004	12/13		
Total 2M COMPANY, INC.:												
						1,810.66	.00					
A COMPANY, INC. - BOI												
1463	A COMPANY, INC. - BOI	B-200159		PORT-O-POTTY RENTAL. EVERY OTHER WEEK. FARM. DEC '13 - SEWER	12/15/2013	94.50	.00	21-6212 RENT-EQUIPMENT	0	12/13		
Total A COMPANY, INC. - BOI:												
						94.50	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0457736	1210	STAMP FOR "O.S.B. EXTERIOR WALLS". BLDG INSP. DEC '13 - K.RICE	12/09/2013	14.03	.00	01-6165 OFFICE SUPPLIES	1005	12/13		
277	ABC STAMP, SIGNS & AWARDS	0458023	1234	2 EA. Stamps for plans...Gerry Coultter (K.Rice)	12/13/2013	20.91	.00	01-6165 OFFICE SUPPLIES	1003	12/13		
Total ABC STAMP, SIGNS & AWARDS:												
						34.94	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	01/2014		ACHD SHOP RENT. JANUARY 2014 - PARKS	01/02/2014	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	1/14		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	01/2014		ACHD SHOP RENT. JANUARY 2014 - WATER	01/02/2014	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	1/14		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	01/2014		ACHD SHOP RENT. JANUARY 2014 - SEWER	01/02/2014	121.50	.00	21-6211 RENT-BUILDINGS & LAND	0	1/14		

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
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	01/2014		ACHD SHOP RENT, JANUARY 2014 - P.L.	01/02/2014	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	1/14		
Total ADA COUNTY HIGHWAY DISTRICT (RENT):												
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126326466	961	BRAKE LIGHTS, LIGHT BULBS, TRK #14, PARKS, SEPT '13 - B. BACHMAN	09/03/2013	7.38	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/13		
1606	AUTOZONE, INC.	4126346112B		OWE \$.01 ON ACCT FOR VEHICLE TOOL, OCT '13 - WATER	10/02/2013	.01	.00	20-6175 SMALL TOOLS	0	10/13		
1606	AUTOZONE, INC.	4126360207B		STILL OWE \$5.00 FOR BATTERY CORE DEPOSIT ON RANGER TRK #18, OCT '13 - WATEER	10/23/2013	5.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/13		
1606	AUTOZONE, INC.	4126368323	1113	(6) BOTTLES OF BRAKE CLEANER, JOSHUA DUPPONG	11/04/2013	21.54	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/13		
Total AUTOZONE, INC.:												
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	41129	1205	1 TOTE CHLORINE, WELL #6, #10, CEDAR, WATER, DEC '13 - J. YERTON	12/12/2013	1,498.62	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	12/13		
Total BHS SPECIALTY CHEMICALS:												
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0041138	1108	LOAD 3/4 ROAD MIX FOR STEAR'S DRIVEWAY WE FLOODED, MAINTENANCE, CAREY KNIGHT	11/04/2013	220.65	.00	21-6044 CONSTRUCTION /	0	11/13		
Total BUSY BEE SAND & GRAVEL:												

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
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	6870	1209	NEW ELECTRIC PANELS, WEST WELL PROJECT @FARM (FOR IRRIGATION), DEC '13 - I. FLEMING	12/06/2013	19,740.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	12/13		
Total CUSTOM ELECTRIC, INC.:							19,740.00	.00				
FASTENAL COMPANY												
1507	FASTENAL COMPANY	IDBOS179090	1185	2/316" SOCKET LOCK RING PLIERS, GAUGE, 3LB DRILL HAMMER, 4PC CHISEL SET, 5PC FILE SET TO REBUILD SEWER BLOWERS, PER QUOTE #81904, DEC '13 - I. SHAFFER	12/06/2013	307.28	.00	21-6175 SMALL TOOLS	0	12/13		
Total FASTENAL COMPANY:							307.28	.00				
FILTER FACTORY OUTLET STORE												
1532	FILTER FACTORY OUTLET STORE	103936	1058	24 EA CHARCOAL FILTER INSERTS, 20X20X2" SEWER, OCT '13 - M. NADEAU	10/16/2013	288.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13		
Total FILTER FACTORY OUTLET STORE:							288.00	.00				
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S65546570	1206	6 BARRELS AQUA-MAG. INJECTORS FOR LMI PUMPS, WATER, DEC '13 - J. YERTON	12/06/2013	2,470.10	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	12/13		
Total FILTRATION TECHNOLOGY:							2,470.10	.00				
GALETON GLOVES												
1395	GALETON GLOVES	1152291-00	1218	20 BOXES OF LATEX GLOVES FOR SEWER, DEC '13 - I. FLEMING	12/09/2013	316.25	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/13		
Total GALETON GLOVES:							316.25	.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
HACH COMPANY												
157	HACH COMPANY	8580932	1152	VR3900 SPECTROMETER & ACCESSORIES TESTING CHEMS., TOM SHAFFER'S LAB	11/20/2013	358.99	.00	21-1630 EQUIPMENT	0	11/13		
Total HACH COMPANY:												
						358.99	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	B799094	1201	5 EA 5/8 METER REGISTERS, WATER, DEC '13 - COLBY ARMSTRONG	12/06/2013	462.00	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	12/13		
Total HD SUPPLY WATERWORKS LTD:												
						462.00	.00					
HDR ENGINEERING, INC.												
1646	HDR ENGINEERING, INC.	121715-B		FINE SCREEN DESIGN/IMPROVEMENTS, DEC '13 - SEWER	12/10/2013	6,335.75	.00	21-6020 CAPITAL IMPROVEMENTS	0	12/13		
Total HDR ENGINEERING, INC.:												
						6,335.75	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR284418		LEASE, SHARP MXM503N, 12/1-12/31/13	12/16/2013	117.82	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	12/13		
1619	HOCOCHAN HOLDINGS, INC.	AR284418		LEASE, SHARP MX4110N, 12/1-12/31/13	12/16/2013	235.68	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	0	12/13		
1619	HOCOCHAN HOLDINGS, INC.	AR284419		SHARP MX4110N & MXM503N, BLACK & WHITE COPIES, DEC '13 - P & Z	12/16/2013	11.98	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	12/13		
1619	HOCOCHAN HOLDINGS, INC.	AR284419		SHARP MX4110N & MXM503N, BLACK & WHITE COPIES, DEC '13 - ADMIN	12/16/2013	11.98	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	0	12/13		
1619	HOCOCHAN HOLDINGS, INC.	AR284419		SHARP MX4110N & MXM503N, BLACK & WHITE COPIES, DEC '13 - WATER	12/16/2013	14.70	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		

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
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N.&MXM503N. BLACK & WHITE COPIES. DEC '13 - SEWER	12/16/2013	19.19	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N.&MXM503N. BLACK & WHITE COPIES. DEC '13 - P.I.	12/16/2013	6.23	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N. COLOR COPIES. DEC '13 - P.I.	12/16/2013	18.83	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	1003	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N. COLOR COPIES. DEC '13 - ADMIN	12/16/2013	18.84	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	0	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N. COLOR COPIES. DEC '13 - WATER	12/16/2013	23.11	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N. COLOR COPIES. DEC '13 - SEWER	12/16/2013	30.17	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1619	HOCOHAN HOLDINGS, INC.	AR284419		SHARP MX4110N. COLOR COPIES. DEC '13 - P.I.	12/16/2013	9.79	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
Total HOCOHAN HOLDINGS, INC.:							518.32	.00				
HOME DEPOT CREDIT SERVICES												
29	HOME DEPOT CREDIT SERVICES	95240	1231	29 EA. 8"X10" NON GLARE PLASTIC PICTURE GLAZING COVERS FOR TREE IDENTIFICATION DISPLAYS IN THE PARK AS PART OF THE ARBRO DAY GRANT (B. BACHMAN)	12/10/2013	86.13	.00	03-6356 EXPENDITURE- ARBOR DAY FOUND.	0	12/13		
Total HOME DEPOT CREDIT SERVICES:							86.13	.00				
HYDRO LOGIC, INC.												
1314	HYDRO LOGIC, INC.	120613		MONITOR TEST WELL #10. DEC '13 - WATER	12/06/2013	675.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/13		

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
1314	HYDRO LOGIC, INC.	120613		TEST WELL 3/11 (BUTLER PARK), DEC '13 - WATER	12/06/2013	2,230.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	12/13		
Total HYDRO LOGIC, INC.:												
IDAHO ASSOCIATION OF BUILDING OFFICIALS												
565	IDAHO ASSOCIATION OF BUILDING OFFICIALS	3768		ANNUAL GOVT MEMBERSHIP & DUES RENEWAL - J. COULTER, B. BACHMAN, 2014 - BLDG INSP	12/17/2013	190.00	.00	01-6075 DUES & MEMBERSHIPS	1005	12/13		
Total IDAHO ASSOCIATION OF BUILDING OFFICIALS:												
IDAHO FIRST AID & SAFETY, INC. DBA												
1576	IDAHO FIRST AID & SAFETY, INC. DBA	41961		RESTOCK FIRST AID, DEC '13 - WATER	12/06/2013	78.43	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/13		
Total IDAHO FIRST AID & SAFETY, INC. DBA:												
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	01/2014		CONTRACT SERVICES - JANUARY 2014	01/02/2014	4,537.67	.00	01-6005 ANIMAL CONTROL SERVICES	0	1/14		
Total IDAHO HUMANE SOCIETY:												
IDAHO POWER CO												
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - CITY HALL	12/18/2013	275.55	.00	01-6290 UTILITIES	0	12/13		
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - P & Z	12/18/2013	73.38	.00	01-6290 UTILITIES	1003	12/13		
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - SR CTR	12/18/2013	325.83	.00	01-6290 UTILITIES	1001	12/13		
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - ST LIGHTS	12/18/2013	5,980.43	.00	01-6290 UTILITIES	1002	12/13		
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - PARKS	12/18/2013	892.28	.00	01-6290 UTILITIES	1004	12/13		
38	IDAHO POWER CO	12/2013		DECEMBER 2013 - WATER	12/18/2013	8,395.38	.00	20-6290 UTILITIES EXPENSE	0	12/13		

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	12/2013		<u>DECEMBER 2013 - P.I.</u>	12/18/2013	1,158.53	.00	25-6290 UTILITIES EXPENSE	0	12/13			
38	IDAHO POWER CO	12/2013		<u>DECEMBER 2013 - SEWER</u>	12/18/2013	20,261.30	.00	21-6290 UTILITIES EXPENSE	0	12/13			
38	IDAHO POWER CO	12/2013		<u>DECEMBER 2013 - FARM</u>	12/18/2013	316.86	.00	21-6090 FARM EXPENDITURES	0	12/13			
Total IDAHO POWER CO:							37,679.54	.00					
INTEGRA TELECOM													
1411	INTEGRA TELECOM	11509607		<u>MONTHLY TELEPHONE_DEC '13 - ADMIN</u>	12/01/2013	363.79	.00	01-6255 TELEPHONE	0	12/13			
1411	INTEGRA TELECOM	11509607		<u>MONTHLY TELEPHONE_DEC '13 - P & Z</u>	12/01/2013	121.28	.00	01-6255 TELEPHONE	1003	12/13			
1411	INTEGRA TELECOM	11509607		<u>MONTHLY TELEPHONE_DEC '13 - WATER</u>	12/01/2013	297.57	.00	20-6255 TELEPHONE EXPENSE	0	12/13			
1411	INTEGRA TELECOM	11509607		<u>MONTHLY TELEPHONE_DEC '13 - SEWER</u>	12/01/2013	388.56	.00	21-6255 TELEPHONE EXPENSE	0	12/13			
1411	INTEGRA TELECOM	11509607		<u>MONTHLY TELEPHONE_DEC '13 - P.I.</u>	12/01/2013	125.95	.00	25-6255 TELEPHONE EXPENSE	0	12/13			
Total INTEGRA TELECOM:							1,297.15	.00					
INTEGRINET SOLUTIONS, INC.													
1595	INTEGRINET SOLUTIONS, INC.	65053		<u>NETWORK SUPPORT_DEC '13 - ADMIN</u>	12/15/2013	73.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/13			
1595	INTEGRINET SOLUTIONS, INC.	65053		<u>NETWORK SUPPORT_DEC '13 - P & Z</u>	12/15/2013	24.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/13			
1595	INTEGRINET SOLUTIONS, INC.	65053		<u>NETWORK SUPPORT_DEC '13 - WATER</u>	12/15/2013	59.87	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13			

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.	65053		NETWORK SUPPORT, DEC '13 - SEWER	12/15/2013	78.17	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13		
1595	INTEGRINET SOLUTIONS, INC.	65053		NETWORK SUPPORT, DEC '13 - P.I.	12/15/2013	25.38	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13		
	Total INTEGRINET SOLUTIONS, INC.:					261.00	.00					
	INTERMOUNTAIN GAS CO											
37	INTERMOUNTAIN GAS CO	01/2014		NOVEMBER 2013 (NOV 14-DEC 16) - CITY HALL	12/19/2013	267.04	.00	01-6290 UTILITIES	0	12/13		
	Total INTERMOUNTAIN GAS CO:					267.04	.00					
	J & M SANITATION, INC.											
230	J & M SANITATION, INC.	12/13-2ND		12/11/13-12/31/13. PD 01/08/14. JAN 14-1ST PMT	01/02/2014	85,322.71	.00	26-7000 SOLID WASTE SERVICE FEES	0	12/13		
230	J & M SANITATION, INC.	12/13-2ND		12/11/13-12/31/13. PD 01/08/14. LESS ADMIN PMT	01/02/2014	-8,429.88	.00	01-4170 FRANCHISE FEES	0	12/13		
	Total J & M SANITATION, INC.:					76,892.83	.00					
	KAMAN INDUSTRIAL TECHNOLOGIES											
396	KAMAN INDUSTRIAL TECHNOLOGIES	S96949	1187	STD DUTY BEARING HEATER FOR PLANT SEWER, DEC '13 - T. SHAFFER	12/11/2013	411.88	.00	21-6175 SMALL TOOLS	0	12/13		
	Total KAMAN INDUSTRIAL TECHNOLOGIES:					411.88	.00					
	KUNA TRUE VALUE HARDWARE											
43	KUNA TRUE VALUE HARDWARE	116241	1176	ELECTRICAL TAPE, MARKING PAINTS, SCREWS, BUTLER PI PROJECT, COLBY ARMSTRONG	11/27/2013	61.42	.00	25-6020 CAPITAL IMPROVEMENTS	0	12/13		
43	KUNA TRUE VALUE HARDWARE	116242	1175	NUTS, BOLTS, TRASH BAGS, SINGLE CUT KEY, NOV '13 - P.I.	11/27/2013	28.82	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/13		

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
43	KUNA TRUE VALUE HARDWARE	116242	1175	FITTING, CALCULATOR, FLY SWATTER, ZIP TIES, NOV '13 - WATER	11/27/2013	51.32	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	12/13		
Total KUNA TRUE VALUE HARDWARE:												
McGUIRE BEARING COMPANY												
729	McGUIRE BEARING COMPANY	3336975-00	1204	4 (2 REPLACEMENT, 2 STOCK) BELTS FOR GRIT PUMP, SEWER, DEC '13 - M. NADEAU	12/06/2013	124.60	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/13		
Total McGUIRE BEARING COMPANY:												
PARAMOUNT SUPPLY COMPANY												
593	PARAMOUNT SUPPLY COMPANY	853554	1199	HVAC UNIT AIR FILTERS, +15% SHIPPING CHARGES CALCULATED, MIKE NADEAU	12/10/2013	198.72	.00	21-6140 MAINT. & REPAIR BUILDING	0	12/13		
Total PARAMOUNT SUPPLY COMPANY:												
PARTS, INC.												
470	PARTS, INC.	038212	1002	HYDRAULIC HOSE FOR WHEEL LINE @FARM, SEPT '13 - C. MCDANIEL	09/18/2013	30.32	.00	21-6090 FARM EXPENDITURES	0	9/13		
470	PARTS, INC.	039764		GREASE AND FITTING FOR BLOWERS @PLANT, OCT '13 - M. NADEAU	10/07/2013	16.09	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	10/13		
470	PARTS, INC.	043607	1167	5 GAL BUCKET OIL PUMP, MIKE NADEAU	11/22/2013	49.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/13		
Total PARTS, INC.:												
PAULS MARKET												
56	PAULS MARKET	007081280957		ICE, SODA FOR PRE-THANKSGIVING LUNCH @PLANT, NOV '13 - SEWER	11/26/2013	5.19	.00	21-6155 MEETINGS/COMMUNITIES	0	11/13		
Total PAULS MARKET:												

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 PAULS MARKET:												
						5.19	.00					
REPUBLIC SERVICES #884												
1610	REPUBLIC SERVICES #884	0884-0006028		5 TRIPS HAUL SLUDGE FROM PLANT, NOV '13 - SEWER	11/30/2013	1,900.00	.00	21-6150_MAINT.& REPAIRS - SYSTEM	0	1/13		
Total REPUBLIC SERVICES #884:												
						1,900.00	.00					
SOUTHWEST IDAHO RC & D COUNCIL												
151	SOUTHWEST IDAHO RC & D COUNCIL	DUES-218		2014_SOUTHWEST IDAHO RC&D COUNCIL DUES	12/16/2013	500.00	.00	01-6075_DUES & MEMBERSHIPS	0	1/14		
Total SOUTHWEST IDAHO RC & D COUNCIL:												
						500.00	.00					
ST PAUL STAMP WORKS INC												
57	ST PAUL STAMP WORKS INC	290900B		ADD'L AMOUNT OWED FOR DOG TAGS NOT PAID W/INVOICE, OCT '13 - ADMIN	10/30/2013	25.83	.00	01-6165_OFFICE SUPPLIES	0	10/13		
Total ST PAUL STAMP WORKS INC:												
						25.83	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	3091406B		VACCINATIONS FOR NEW EMPLOYEE J.DUPPONG, DEC '13 - SEWER	12/10/2013	167.42	.00	21-6202 PROFESSIONAL SERVICES	0	12/13		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	3117533B		VACCINATIONS FOR NEW EMPLOYEE R. LAMBERT, DEC '13 - SEWER	12/10/2013	221.36	.00	21-6202 PROFESSIONAL SERVICES	0	12/13		
Total ST. LUKE'S REGIONAL MEDICAL CENTER:												
						388.78	.00					
STAPLES ADVANTAGE												
1292	STAPLES ADVANTAGE	8027991717	1163	4 DR. FILE CABINET FOR GORDON LAW, WATER, KIM RICE	12/07/2013	197.94	.00	20-6165_OFFICE SUPPLIES	0	12/13		

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
1292	STAPLES ADVANTAGE	8027991717	1163	4 DRAWER VERTICAL CABINET FOR GORDON LAW, SEWER, K. RICE	12/07/2013	197.94	.00	21-6165 OFFICE SUPPLIES	0	12/13		
1292	STAPLES ADVANTAGE	8027991717	1163	4 DRAWER VERTICAL CABINET FOR GORDON LAW, P.I., K. RICE	12/07/2013	75.41	.00	25-6165 OFFICE SUPPLIES	0	12/13		
1292	STAPLES ADVANTAGE	8027991717	1197	GEL PENS, COPY PAPER, FILE FOLDERS, WEEKLY CALENDAR, K.RICE	12/07/2013	115.56	.00	01-6165 OFFICE SUPPLIES	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1235	PRINTER FOR CLERK'S OFFICE (K.RICE)	12/14/2013	229.95	.00	01-6165 OFFICE SUPPLIES	1000	12/13		
1292	STAPLES ADVANTAGE	8028070481	1235	2 EA SHARP EL-1750 PORTABLE PRINTING CALCULATOR, UTILITY BILLING	12/14/2013	17.90	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1235	2 EA SHARP EL-1750 PORTABLE PRINTING CALCULATOR FOR UTILITY BILLING, SEWER	12/14/2013	17.91	.00	21-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1235	2 EA SHARP EL-1750 PORTABLE PRINTING CALCULATOR FOR UTILITY BILLING, P.I.	12/14/2013	4.52	.00	25-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1235	2 EA SHARP EL-1750 PORTABLE PRINTING CALCULATOR FOR UTILITY BILLING, ADMIN	12/14/2013	13.45	.00	01-6142 MAINT. & REPAIR- EQUIPMENT	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1230	1-LINK REFILL, K.RICE	12/14/2013	3.67	.00	01-6165 OFFICE SUPPLIES	1000	12/13		
1292	STAPLES ADVANTAGE	8028070481	1230	4 EA. DESK CALENDARS, D. CROSSLEY	12/14/2013	31.50	.00	20-6165 OFFICE SUPPLIES	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1230	1-PKG. RUBBERBANDS, M. BORZICK	12/14/2013	2.29	.00	20-6165 OFFICE SUPPLIES	0	12/13		
1292	STAPLES ADVANTAGE	8028070481	1230	1-LINK REFILL, 1-PKG. GREEN BORDER CERTIFICATES, 1-PENCIL HOLDER	12/14/2013	11.17	.00	01-6165 OFFICE SUPPLIES	1003	12/13		

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 STAPLES ADVANTAGE:												
						919.21	.00					
SUBURBAN PROPANE												
118	SUBURBAN PROPANE	36591		PROPANE FOR HEATING @SHOP. DEC '13 - WATER	12/03/2013	395.42	.00	20-6290 UTILITIES EXPENSE	0	12/13		
Total SUBURBAN PROPANE:												
						395.42	.00					
THOMAS ALLEN MINTER dba												
1662	THOMAS ALLEN MINTER dba	3998		TEACH 2 FORESTRY CLASSES ON ARBOR GRANT FUND. DEC '13 - GRANT	12/06/2013	60.00	.00	03-6356 EXPENDITURE- ARBOR DAY FOUND.	0	12/13		
Total THOMAS ALLEN MINTER dba:												
						60.00	.00					
TIM GORDON												
997	TIM GORDON	01/2014		CITY HALL RENT - JANUARY 2014 - P & Z	01/02/2014	420.55	.00	01-6211 RENT- BUILDINGS & LAND	1003	1/14		
997	TIM GORDON	01/2014		CITY HALL RENT - JANUARY 2014 - CITY HALL	01/02/2014	1,259.87	.00	01-6211 RENT- BUILDINGS & LAND	0	1/14		
997	TIM GORDON	01/2014		CITY HALL RENT - JANUARY 2014 - WATER	01/02/2014	1,030.72	.00	20-6211 RENT- BUILDINGS & LAND	0	1/14		
997	TIM GORDON	01/2014		CITY HALL RENT - JANUARY 2014 - SEWER	01/02/2014	1,345.68	.00	21-6211 RENT- BUILDINGS & LAND	0	1/14		
997	TIM GORDON	01/2014		CITY HALL RENT - JANUARY 2014 - P.I.	01/02/2014	436.28	.00	25-6211 RENT- BUILDINGS & LAND	0	1/14		
Total TIM GORDON:												
						4,493.10	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:03403846	1132	3 EA 5 GAL WATER NOV '13 - WATER	11/12/2013	8.17	.00	20-6165 OFFICE SUPPLIES	0	11/13		
992	TREASURE VALLEY COFFEE	2160:03403846	1132	3 EA 5 GAL BOTTLE WATER NOV '13 - P.I.	11/12/2013	8.18	.00	25-6165 OFFICE SUPPLIES	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
992	TREASURE VALLEY COFFEE	2160-03403846	1132	1 COOLER RENTAL, NOV '13 - WATER	11/12/2013	5.00	.00	20-6212 RENT - EQUIPMENT	0	11/13		
992	TREASURE VALLEY COFFEE	2160-03403846	1132	1 COOLER RENTAL, NOV '13 - P.I.	11/12/2013	5.00	.00	25-6212 RENT - EQUIPMENT	0	11/13		
992	TREASURE VALLEY COFFEE	2160-0317547	1252	1 CS. REGULAR COFFEE, 1 GREAMER, CITY HALL, DEC '13	12/20/2013	52.30	.00	01-6165 OFFICE SUPPLIES	0	12/13		
992	TREASURE VALLEY COFFEE	2160-0343617	1226	1 COOLER RENTAL, DEC '13 - P.I.	12/10/2013	5.00	.00	25-6165 OFFICE SUPPLIES	0	12/13		
992	TREASURE VALLEY COFFEE	2160-0343617	1226	1 COOLER RENTAL, DEC '13 - WATER	12/10/2013	5.00	.00	20-6165 OFFICE SUPPLIES	0	12/13		
Total TREASURE VALLEY COFFEE:							88.65	.00				
UNION PACIFIC RAILROAD COMPANY												
121	UNION PACIFIC RAILROAD COMPANY	264862087		GREENBELT LAND LEASE, 2014 - PARKS	12/06/2013	300.00	.00	01-6211 RENT- BUILDINGS & LAND	1004	12/13		
Total UNION PACIFIC RAILROAD COMPANY:							300.00	.00				
UTILITY TRAILER SALES OF IDAHO, INC. DBA												
1641	UTILITY TRAILER SALES OF IDAHO, INC. DBA	AW94619	1271	INSTALL POWER INVERTER FOR TRUCK #23, NOV '13 - SEWER	11/27/2013	2,899.42	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/13		
Total UTILITY TRAILER SALES OF IDAHO, INC. DBA:							2,899.42	.00				
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	22651		LOCKBOX, ESTATEMENT, NOV '13 - ADMIN	11/30/2013	89.20	.00	01-6190 POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22651		LOCKBOX, ESTATEMENT, NOV '13 - WATER	11/30/2013	124.29	.00	20-6190 POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22651		LOCKBOX, ESTATEMENT, NOV '13 - SEWER	11/30/2013	162.29	.00	21-6190 POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22651		LOCKBOX, ESTATEMENT, NOV '13 - P.I.	11/30/2013	52.66	.00	25-6190 POSTAGE & BILLING	0	12/13		

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
857	VALLI INFORMATION SYSTEMS, INC	22834		POSTAGE, ESTATEMENT, DEC '13 - ADMIN	12/18/2013	704.01	.00	01-6190, POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22834		POSTAGE, ESTATEMENT, DEC '13 - WATER	12/18/2013	980.96	.00	20-6190, POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22834		POSTAGE, ESTATEMENT, DEC '13 - SEWER	12/18/2013	1,280.89	.00	21-6190, POSTAGE & BILLING	0	12/13		
857	VALLI INFORMATION SYSTEMS, INC	22834		POSTAGE, ESTATEMENT, DEC '13 - P.I.	12/18/2013	415.58	.00	25-6190, POSTAGE & BILLING	0	12/13		
Total VALLI INFORMATION SYSTEMS, INC:							3,809.88	.00				
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9715797092		MOBILE PHONES, NOV '13 - PARKS	11/28/2013	194.80	.00	01-6255 TELEPHONE	1004	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE PHONES, NOV '13 - BLDG INSP	11/28/2013	49.90	.00	01-6255 TELEPHONE	1005	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE PHONES, NOV '13 - WATER	11/28/2013	343.84	.00	20-6255 TELEPHONE EXPENSE	0	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE PHONES, NOV '13 - SEWER	11/28/2013	403.35	.00	21-6255 TELEPHONE EXPENSE	0	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE PHONES, NOV '13 - P.I.	11/28/2013	85.83	.00	25-6255 TELEPHONE EXPENSE	0	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE DATA CHARGES FROM PREVIOUS MONTH, NOV '13 - PARKS	11/28/2013	65.99	.00	01-6255 TELEPHONE	1004	11/13		
1575	VERIZON WIRELESS	9715797092		ADJUSTMENT TO MOBILE DATA CHARGES FROM PREVIOUS MONTH, NOV '13 - WATER	11/28/2013	-8.90	.00	20-6255 TELEPHONE EXPENSE	0	11/13		
1575	VERIZON WIRELESS	9715797092		MOBILE DATA CHARGES FROM PREVIOUS MONTH, NOV '13 - SEWER	11/28/2013	89.47	.00	21-6255 TELEPHONE 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
1575	VERIZON WIRELESS	9715797092		ADJUSTMENT TO MOBILE DATA CHARGES FROM PREVIOUS MONTH, NOV '13 - P.I.	11/28/2013	-1.96	.00	25-6255 TELEPHONE EXPENSE	0	11/13		
Total Verizon WIRELESS:												
						1,222.32	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9310232757	1192	LOCTITE 620, 242, 518 SEAL DRIVER SET TO REBUILD BLOWERS, PUMPS, ETC. @SEWER PLANT, DEC '13 - I. SHAFFER	12/04/2013	171.07	.00	21-6150_MAINT. & REPAIRS - SYSTEM	0	12/13		
Total W.W. GRAINGER:												
						171.07	.00					
WASHINGTON LEGAL JOURNAL DBA												
1602	WASHINGTON LEGAL JOURNAL DBA	58815		LEGAL PUBLICATION, #140685, OCT '13 - ADMIN	10/01/2013	45.80	.00	01-6125 LEGAL PUBLICATIONS	0	10/13		
1602	WASHINGTON LEGAL JOURNAL DBA	58815		LEGAL PUBLICATION, #140685, OCT '13 - P & Z	10/01/2013	28.20	.00	01-6125 LEGAL PUBLICATIONS	1003	10/13		
1602	WASHINGTON LEGAL JOURNAL DBA	58815		LEGAL PUBLICATION, #140685, OCT '13 - WATER	10/01/2013	36.74	.00	20-6125 LEGAL PUBLICATIONS	0	10/13		
1602	WASHINGTON LEGAL JOURNAL DBA	58815		LEGAL PUBLICATION, #140685, OCT '13 - P.I.	10/01/2013	11.89	.00	25-6125 LEGAL PUBLICATIONS	0	10/13		
Total WASHINGTON LEGAL JOURNAL DBA:												
						122.63	.00					
WATER DEPOSIT REFUNDS #6												
1627	WATER DEPOSIT REFUNDS #6	10430.02		GORILLA CAPITAL, #10430.02 - ACCT OVERPMT	12/10/2013	58.18	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	110390.01		L. D. STOWELL, #110390.01 - ACCT OVERPMT	12/10/2013	10.52	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	121425.01		S.BAKER, #121425.01 -ACCT OVERPMT	12/10/2013	8.00	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	121720.01		D. D. ROGERS, #121720.01 - ACCT OVERPMT	12/10/2013	12.78	.00	99-1075 Utility Cash Clearing	0	12/13		

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
1627	WATER DEPOSIT REFUNDS #6	121925.01		M.W. HOLMQUIST. #121925.01 - ACCT OVERPMT	12/10/2013	10.29	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	150030.02		DD & B. LLC. #150030.02 - ACCT OVERPMT	12/09/2013	43.98	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	150560.02		M. BOTTLES REAL ESTATE. #150560.02 - ACCT OVERPMT	12/10/2013	43.23	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	164000.02		F. MAE/BOISE REAL ESTATE. #164000.02 - ACCT OVERPMT	12/11/2013	18.34	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	170240.01		S.M. HICKS. #170240.01 - ACCT OVERPMT	12/11/2013	68.85	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	170700.03C		S. FARRAND. #170700.03C - ACCT OVERPMT	12/10/2013	85.00	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	200620.01		R. S. ADAMS. JR. #200620.01 - ACCT OVERPMT	12/10/2013	89.12	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	220810.02B		T. SCHROEDER. #220810.02 - ACCT OVERPMT	12/06/2013	124.10	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	250325.02		E. MARTIN. #250325.02 - ACCT OVERPMT	12/18/2013	57.26	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	264855.01		CBH HOMES. #264855.01 - ACCT OVERPMT	12/06/2013	65.42	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	274055.02		S. E. STATZ. #274055.02 - ACCT OVERPMT	12/18/2013	12.34	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	274650.03		PK MORTGAGE %PRESCIENT. #274650.03 - ACCT OVERPMT	12/12/2013	15.58	.00	99-1075 Utility Cash Clearing	0	12/13		
1627	WATER DEPOSIT REFUNDS #6	280635.01		CBH HOMES. #280635.01 - ACCT OVERPMT	12/06/2013	59.31	.00	99-1075 Utility Cash Clearing	0	12/13		
Total WATER DEPOSIT REFUNDS #6:							782.30	.00				
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0231473		RECORDS DESTRUCTION/SHREDDING. NOV. '13 - ADMIN	12/01/2013	9.35	.00	01-6052 CONTRACT SERVICES	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
1633	WESTERN RECORDS DESTRUCTION, INC.	0231473		RECORDS DESTRUCTION/SHREDDING, NOV '13 - WATER	12/01/2013	5.74	.00	20-6052 CONTRACT SERVICES	0	11/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0231473		RECORDS DESTRUCTION/SHREDDING, NOV '13 - SEWER	12/01/2013	7.49	.00	21-6052 CONTRACT SERVICES	0	11/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0231473		RECORDS DESTRUCTION/SHREDDING, NOV '13 - P.I.	12/01/2013	2.42	.00	25-6052 CONTRACT SERVICES	0	11/13		
Total WESTERN RECORDS DESTRUCTION, INC.:							25.00	.00				
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	MR700102353		RENTAL OF 80' BOOM LIFT FOR CHRISTMAS LIGHTS, DEC '13 - PARKS	12/02/2013	2,465.00	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/13		
Total WESTERN STATES EQUIPMENT CO.:							2,465.00	.00				
WESTERN TROPHY & ENGRAVING, IN												
124	WESTERN TROPHY & ENGRAVING, IN	18433	1179	APPRECIATION PLAQUE FOR DOUG HOILAND, PER BRENDA BINGHAM	12/19/2013	92.30	.00	01-6165 OFFICE SUPPLIES	0	12/13		
Total WESTERN TROPHY & ENGRAVING, IN:							92.30	.00				
WEX BANK												
1234	WEX BANK	34992151		FUEL, NOVEMBER 2013 - PARKS	11/30/2013	71.48	.00	01-6300 FUEL	1004	11/13		
1234	WEX BANK	34992151		FUEL, NOVEMBER 2013 - BLDG INSP	11/30/2013	211.27	.00	01-6300 FUEL	1005	11/13		
1234	WEX BANK	34992151		FUEL, NOVEMBER 2013 - WATER	11/30/2013	103.22	.00	20-6300 FUEL	0	11/13		
1234	WEX BANK	34992151		LESS EXCISE TAX, NOVEMBER 2013 - PARKS	11/30/2013	-3.72	.00	01-6300 FUEL	1004	11/13		
1234	WEX BANK	34992151		LESS EXCISE TAX, NOVEMBER 2013 - BLDG INSP	11/30/2013	-11.35	.00	01-6300 FUEL	1005	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
1234	WEX BANK	34992151		LESS EXCISE TAX, NOVEMBER 2013 - WATER	11/30/2013	-5.57	.00	20-6300 FUEL	0	11/13		
Total WEX BANK:												
						365.33	.00					
ZAMZOWS												
66	ZAMZOWS	923166	1224	3.94 GALLONS PROPANE FOR METER THAWING, WATER, DEC '13 - C. ARMSTRONG	12/09/2013	13.75	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	12/13		
Total ZAMZOWS:												
						13.75	.00					
Grand Totals:												
						181,153.12	.00					

Dated: _____
 Mayor: _____
 City Council: _____

 City Treasurer: _____

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

Space reserved for recording purposes

CITY OF KUNA ORDINANCE NO. 2014-01

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, IDENTIFIED BY PARCEL NUMBER R5070002110 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY AS C-1 NEIGHBORHOOD BUSINESS DISTRICT; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, Boise Project Board of Control (primary)/U.S. Bureau of Reclamation (secondary), owner of the parcel of real property situate in the unincorporated area of Ada County and particularly described in Section 2 of this ordinance has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by Section 67-6525, Idaho Code, held a public hearing on October 8, 2013, made findings (approved by the Commission on November 12, 2013), where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of C-1 Neighborhood Business District; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on December 3, 2013, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved by Council on December 17, 2013), where it determined that the requested annexation should be granted with the zoning classification of C-1 Neighborhood Business District; and

WHEREAS, the zoning classification of C-1 Neighborhood Business District is appropriate to meet the requirements of the Kuna City Code and should be granted,

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

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property have requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly identified as Parcel Number R5070002110 and more particularly described in "Exhibit A"- Legal Description and "Exhibit B"- Site Map, attached hereto and incorporated herein by reference as if fully set forth below, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as C-1 Neighborhood Business District, as provided by the Zoning Ordinance of the City. The Comprehensive Plan and Zoning Map of the City are hereby amended to include the real property described in Section 2 above in the A zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January 2014.

CITY OF KUNA
Ada County, Idaho

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

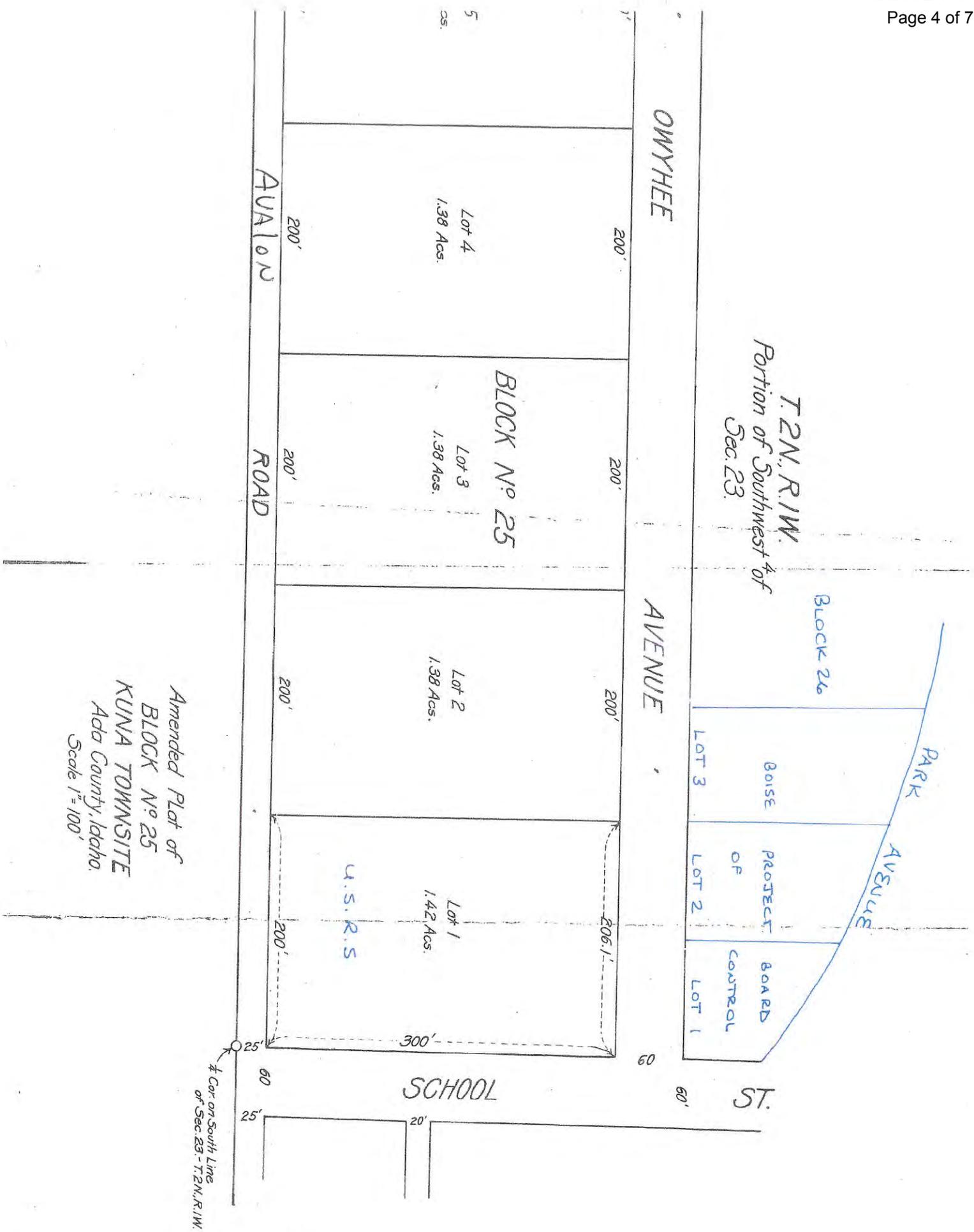
TAX INQUIRY SUMMARY

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.





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

** Cor on South Line
of Sec. 23 - T. 2N., R. 1W.*

Instrument Numbered 29685

THIS INDENTURE, Made this 22nd day of April in the year of our

Lord one thousand nine hundred and ten between

Daniel R. Hubbard and Rosalia A. Hubbard, his wife

of Boise County of Ada State of Idaho

the parties of the first part, and The United States of America, acting under the provisions of the Act of Congress of June 17, 1902 (32 Stat. 388) known as the Reclamation Act

of Boise County of Idaho

the party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Three hundred and (\$300.00) DOLLARS, lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and to its heirs and assigns forever, all the following described real estate, situated in Ada County State of Idaho, to-wit:

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.

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainders, rents, issues and profits thereof, and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to its heirs and assigns forever. And the said parties of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of } Daniel R. Hubbard (SEAL)
George H. Rust } Rosalia A. Hubbard (SEAL)
(SEAL)
(SEAL)

STATE OF IDAHO, }
County of Ada } ss. On this 22nd day of April in the year 1910, before me George H. Rust, a Notary Public in and for said County, personally appeared Daniel R. Hubbard and Rosalia A. Hubbard his wife

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same; and on this day of in the year 1910, before me, the officer above described, personally appeared

, known to me to be the person whose name is subscribed to the within instrument, described as a married woman, and upon an examination without the hearing of her husband, I made her acquainted with the contents of the instrument, and thereupon she acknowledged to me that she executed the same, and that she does not wish to retract such execution.

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

George H. Rust

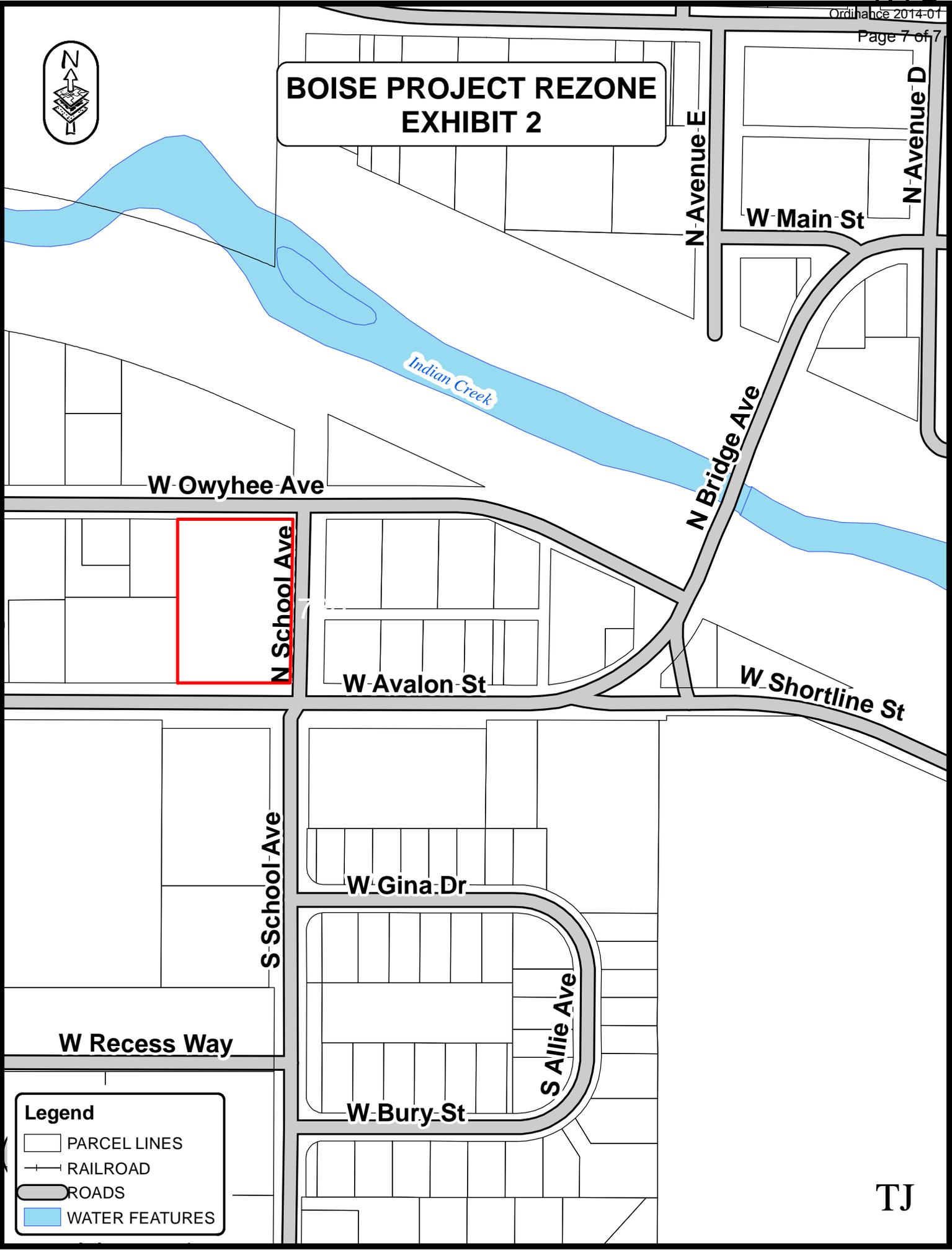
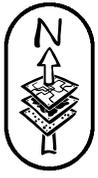
(Seal)

Notary Public

My commission expires on March 12, 1913.

STATE OF IDAHO, }
County of Ada, } ss. I hereby certify that this deed was filed for record at request of U.S. Govt. at 4.05 o'clock P.M., this 22 day of April A. D. 1910 Fees \$1.20
By Deputy Recorder

BOISE PROJECT REZONE EXHIBIT 2



W Owyhee Ave

N School Ave

W Avalon St

N Bridge Ave

W Shortline St

S School Ave

W Gina Dr

S Allie Ave

W Recess Way

W Bury St

N Avenue E

N Avenue D

W Main St

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

TJ

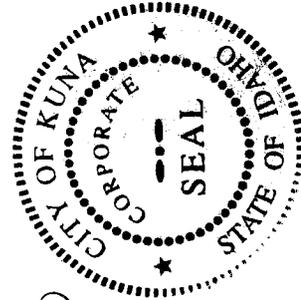
Certificate of Election

City of Kuna, State of Idaho

THIS IS TO CERTIFY, that at a General Election held in the City of Kuna, County of Ada, State of Idaho, on November 5, 2013, Richard Cardoza was duly elected to the office of Councilmember for the City of Kuna for a term of four years, beginning January 7, 2014.

IN WITNESS WHEREOF, this certificate has been signed by the Mayor and Clerk of the City of Kuna, and its corporate seal has been hereto affixed on January 7, 2014.

Attest: *Danella A. Bingham*
Clerk



Greg Johnson
Mayor

OFFICIAL OATH

STATE OF IDAHO

County of Ada } §

I, Richard Cardoza, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of **Council Member** of the City of Kuna, Ada County, Idaho according to the best of my ability.

(Signature of Elected Official)

Subscribed and sworn to before me this 7th day of January, 2014.

City Clerk

Certificate of Election

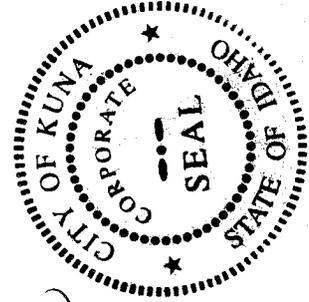
City of Kuna, State of Idaho

THIS IS TO CERTIFY, that at a General Election held in the City of Kuna, County of Ada, State of Idaho, on November 5, 2013, Pat Jones was duly elected to the office of Councilmember for the City of Kuna for a term of four years, beginning January 7, 2014.

IN WITNESS WHEREOF, this certificate has been signed by the Mayor and Clerk of the City of Kuna, and its corporate seal has been hereto affixed on January 7, 2014.

Attest: Dwanda A. Dughan
Clerk

[Signature]
Mayor



OFFICIAL OATH

STATE OF IDAHO

County of Ada } §

I, Pat Jones, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of **Council Member** of the City of Kuna, Ada County, Idaho according to the best of my ability.

(Signature of Elected Official)

Subscribed and sworn to before me this 7th day of January, 2014.

City Clerk

RESOLUTION NO. R02-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH LCA ARCHITECTS TO PERFORM THE FEASIBILITY STUDY THAT WILL DETERMINE IF IT IS FISCALLY POSSIBLE TO CONSTRUCT AND OPERATE OR PARTNER WITH THE YMCA TO OPERATE A CITY OWNED COMMUNITY SWIMMING POOL AND RECREATION CENTER.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with LCA Architects to perform the feasibility study that will determine if its is fiscally possible to construct and operate or partner with the YMCA to operate a city owned community swimming pool and recreation center.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

RESOLUTION NO. R03-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH ZIONS BANK TO ASSIST THE CITY IN EXPLORING METHODS OF FINANCING THE CONSTRUCTION AND OPERATION OF A CITY OWNED COMMUNITY SWIMMING POOL AND RECREATION CENTER.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with Zions Bank to assist the City in exploring methods of financing the construction and operation of a city owned community swimming pool and recreation center.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



City of Kuna

Staff Report

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

To: City Council

File Numbers: 13-01-PUD (Planned Unit Development)
 13-03-ZC (Rezone)
 13-03-DA (Development Agreement)
 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision
 13-04-DR (Design Review)

Location: 700 South Luker Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: January 7, 2014

Applicant: **Randy VanderWerff**
 36101 Bob Hope Dr., E5-125
 Rancho Mirage, CA 92270
 760.333.0980
Randyqc777@gmail.com

Representative: **ULC Management**
 Bob Unger
 6104 N. Gary Lane
 Boise, ID 83714
 208.861.5220
bunger@ulcmanagement.com

Table of Contents:

- 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 recommendation by the Planning and Zoning Commission
- L. Proposed Decision by the Council

A. Course of Proceedings:

1. A rezone and a development agreement 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.

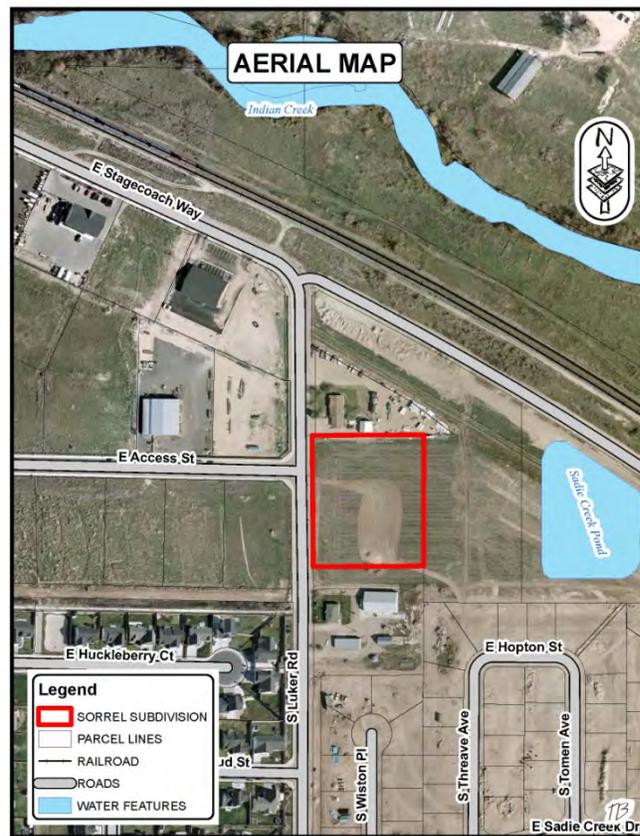
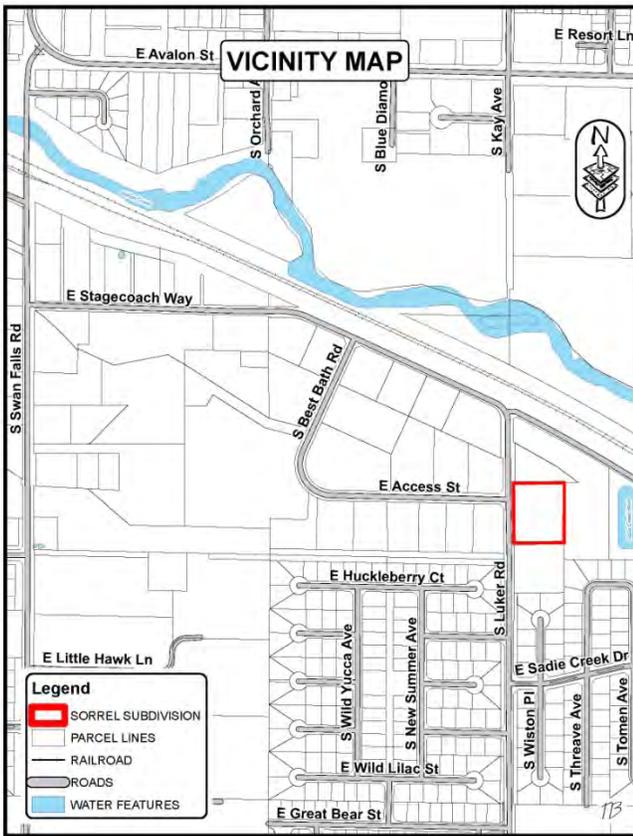
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | September 12, 2013 (One person attended) |
| ii. Agencies | September 24, 2013 |
| iii. 300' Property Owners | October 10, 2013 |
| iv. Kuna, Melba Newspaper | October 23, 2013 |
| v. Site Posted | October 29, 2013 |

B. Applicants Request:

1. Request:
 1. PUD approval for a previously platted lot totaling 2.07 total acres,
 2. Approval to change the current zoning from M-1 to R-8,
 3. Approval of a development agreement to guide development,
 4. Preliminary plat approval for 16 connected-townhome (groups of two),
 5. Approval for minimum lot size to be 3,000 SF.,
 6. Approval for minimum lot frontage to be 29.30 feet,
 7. Design review approval for the Townhomes and Landscaping (Approved November 12, 2013)

C. Vicinity and Aerial Maps:



D. History: The property is legally known as Lot 3, Block 1 of Sadie Creek Subdivision; a recorded plat. The property is in the City and is currently zoned M-1 (Light Industrial) and is vacant, bare ground.

E. General Projects Facts:

1. **Legal Description:** Lot 3, Block 1 of the Sadie Creek Subdivision (Bk 100, Pg 12931). Inst. #. 108006027 - 2008.

- 2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential. Staff views this land use request to be consistent with the approved FLU map.

3. **Surrounding Land Uses:**

North	RUT, M-1	Rural Urban Transition – Ada County, Light Industrial – Kuna City
South	M-1, R-6	Light Industrial and Medium Residential - Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

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

2.07 Acres; Light Industrial; R7686320030

5. **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 Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – K&M Sanitation

- 6. **Existing Structures, Vegetation and Natural Features:** The site has no existing buildings or structures.

- 7. **Transportation / Connectivity:** The site has frontage along South Luker Road and is on the east side of Luker road.

- 8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

- 9. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, the Idaho Transportation Department (ITD), Ada County Highway District (ACHD) and the Kuna Police Department. The responding agency comments are included as exhibits with this case file. The following agencies reported they had no comments, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the Post Office.

F. Staff Analysis:

This site is a lot within the Sadie Creek Subdivision No 1, a residential subdivision. The applicant proposes to change the current zoning from M-1 to R-8, which is consistent with the FLU Map and with the existing development in the vicinity.

Kuna City Code (KCC), Title 5, Chapter 7, Section 5, of the Planned Unit Development (PUD) Section states that a PUD must be at least two (2) acres in size in order to qualify for PUD status/approval. Staff views this request to be valid as this site exceeds that requirement - it is 2.07 acres.

The applicant is utilizing the PUD process to request the minimum lot sizes and lot frontages to be reduced. The application proposes to reduce the minimum lot size to 3,000 SF, and the minimum lot frontage to be 29.30 feet. The flexibility of the PUD process allows the Commission to reduce these design standards based on the planning director’s recommendation. The opportunity to modify these standards is offered to developers in exchange for additional amenities in Kuna neighborhoods. This project proposes up to 9,100 SF of open space, which reflects approximately 10% of the overall project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230,
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations,
3. City of Kuna Development Agreement Ordinance No. 525,
4. City of Kuna Planned Unit Development ordinance, Title 5, Chapter 7,
5. City of Kuna Comprehensive Plan,
6. Idaho Code, Title 67, Chapter 6511(A), Development Agreement,
7. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Council accepts the Comprehensive Plan components as described below.

1. The proposed PUD and zone change and preliminary plat for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

I. Proposed Findings of Fact:

1. This planned unit development (PUD) and the preliminary plat uses are consistent with Kuna City Code (KCC).

2. The PUD and preliminary plat uses appear to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for PUD and preliminary plat uses.
4. The PUD and preliminary plat uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The PUD and preliminary plat are not likely to cause adverse public health problems.
6. The PUD and preliminary plat appear to be in compliance with all ordinances and laws of the City.
7. The preliminary plat appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
10. Based on evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, this proposal appears to comply with KCC Titles 5 and 6.
11. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
12. The City Council has the authority to approve or deny this planned unit development (PUD) and preliminary plat application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, the Kuna City Council finds Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, comply with Kuna City Code.
2. Based on the evidence contained in Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, the Kuna City Council finds Case No. 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation of the Planning and Zoning Commission:

On November 12, 2013 the Planning and Zoning Commission voted 4-0, recommending **approval** for **Case No.s 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR** – a PUD. Based on the facts outlined in staff's report and the public testimony as presented at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends **approval** for **Case No.s 13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR** – a PUD, a rezone, development agreement and preliminary plat request from Randy VanderWerff, with the following conditions of approval:

- Follow all staff recommendations listed in the staff report and the City forester.

L. Proposed Decision by the Council:

Note: This proposed motion is for approval or denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and the public testimony as presented at the public hearing, the City Council of Kuna, Idaho, hereby (*approves / denies*) Case No.s **13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR** – a PUD, a rezone, development agreement and preliminary plat request from Randy VanderWerff, with the following conditions of approval

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- Dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 - 2.2- The following streets need rights-of-way to be dedicated at 51'; East Access St, East South Wiston Pl.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Lighting within the site shall comply with Kuna City Code.
6. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
7. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. Submit a petition before final platting to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. The applicant's preliminary plat (date stamped 10.29.2013) and landscape and lighting plan, (date stamped 10.29.2013) shall be considered binding site plans, or as modified by Council.
13. This development is subject to landscaping and building design reviews, among other land use applications as applicable, at time of development.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer shall comply with all local (or as amended through the PUD process), state and federal laws.



TO: Kuna City Council
Kuna City Planning & Zoning Commission
P.O. Box 13
Kuna, Idaho 83634

DATE: September 16, 2013

RE: Sorrel Subdivision

Dear Council & Commission:

On behalf of Randy Vanderwerff, we are submitting Planned Unit Development, Rezone, and Subdivision Applications for Sorrel Subdivision. The site is 2.06 acres in size and located at 700 S. Luker Road, Kuna, Kuna, Idaho.

We are proposing to subdivide the property into 16 Townhouse lots. The property is currently zoned M-1 and we are proposing R-8 for the project. The gross density for the project is 7.76 dwelling units per acre. We requesting a reduction of the required minimum lot area to 3,000 square feet and reduced frontage to 29.30 feet in the R-8 zoning as provided in PUD process. Uses and zoning surrounding the site are vacant pasture land (M-1) to the east, single family residential (RUT) to the North, single family residential (M-1) and Sadie Creek Subdivision to the south, and Shortline Park (M-1) to the west.

All utilities are available to the site from Luker Road. All proposed streets are to be public under the jurisdiction of ACHD. We are proposing a stub street to the east to meet the needs of future development and the Kuna Fire Department for access. The property does have access to Kuna City pressure irrigation and a pressurized irrigation to all lots will be provided.

We are proposing .20 acres of useable open space (lot 8, block 2) within the project, which includes numerous amenities (picnic table, park bench and a children's recreation area with equipment).

Drainage for the project will be retained on site with the use of drainage trenches. Design and locations will be submitted to the City Engineer for final approval prior to construction.

Rezone

We are requesting a change in the zoning from M-1 to R-8 which is compatible with the area and in compliance with the Comprehensive Plan Map designating this are for medium density residential. Development to the south and southwest of the site is R-6 with single family lots.

Planned Unit Development

Our proposed development of townhouse lots is designed for younger professional residents with one or two children and empty nesters looking for smaller lots with upgraded homes and reduced maintenance. Our request is for smaller lots to accommodate these needs while providing quality housing. We believe that the product we are proposing will be an asset to the community and City while providing a new architectural appearance from the standard home styles in the area.

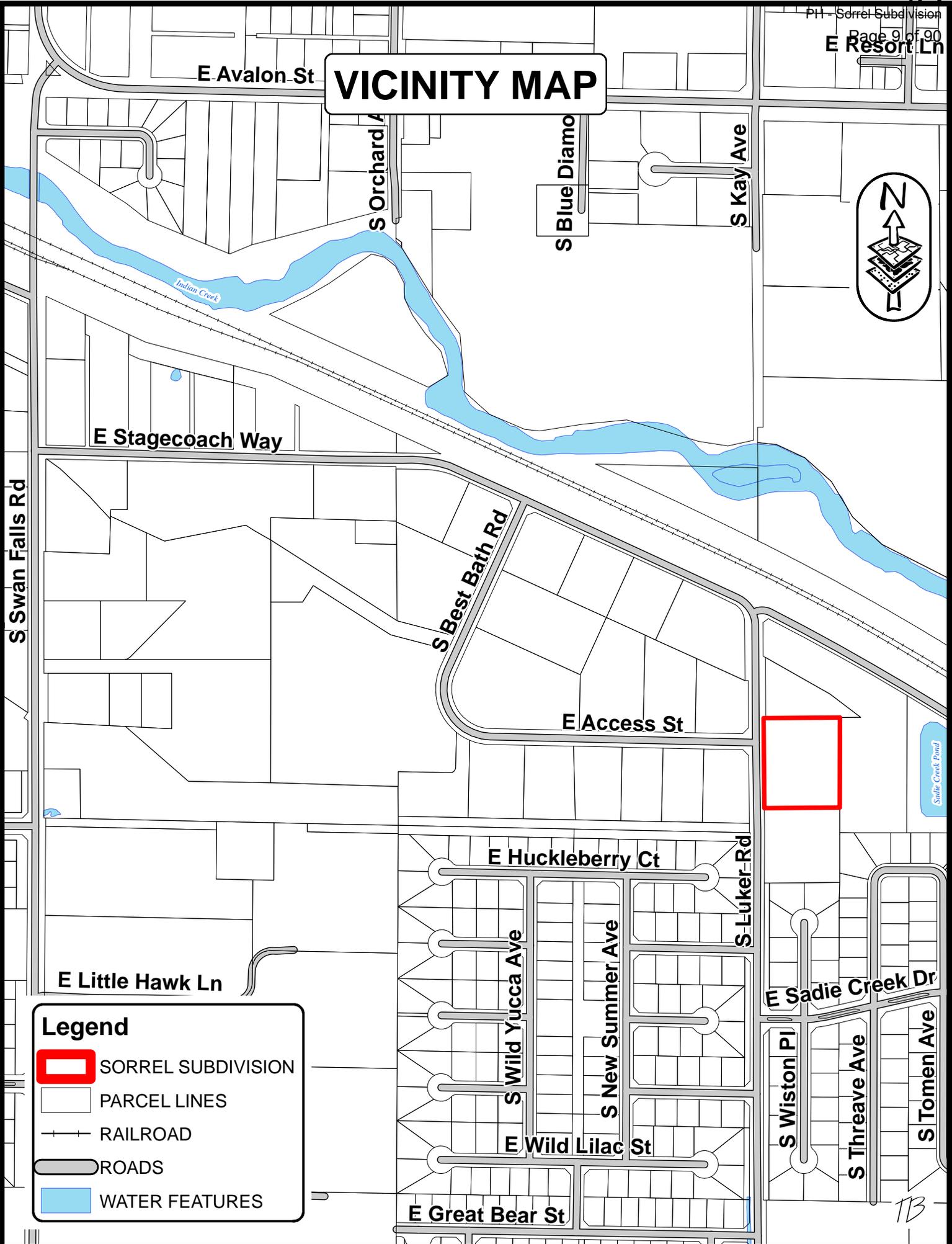
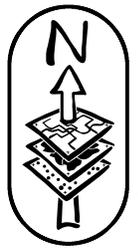
We look forward to working with you and your staff on this project and request your approval. If you have any questions or concerns please contact me at (208) 472-9219.

Sincerely,



Robert C. Unger

VICINITY MAP

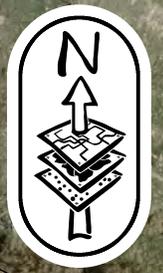


Legend

-  SORREL SUBDIVISION
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

AERIAL MAP

Indian Creek



E Stagecoach Way

E Access St



Sadie Creek Pond



E Huckleberry Ct

S Luker Rd

E Hopton St

Legend

-  SORREL SUBDIVISION
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

ud St

S Wiston Pl

S Threave Ave

S Tomen Ave

TB

E Sadie Creek Dr



**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

Only For Office Use Only	
File Number (s)	13-04-DR 13-05-S 13-03-2C 13-01-PUO 13-03-DA
Project name	
Date Received	SEPT. 20, 2013
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	NOV. 12, 2013
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Randy VanderWerff</u>	Phone Number: <u>(760) 333-0980</u>
Address: <u>36101 Bob Hope Dr., E5-125</u>	E-Mail: <u>randyqc777@gmail.com</u>
City, State, Zip: <u>Rancho Mirage, CA 9227</u>	Fax #: _____
Applicant (Developer): <u>Same as above</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Bob Unger, ULC Management</u>	Phone Number: <u>(208) 861-5220</u>
Address: <u>6104 N Gary Lane</u>	E-Mail: <u>bunger@ulcmanagement.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>(208) 577-6493</u>

Subject Property Information

Site Address: <u>700 S Luker Road, Kuna, Idaho</u>
Site Location (Cross Streets): <u>E Shortline Road & S Luker Road</u>
Parcel Number (s): _____ R7686320030
Section, Township, Range: <u>2N, 1W, Section 25</u>
Property size : <u>2.07 acres</u>
Current land use: <u>Vacant</u> Proposed land use: <u>Townhouses</u>
Current zoning district: <u>M-1</u> Proposed zoning district: <u>R-8</u>

Project Description

Project / subdivision name: Sorrel Subdivision

General description of proposed project / request: 16 townhouse lots

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable): Playground equipment, picnic table, park bench

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: 16 Number of building lots: 16

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other

Minimum Square footage of structure (s): 1,500

Gross density (DU/acre-total property): 7.76 Net density (DU/acre-excluding roads): _____

Percentage of open space provided: 10 % Acreage of open space: .20 Acres

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

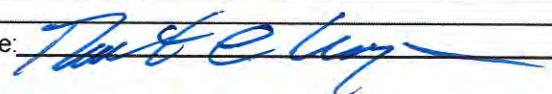
a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature:  Date: 9/16/2013

SEP 2 11 2013

CITY OF KUNA



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

Preliminary Plat Checklist

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

Project name: Sorrel SUB. **Applicant:** RANDY VANDERWERFF

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

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

Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

RECEIVED
SEP 20 2013
CITY OF KUNA



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

Rezoning Checklist

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

Project name: Sorrel Subdivision	Applicant: Randy Vanderwerff Bob Unger, Representative
--	---

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

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

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

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

SEP 20 2013



City of Kuna

Planned Unit Development (PUD) Application

CITY OF KUNA

P.O. Box 13
Kuna, Id 83634
(208) 922-5274
Fax: (208) 922-5989
Website: www.cityofkuna.com

File No. :	<u>13-03-ZC, 13-03-DA, 13-01-PUD, 13-04-DR</u>
Cross Ref. :	_____
File Name:	<u>SORREL SUBDIVISION</u>

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City's Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Planned Unit Development application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Technical Uses
- ▶ Office
- ▶ Common Area
- ▶ Subdivision
- ▶ Variety of Building Types and Densities
- ▶ Common Open Space Variations
- ▶ Clustered Development and Recreational Facilities

Application Submittal Requirements

Applicant Use

Staff Use

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Date of pre-application meeting: <u>9/06/2013</u>
<i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> A complete Planned Unit Development Application form
<i>Note: It is the applicant's responsibility to use a current application.</i> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year) | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of this photo is to view the site for existing features and adjacent sites. | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Copy of Deed; and , if the applicant is not the owner, an original notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application. | <input checked="" type="checkbox"/> |



Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

- Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review
- Description of how the PUD relates to surrounding land uses
- Vicinity map identifying neighborhood features within 1/2 mile of the location
- The nature of other land use actions requested
- If the PUD involves a preliminary plat, **include the number of phases and a description of each one**
- A narrative identifying and addressing the following:
 - Land use allocation by type
 - Percentage
 - Density
 - Open Space
 - Roads
 - Parking
 - Housing
 - Commercial
 - Services provided and public or private ownership and other information that may be pertinent and or material.



Preliminary Drawings; at a minimum scale of 1" = 100' displaying the following:

- The name of the proposed PUD
- Date, north point and scale of drawing and identity of the person(s) preparing the drawing
- A boundary survey legal description of the PUD
- Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman
- Date of survey and name of surveyor
- Appropriate identification of the drawing(s) as a preliminary plan



Natural Features Map; showing an inventory of existing site features including:

- Ground elevation shown by contour lines at two foot (2') intervals or less – five foot (5') intervals may be accepted for slopes greater than ten percent (10%)
- General soil types as documented by a soils engineer or engineering geologist
- Hydrology;** Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:
 - Proposed and existing storm water facilities
 - Water conveyance facilities
 - Water features, such as ponds, wetlands and permanent or intermittent watercourses
 - Areas subject to flooding
- Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.
- Sanitary sewer, storm drainage and water supply facilities. **If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.**
- Width, location and purpose of all existing easements of record on/and abutting the site.
- A map describing land areas contiguous within three hundred feet (300') and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.

N/A

- Site Plan;** which shall include:
 - North arrow
 - To scale drawing (minimum 1" = 100')
 - All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. *With the exception of concept drawings and residential structures that do not require a licensed engineer's review.*
 - Name of project
 - The locations of all existing and proposed dwelling units and/or individual lots
 - Location of major streets
 - The proposed yard requirements or locations of single family homes for individual lots
 - The existing and proposed traffic circulation system serving the PUD including:
 - Off-street parking and maneuvering
 - Points of access to existing public rights-of-way
 - A plan notation or description narrative outlining ownership of streets
 - Parking areas
 - The existing and proposed pedestrian and bicycle circulation system
 - Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. *Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer's prior review and approval*
 - Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites
 - The general landscape treatment proposed along the site's periphery and in accordance with provisions of the City's landscape ordinance
 - The approximate amount, location and type of buffering and/or landscaping
 - Proposed architectural styles
 - The subdivider may be required to submit proposed restrictive covenants, in outline form

- Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director. ?
- If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a **Preliminary Subdivision Plat** shall be submitted along with the PUD conceptual site plan.
- Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.
- Additional Information as may be required by City staff or Commission. ?

Planned Unit Development Application

Applicant: Randy Vanderwerff Phone: (760) 333-0980

Owner

Purchaser

Lessee

Fax/Email: randyqc777@gmail.com

Applicant's Address: 36101 Bob Hope Dr., ES-125

Rancho Mirage, CA Zip: 92270

Owner: Same as Above Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: *(if different from above)* Bob Unger - ULC Management, LLC Phone: (208) 861-5220

Address: 6104 N Gary Lane Email: bunger@ulcmanagement.com

Boise, Idaho Zip: 83714

Address of Property: 700 S Luker Road, Kuna, Idaho

Distance from Major Cross Street: 1/2 Mile Street Name(s): Swan Falls Road

Please Check the box that reflects the amenities used :

Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.

Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.

Other amenities appropriate to the size and uses intended in the PUD

RECEIVED

SEP 20 2013

CITY OF KUNA

This Planned Unit Development application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Creation of townhouse lots in an R-8 Zone requesting reduced lot sizes (3,000 sf) and reduced frontage (29') to accommodate the townhouses.

1. Dimension of Property: 285' x 327' - 2.06 acres

2. Current Land Use(s): Vacant

3. What are the land uses of the adjoining properties?

North: Single family residence - Zoned RUT

South: Single family residence - Zoned M-1

East: Short Line Park - Zoned M-1

West: Vacant pasture - Zoned M-1

4. Is the project intended to be phased, if so what is the phasing time period? No

Please explain: _____

5. Are there any irrigation ditches/canals on or adjacent to the property? No

If yes, do you know the name of the irrigation or drainage provider?

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

No fencing on North, South, West - Wire fencing on the East.

Type: Cedar fencing Proposed

Size: 6' in height

Location: North, South and East boundary of property

(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)

7. Storm Drainage:

Proposed Method of On-site Drainage Retention/Detention:

Add street drainage will be subsurface as approved by ACHD

8. Percentage of Site Devoted to Building Coverage: 13%

% of Site Devoted to Landscaping: 16 % Square Footage: 14,788

% of Site that is hard Surfaces

(paving, driveways, walkways, etc.): 28% Square Footage: 25,400

% of Site Devoted to Other Uses: None

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): *(Please see Kuna City Ordinance 2006-100)*

N/A

9. For details, please provide dimensions of landscaped areas within public right-of-way:

None

10. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with greater than a four inch (4") caliper whenever possible):*

No

11. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*

None

12. Parking requirements:

Total Number of Parking Spaces: N/A Width and Length of Spaces: _____

Total Number of Compact Spaces (8'x17'): _____

13. Is any portion of the property subject to flooding conditions? Yes _____ No _____

(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)

IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.

BK 100 PG 12931

FINAL PLAT SHOWING SADIE CREEK SUBDIVISION NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 11, AMENDED PLAT OF PART OF THE
AVALON ORCHARD TRACTS AND A PORTION OF THE NORTH 1/2 OF THE SE 1/4,
LOCATED IN SECTION 25, T.2N., R.1W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO

2008

STANLEY CONSULTANTS
MERIDIAN, IDAHO

LEGEND

- — — — — PROPERTY BOUNDARY
 - - - - - EASEMENT LINE (SEE NOTE 1, 2 & 3)
 - - - - - ACID STORM DRAIN EASEMENT
 - — — — — CENTERLINE
 - — — — — LOT LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - SECTION LINE
 - 1 LOT NUMBER
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
 - SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 4998
 - SET 1/2" x 24" REBAR WITH PLASTIC CAP, PLS 4998
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 1/2" REBAR WITH PLASTIC CAP
 - ▲ CALCULATED POINT (NOT SET)

NOTES:

1. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY, KUNA CITY STREET LIGHT, SEWER AND IRRIGATION EASEMENT ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL SIDE LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
3. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL REAR LOT LINES INSIDE THIS SUBDIVISION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE-KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE BOISE-KUNA IRRIGATION DISTRICT.
6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
7. THE SADIE CREEK HOME OWNER'S ASSOCIATION, OWNERSHIP AND/OR MAINTENANCE COMMITMENT MAY NOT BE ELIMINATED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
8. SEE RECORD OF SURVEY NOS. 6733 AND 7243, ADA COUNTY RECORDER'S OFFICE, FOR ADDITIONAL DATA OF RECORD.
9. ALL LOTS SHOWN ON THIS PLAT ARE RESIDENTIAL LOTS EXCEPT LOT 1, BLOCK 1, WHICH SHALL BE OWNED AND MAINTAINED BY THE CITY OF KUNA FOR A PARK AND IRRIGATION POND; LOTS 2, 3 AND 4, BLOCK 1, WHICH ARE INDUSTRIAL LOTS; LOTS 5, 27, 41 AND 52, BLOCK 1; LOT 1, BLOCK 2; LOT 21, BLOCK 3; LOTS 3 AND 10, BLOCK 7; AND LOTS 1 OF BLOCKS 8, 9, 10, 11, 12 AND 13 WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SADIE CREEK HOME OWNER'S ASSOCIATION AND ARE COVERED BY A PUBLIC UTILITY EASEMENT.
10. EXCEPT LOTS 3 AND 4, BLOCK 1; DIRECT LOT ACCESS TO S. LUKER ROAD IS HEREBY PROHIBITED AND DIRECT LOT ACCESS TO E. SADIE CREEK DRIVE IS HEREBY PROHIBITED.
11. LOT 20, BLOCK 2 AND LOT 34, BLOCK 3, ARE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT AND CANNOT BE DEVELOPED UNTIL THE STREETS ARE EXTENDED.
12. THIS DEVELOPMENT RECOGNIZES IDAHO CODES 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
13. A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 29, 30 AND 31 OF BLOCK 1; LOTS 1, 2, 3, AND 4 OF BLOCK 2; LOTS 1, 2, 7, 8, 24, 25, 26, 27, 28, 29, 33, 34 AND 35 OF BLOCK 3; LOTS 1, 2 AND 10 OF BLOCK 4; LOTS 3, 4, 5, AND 8 OF BLOCK 5; LOTS 4, 5, 6, 7, AND 8 OF BLOCK 6; LOT 1 OF BLOCK 7; ARE SERVED TO AND CONTAIN THE ACID STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCLUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104088411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACID PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
14. THE SADIE CREEK HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE 20' LANDSCAPING EASEMENT IN LOTS 2 AND 3, BLOCK 1 ALONG S. LUKER ROAD.
15. SEE AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS AS RECORDED IN BOOK 6 OF PLATS AT PAGE 254, ADA COUNTY RECORDER'S OFFICE FOR ADDITIONAL DATA OF RECORD.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR ALL RESIDENTIAL AND COMMERCIAL LOTS IN THIS SUBDIVISION.

LOTS 1 THROUGH 4, 6 THROUGH 26, 28 THROUGH 40, 42 THROUGH 51, BLOCK 1; LOTS 2 THROUGH 21, BLOCK 2; LOTS 1 THROUGH 20, 22 THROUGH 35, BLOCK 3; LOTS 1 THROUGH 10, BLOCK 4; LOTS 1 THROUGH 12, BLOCK 5; LOTS 1 THROUGH 10, BLOCK 6; AND LOTS 1 AND 2 AND 4 THROUGH 8, BLOCK 7.

NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

CENTRAL DISTRICT HEALTH DEPARTMENT
ADA COUNTY

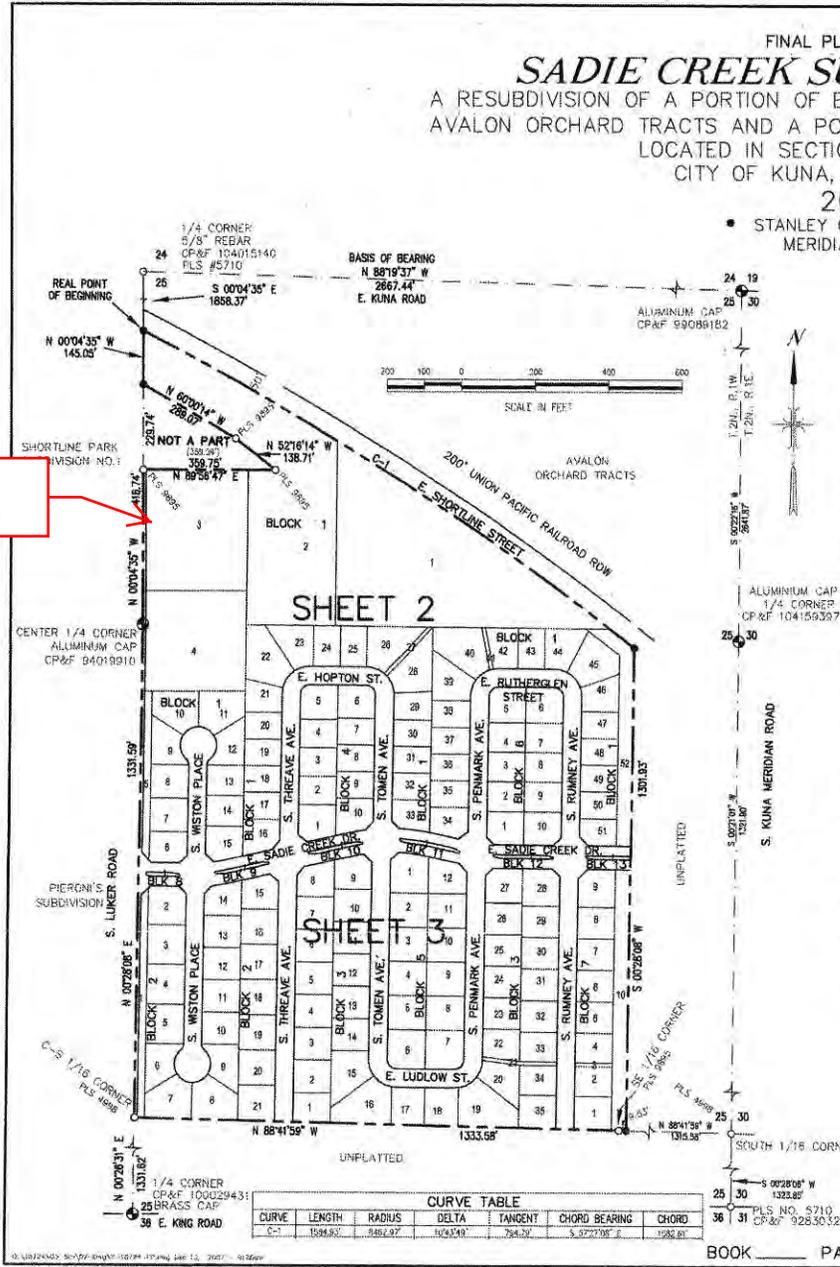


DEVELOPER:
RED CLIFF DEVELOPMENT
MERIDIAN, IDAHO

SHEET 1 OF 5

Lot 3 Block 1 -
Sadie Creek Sub

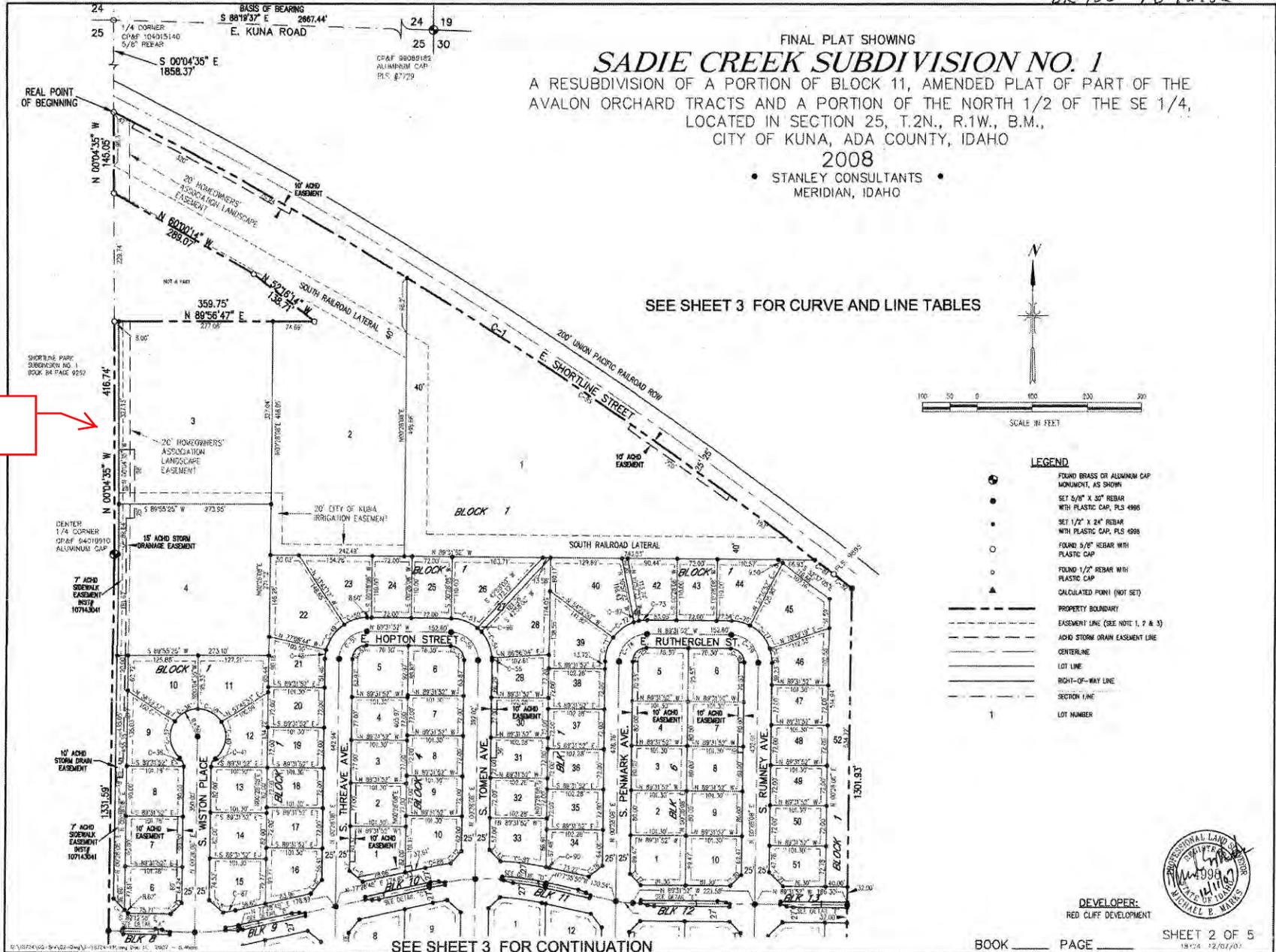
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SEP 20 2008
CITY OF KUNA



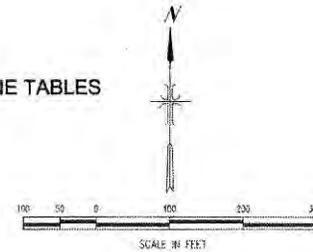
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	1598.93'	5481.67'	104°34'	784.32'	S. 67°27'08" W	1582.81'

BOOK _____ PAGE _____

BK 100 PG 12932



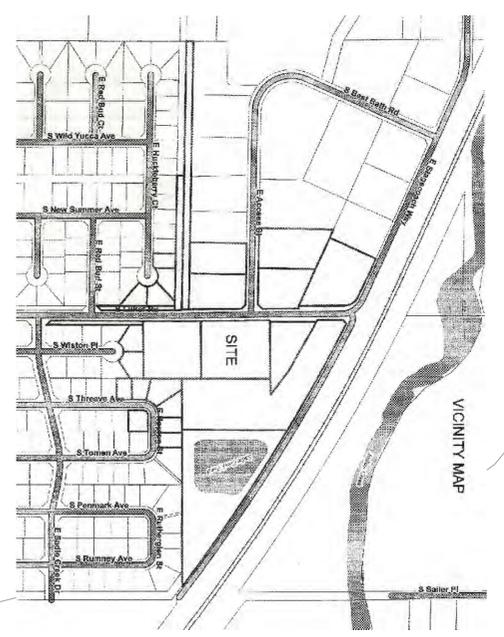
Lot 3 Block 1 -
Sadie Creek Sub



- LEGEND**
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
 - SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 4998
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP, PLS 4998
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 1/2" REBAR WITH PLASTIC CAP
 - ▲ CALCULATED POINT (NOT SET)
 - PROPERTY BOUNDARY
 - - - EASEMENT LINE (SEE NOTE 1, 7 & 8)
 - - - ADOPTED STORM DRAIN EASEMENT LINE
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - 1 LOT NUMBER



DEVELOPER:
RED CLIFF DEVELOPMENT



E. ACCESS STREET

NOTES:

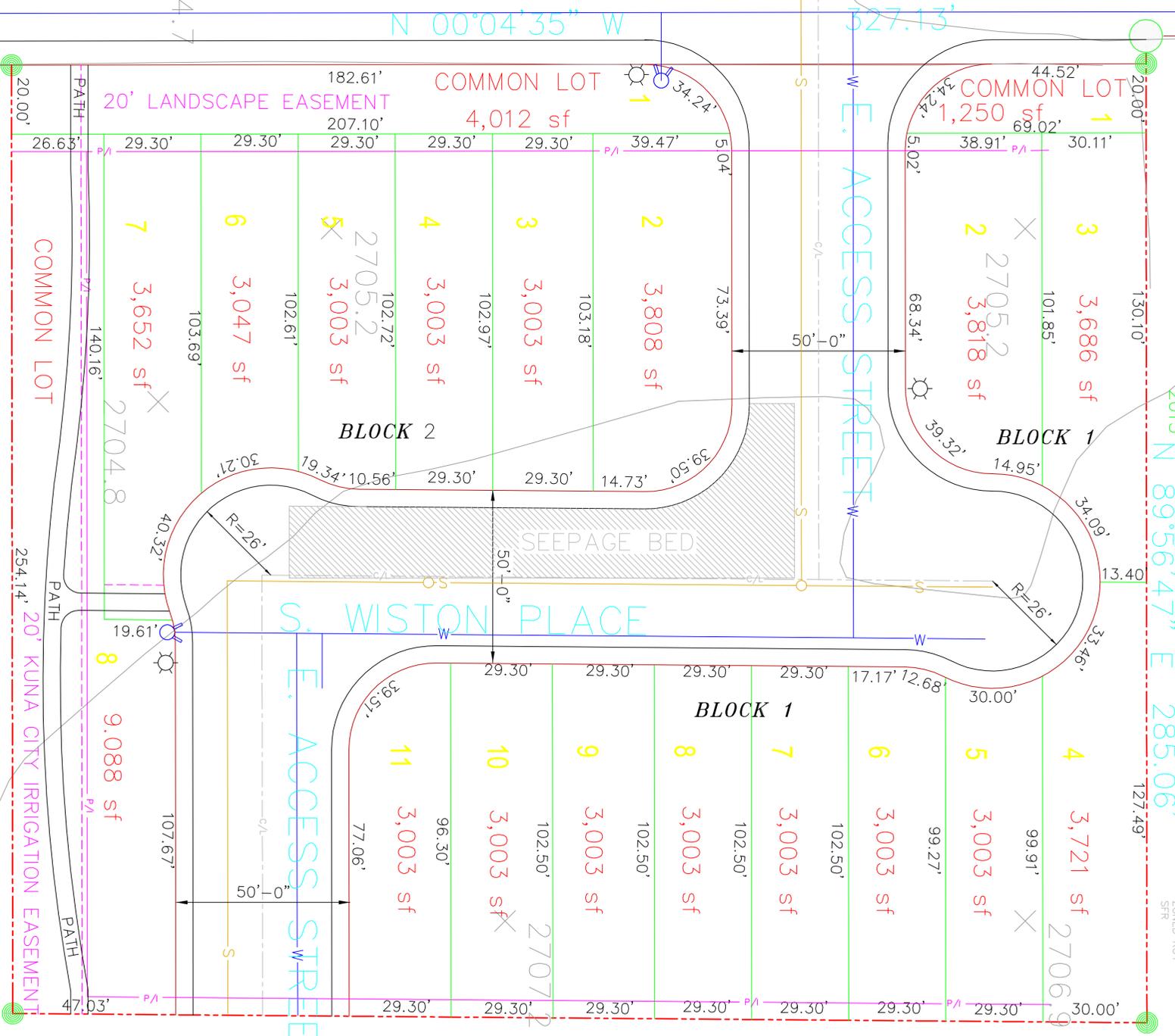
- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT. ALL SIDE YARD LOT LINES NOT COMMON TO TOWNHOUSES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT.
- 2) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT AND LOTS 1, & 8, BLOCK 2, AND LOT 1, BLOCK 1 WHICH ARE COMMON/OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 3) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 5) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY ACHD, AND/OR DISCHARGING RUNOFF INTO EXISTING DRAINS AT HISTORIC RATES. 31-3805 CONCERNING IRRIGATION WATER.
- 6) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 7) SANITARY SEWER AND WATER SERVICE PROVIDED BY THE CITY OF KUNA.
- 8) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 9) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 10) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE KUNA FIRE DEPARTMENT.
- 11) PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE CITY OF KUNA.
- 12) THIS PROPERTY FALLS OUTSIDE OF THE 500 YR. AND 100 YR. FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875, COMMUNITY-PANEL NUMBER 160010165H, FEB 19, 2003.
- 13) GAS, POWER, PHONE, CABLE AND ASSOCIATED UTILITIES TO BE INSTALLED BY JOINT TRENCH.

SHORTLINE PARK
ZONED M-1
VACANT

SHORTLINE PARK
ZONED M-1
VACANT

S. LUKER ROAD

PRELIMINARY PLAT SHOWING
SORREL SUBDIVISION
A RESUBDIVISION OF LOT 3, BLOCK 1, SADIE CREEK SUBDIVISION #1
LOCATED IN THE NW 1/4, OF SECTION 18,
T2N., R.1W., B.M.
ADA COUNTY, IDAHO
2013



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SIDEWALK
- CENTERLINE
- PARCEL LINE
- NEW SEWER
- NEW WATER
- PRESSURE IRRIGATION
- EASEMENT
- ☀ LIGHT
- ⊙ FIRE HYDRANT
- ⊙ PICNIC TABLE
- REC AMENITIES
- LOT NUMBER

DEVELOPER
RANDY VANDERWERFF
36101 BOB HOPE DRIVE, E5-1255
RANCHO MIRAGE, CA 92270
(760) 333-0980

CONTACT
BOB LUNGER
ULC MANAGEMENT, LLC
6104 N. GARY LANE
BOISE, IDAHO 83714
(208) 861-5220

AGREEMENT
2.06 ACRES
ZONING
EXISTING M-1
PROPOSED R-8

SETBACKS R-8 ZONE
FRONT 20'
REAR 15'
SIDE 5'
STREET SIDE 20'

SEWAGE DISPOSAL
CITY OF KUNA
WATER SUPPLY
CITY OF KUNA

FIRE DISTRICT
KUNA FIRE DEPARTMENT
SCHOOL DISTRICT
KUNA
IRRIGATION DISTRICT
CITY OF KUNA

PRELIMINARY PLAT DEVELOPMENT FEATURES

TOTAL ACRES.....	2.06 ACRES
TOTAL LOTS.....	19
SINGLE FAMILY TOWNHOUSE LOTS.....	16
COMMON LOTS.....	3
TOTAL SINGLE FAMILY DENSITY.....	8 UNITS/AC.
TOTAL OPEN SPACE.....	20 ACRES
EXISTING ZONING.....	M-1
PROPOSED ZONING.....	R-8

ADDDOWS SUB.
R-6

DESIGNED BY: RU
DRAWN BY: RU
CHECKED BY: RU
APPROVED: RU
COORD FILE: RU
REV. 0000 FILE: RU
BY: 10/29/13 REV. 0000 FILE: RU

ZONED M-1
SFR & SHOP



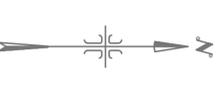
6104 N. GARY LANE, BOISE, IDAHO, 83714
bungert@ulcmanagement.com
208-861-5220 FAX 208-577-6493

SORREL SUBDIVISION

RANDY VANDERWERFF
PRELIMINARY PLAT

JOB NO. 13-105
SHEET NO. 1

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH ULC MANAGEMENT.



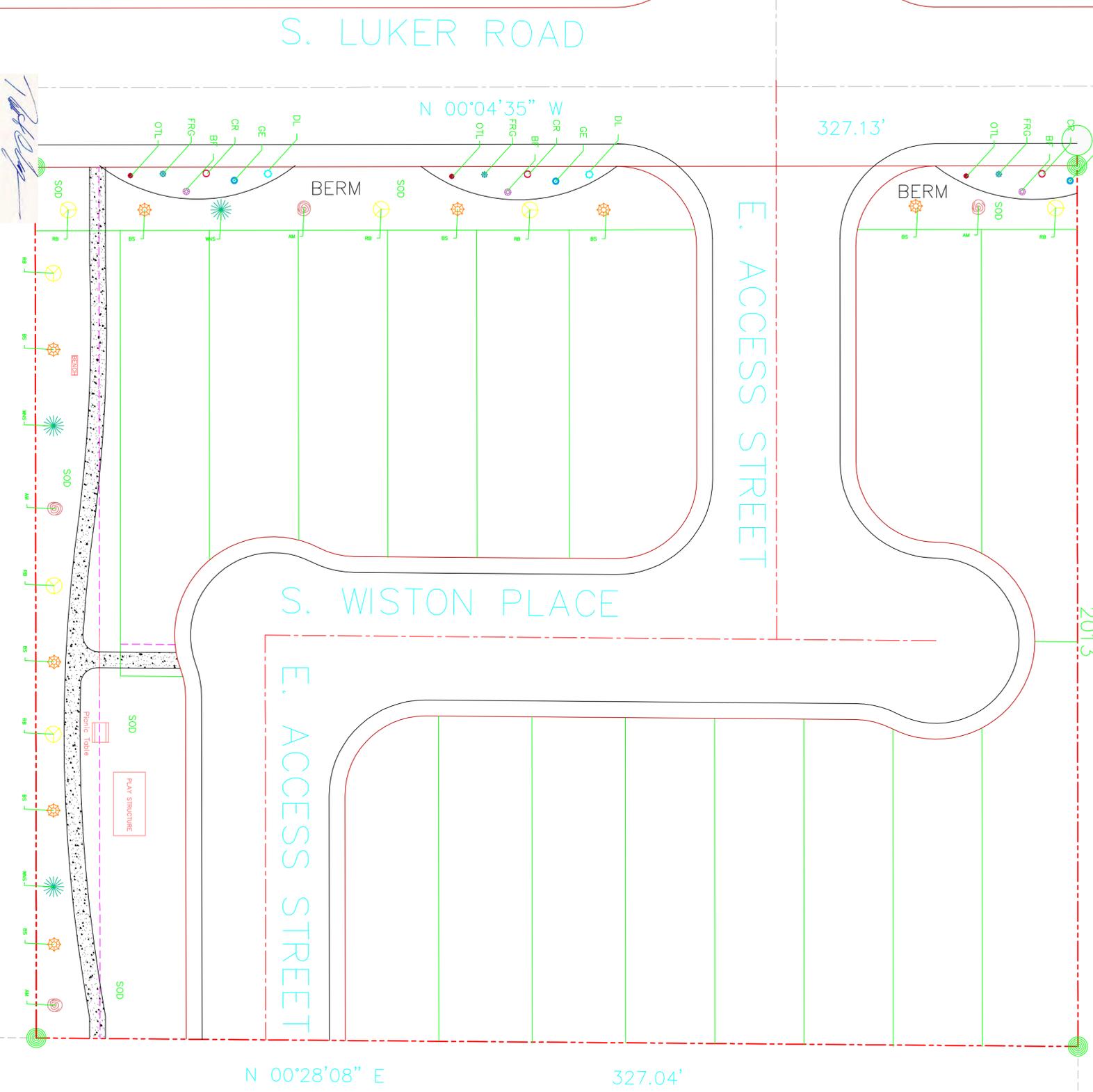
PLANT SCHEDULE

SYM	COMMON NAME	SIZE AT PLANTING	QTY
BTS	BLUE TOTEM SPRUCE	8-10'	0
CAM	CLUMP ACER MAPLE	15 GAL	0
WMS	WEeping NORWAY SPRUCE	8-10'	3
CP	CAPITOL PEAR	2" CALIPER	0
AM	ARMSTRONG MAPLE	2" CALIPER	5
BS	BLUE SPRUCE	8-10'	7
RB	RIVER BIRCH	2" CALIPER	6
DL	STELLA DAY LILLIE	1 GAL	2
GE	GOLDEN EUONYMUS	5 GAL	3
CR	RED CARPET ROSE	5 GAL	3
BF	BLUE FISQUE	1 GAL	3
FRG	FEATHER REED GRASS	1 GAL	3
OTL	OTTO LUYKEN LAUREL	5 GAL	3

GENERAL NOTES:

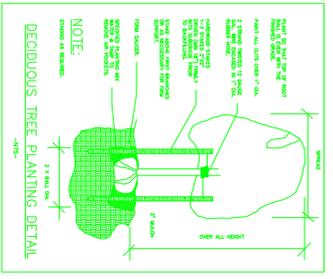
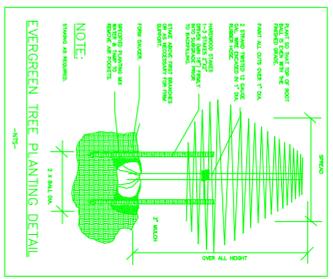
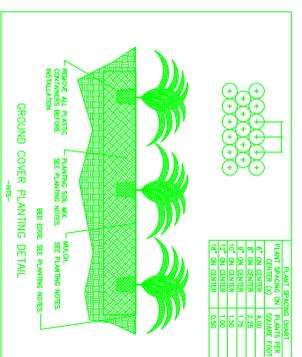
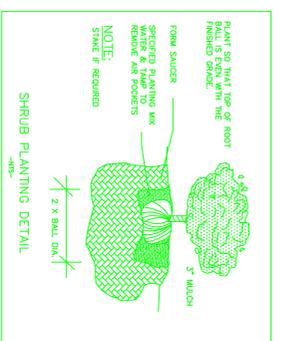
- 1) LANDSCAPE CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO MINOR OR ANY DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL BE THE RESPONSIBLE PARTY FOR ANY DAMAGE TO UTILITIES.
- 2) ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF UNIVERSITIES NATIONAL STANDARD SPECIFICATIONS.
- 3) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTINGS WITH REGULATION CONTRACTOR TO ENSURE PROPER COVERAGE.
- 4) NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER AND CITY OF MERIDIAN.
- 5) ALL PLANT AREAS SHOULD BE MAINTAINED FREE AND CLEAR OF UNDERGROWTH.
- 6) ALL TREES, SHRUBS, AND SPREADERS SHOULD BE REPLACED IN THE 1ST YEAR OF BEING UNPLANTABLE.
- 7) ALL PLANTINGS SHOULD BE FERTILIZED AND IRRIGATED AT 7500 INTERVALS NECESSARY TO PROMOTE OPTIMAL GROWTH.
- 8) AS PART OF THE TREE PRESERVATION PERMIT, TREES THAT THE DESIGNER HAS IDENTIFIED AS BEING PRESERVED SHALL BE IRRIGATED AT THE DESIGNER'S SPECIFIED INTERVALS THROUGHOUT THE CONSTRUCTION PERIOD. NO GRADING WILL BE PERMITTED WITHIN THE TREE'S DRAINAGE.
- 9) ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE OF EACH HYDRO ZONE. EACH HYDRO ZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- 10) PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO ZONES.
- 11) POP UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4".
- 12) PLANTER BEDS ARE TO HAVE A DRIP IRRIGATION SYSTEM OR OTHER WATERING SYSTEM. PERSONS PROVIDING SODS OR SHRUB PLANTINGS SHALL HAVE A DRIP SYSTEM OR DRAINAGE SPRAY SYSTEM.
- 13) ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS: INDIVIDUAL STATION TIMING CAPABILITY, PRECISION, RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION AND TEMPERATURE, AND A BATTERY BACKUP FOR ALL PROGRAMS.
- 14) INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO ZONES.
- 15) ALL PLANTING BEDS SHALL RECEIVE A 2" DEPTH OF MEDIUM TO FINE SAND OVER WEED CONTROL BARRIER AS APPROVED BY THE OWNER.
- 16) THE IRRIGATION DESIGN SHALL BE DESIGN-BUILD WITH ALL ZONES AND APPROXIMATE HEAD LOCATIONS SHOWN ON AN AS-BUILT PLAN AND SUBMITTED TO THE OWNER UPON COMPLETION.

SORREL SUBDIVISION
A RESUBDIVISION OF LOT 3, BLOCK 1,
SADIE CREEK SUBDIVISION #1
LOCATED IN THE NW 1/4, OF SECTION 18,
T.2N., R.1W., B.M.
ADA COUNTY, IDAHO
285.06'
2013



OWNER/DEVELOPER
RANDY VANDERWERFF
36101 BOB HOPE DRIVE, ES-125
RANCHO MIRAGE, CA 92270
(760) 333-0980

CONTACT
BOB UNGER
ULC MANAGEMENT, LLC
6104 N GARY LANE
BOISE, IDAHO 83714
(208) 861-5220



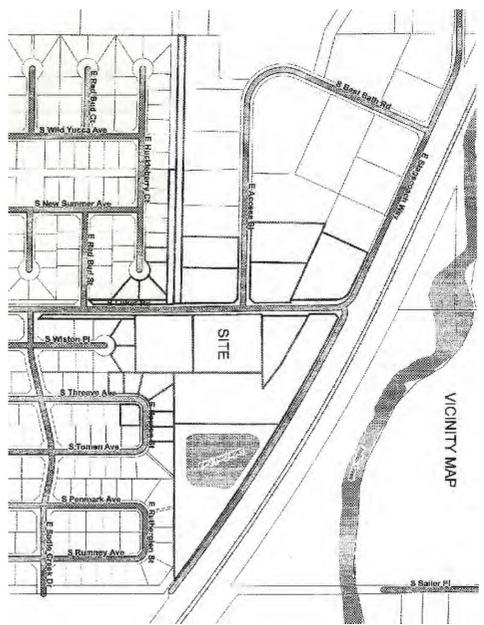
NO.	REVISIONS	DATE
1	REVISED AS PER ACHD REQUIREMENTS	BY 10/29/13

DESIGNED BY:	DATE:
RCU	12/5/12
DRAWN BY:	DATE:
RCU	12/5/12
CHECKED BY:	DATE:
RCU	12/5/12
APPROVED:	DATE:
RCU	12/5/12
COORD FILE:	DATE:
BY 10/29/13	REV. 0000 FILE:

ULC MANAGEMENT
6104 N. GARY LANE, BOISE, IDAHO, 83714
bungler@ulcmanagement.com
208-861-5220 FAX 208-577-6493

SORREL SUBDIVISION
RANDY VANDERWERFF
LANDSCAPE PLAN
JOB NO. 12-101
SHEET NO. 1

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM ULC MANAGEMENT, LLC.



SHORTLINE PARK
ZONED M-1
VACANT

E. ACCESS STREET

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT. ALL SIDE YARD LOT LINES NOT COMMON TO TOWNHOUSES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT.
- 2) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT LOT 20 (PRIVATE ROADS) AND LOTS 1, 13, AND 19 WHICH ARE COMMON/OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 3) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 5) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY ACHD, AND/OR DISCHARGING RUNOFF INTO EXISTING DRAINS AT HISTORIC RATES.
- 6) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 7) SANITARY SEWER SERVICE PROVIDED BY MERIDIAN CITY.
- 8) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 9) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 10) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE MERIDIAN FIRE DEPARTMENT.
- 11) PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE SETTLERS IRRIGATION DISTRICT.
- 12) THIS PROPERTY FALLS OUTSIDE OF THE 500 YR. AND 100 YR. FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875, COMMUNITY-PANEL NUMBER 16001C0165H, FEB 19, 2003.
- 13) ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 14) ALL PRIVATE STREETS ARE ON A LOT WHICH INCLUDES A PUBLIC UTILITIES AND ACCESS EASEMENT.

SHORTLINE PARK
ZONED M-1
VACANT

S. LUKER ROAD

N 00°04'35" W

327.13'

E. ACCESS STREET

PRELIMINARY PLAT SHOWING
SORREL SUBDIVISION
A RESUBDIVISION OF LOT 3, BLOCK 1, SADIE CREEK SUBDIVISION #1
LOCATED IN THE NW 1/4, OF SECTION 18,
T.2N., R.1W., B.M.
ADA COUNTY, IDAHO
2013

N 89°56'47" E 285.06'

ZONED RUT
SFR

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SIDEWALK
- CENTERLINE
- PARCEL LINE
- NEW WATER
- NEW WATER
- EASEMENT
- ☉ LIGHT
- ☉ FIRE HYDRANT
- ▣ PICNIC TABLE
- ▣ REC ARENITIES
- 1 LOT NUMBER

1" = 20'

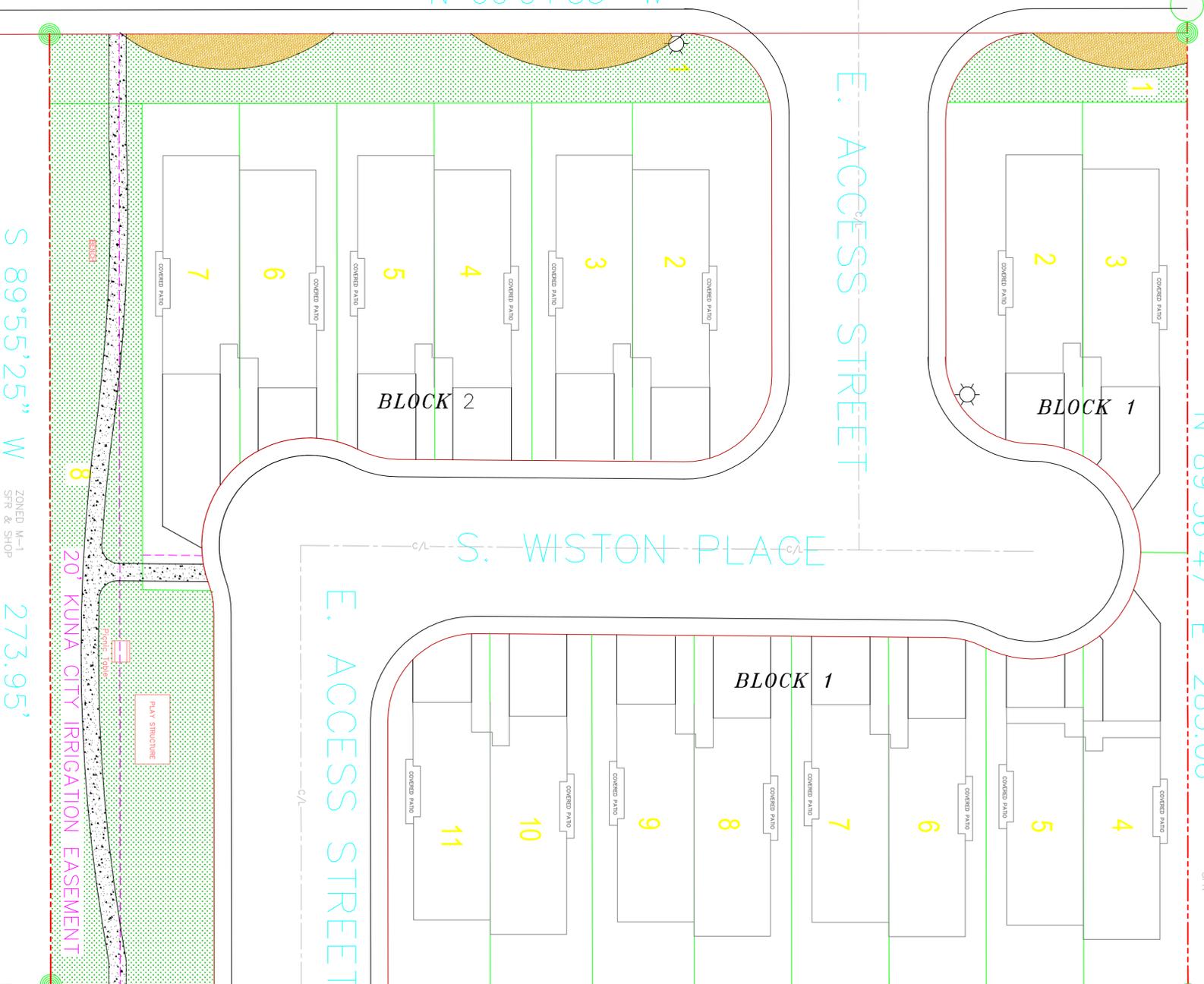
E. ACCESS STREET

S. WISTON PLACE

N 00°28'08" E

327.04'

SADIE CREEK SUB
ZONED M-1
VACANT



PRELIMINARY PLAT DEVELOPMENT FEATURES

TOTAL ACRES.....	2.06 ACRES
TOTAL LOTS.....	19
SINGLE FAMILY TOWNHOUSE LOTS.....	16
COMMON LOTS.....	3
TOTAL SINGLE FAMILY DENSITY.....	8 UNITS/AC.
TOTAL OPEN SPACE.....	20 ACRES
EXISTING ZONING.....	M-1
PROPOSED ZONING.....	R-8

ZONED M-1
SFR & SHOP

S 89°55'25" W

273.95'

20' KUNA CITY IRRIGATION EASEMENT

SHADOWS SUB.
R-6

NO.	REVISIONS AS PER ACHD	DATE	BY	REV. CODE FILE
1		8/02/13	RU	
2			RU	
3			RU	
4			RU	
5			RU	



6104 N. GARY LANE, BOISE, IDAHO, 83714
bungert@ulcmanagement.com
208-861-5220 FAX 208-577-6493

SORREL SUBDIVISION
MASTER PLAN

RANDY VANDER WERFF
JOB NO. 13-105
SHEET NO. 1

THESE DRAWINGS OR ANY PORTION THEREOF SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH ULC MANAGEMENT.













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: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Sorrell Subdivision
PUD; Rezone; Preliminary Plat; Development Agreement
13-01-PUD, 13-03-ZC; 13-01-S, 13-02-DA

DATE: September 30, 2013

The City Engineer has reviewed the Planned Unit Development, Zone Change, Preliminary Plat and Development Agreement request of the above applicant dated September 24, 2013. The parcel is a platted lot in Sadie Creek Subdivision No. 1 (recorded January 17, 2008). It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated in the south treatment facility. This site is not connected to the city system and would be subject to connection fees for the demand of 16 dwelling units as provided in the City's Standard Table.
- b) This property was included in Local Improvement District 2006-1 and has paid for one EDU and is entitled to a credit against the cost for connection fees associated with that one EDU. Treatment capacity may be secured for the remaining demand from this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The nearest gravity main (8-inch) is located in Luker Road near the southern boundary of the site. Specific recommendations of note are as follows:
 - 1) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) Extend the 8-inch sewer main from the manhole in Luker, just south of the property, north to the Access Street entrance, set a new manhole and stub 8-inch mains north and east.

- 3) Extend the 8-inch sewer main into and through the subdivision to the east boundary of the property on Access Street, set a manhole and stub the manhole to the east.
- 4) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- d) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of 16 dwelling units as provided in the City's Standard Table.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
 - 3) A 10-inch water main is installed in Luker Road. An 8-inch water main is to be extended into the project on Access Street.
 - 4) At least 8-inch water mains are to be stubbed by developer to the east property boundary on Access Street and terminated with a blow-off.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main is located along the south boundary of the property.
- b) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the commercial portion, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
 2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. No PI trunk line is indicated in the Master Plan for the Luker frontage of this property.
 3. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
 4. It is recommended that conformity with approved City PI standards is required.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of the private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) **All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.**

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

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

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on one classified street (Luker). The recommendations of the City Engineer are as follows:

- a) The right-of-way for public streets is recommended to match the city's adopted typology standard for "local residential" of 51' instead of 50' for Access Street and Wiston Place. The right-of-way width for Luker Road was established when Sadie Creek Subdivision No. 1 was platted.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The documents submitted with the application do not address residential area easements and the City Engineer recommends the City Code is observed except along zero lot-line side-lot boundaries.
- c) An approach to Luker is already provided. If it is to be relocated, it is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are coincident with or as far as practical from the intersection.
- d) Curb and Gutter – **City Code (6-4-2C) requires the installation of curb and gutter:** vertical curb on classified streets (Luker) and either rolled or vertical elsewhere. The City Engineer recommends compliance with City Code.
- e) Street Drainage – The application properly includes facilities for handling storm drainage from local streets. The City Engineer recommends compliance with ACHD policies.
- f) Sidewalk - **City Code (6-4-2Q) requires the installation of sidewalk** on all local and classified streets. The documents submitted with the application do not address this issue. The City Engineer recommends compliance with City Code.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required as a condition of final platting.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor is provided from the recorded plat of Sadie Creek Subdivision No. 1.



City of Kuna
Planning & Zoning Department

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

October 3, 2013

Subject: City Forester Comments on Sorrel Landscape Plan.

To interested parties,

It is the recommendation of the City Forester to use fewer Pear Trees in Kuna since they are susceptible to fire-blight among other health related issues here in Kuna. Additionally, there is an over abundance of Pears here in Kuna. It is the recommendation of the City Forester to replace the Pear Trees with either Eastern Red bud, Kwanza Cherry or Kentucky Red Bud Trees.

There is no reason to label the "Clump Acer Maple" in this way. Acer is the Genius name for Maple and Clump is the way the tree grows. What kind of Maple will this be?

Follow all of the landscape requirements listed in Kuna City Code Title 5 and Chapter 17.

If you have any questions, please contact our office.

Thanks,

A handwritten signature in blue ink that reads 'Natalie Purkey'. The signature is written in a cursive style.

Natalie Purkey
City Forester –Certified Arborist
208.880.0953

Cc: Wendy Howell, Director of Planning Services

Project/File: Sorrel/K13-01-PUD/K13-03-ZC/K13-02-DA/K13-05-S
This is a Planned Unit Development, Rezone, and Subdivision application to construct 16 Townhouse lots on 2.06 acres. The site is located at 700 S Luker Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: 700 S Luker Road

Staff Approval: October 29, 2013

Applicant: Bob Unger
 6104 N Gary Lane
 Boise, ID 83634

Representative: Bob Unger
 6104 N Gary Lane
 Boise, ID 83634

Staff Contact: Stacey Yarrington
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for a Planned Unit Development, Rezone from M-1 (Light Manufacturing/Industrial) to R-8 (Medium to High Density Residential), and subdivision to construct 16 Townhouses on 2.06 acres. The proposed use is consistent with the City of Kuna’s Comprehensive Plan as their plan calls for Medium Residential Density in this area. Transit services are not available to the site. The site is located at 700 S Luker Road in Kuna, Idaho.

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

Direction	Land Use	Zoning
North	Single Family Residence (Rural Urban Transition)	RUT
South	Single Family Residence (Light Manufacturing/Industrial)	M-1
East	Bare ground (Light Manufacturing/Industrial)	M-1
West	Bare ground (Light Manufacturing/Industrial)	M-1

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.

5. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

6. Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 93 additional vehicle trips per day (0 existing); 8 additional vehicle trips per hour in the PM peak hour (0 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Luker Road	0-feet	Collector	17	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

3. **Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Luker Road north of King Road was 213 on 11/29/2005.

C. Findings for Consideration

1. Luker Road

- a. **Existing Conditions:** Luker Road is fully improved with 2-travel lanes, vertical curb, gutter, and 7-foot wide attached concrete sidewalk abutting the site. There is 55-feet of right-of-way for Luker Road (27.5-feet from centerline).

- b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Luker Road abutting the site.
- d. **Staff Comments/Recommendations:** Luker Road is fully improved; therefore staff recommends no additional requirements or right-of-way dedication with this application.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Luker Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

2. Internal Streets

- a. **Existing Conditions:** There are no existing streets internal to the site.

- b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the

parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal streets as 36-foot street sections with curb, gutter, and 5-foot wide concrete sidewalk within 50-feet of right-of-way. The applicant is proposing 2 knuckles at each end of Wiston Place, which intersects Access Street.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to construct the proposed knuckles to meet the District's dimensional standards of a minimum 26 foot inside curb radius and 15 foot outside curb radius.

3. Roadway Offsets

- a. **Existing Conditions:** There is an existing 50-foot wide roadway approach, Access Street, onto Luker Road from the site. The street is located approximately 485-feet south of Stagecoach Way.
- b. **Policy:**
 - Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).
 - District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- c. **Applicant's Proposal:** The applicant is not proposing any changes to the existing proposed street.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

4. Stub Streets

- a. **Existing Conditions:** There are no existing stub streets internal to the site.
- b. **Policy:**
 - Stub Street Policy:** District policy 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
 - The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.
- c. Applicant Proposal:** The applicant is proposing to construct a stub street, Access Street, to the east property line. The stub street is approximately 125-feet long and located approximately 502-feet south of Stagecoach Way.
- d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

5. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

6. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

7. Other Access

Luker Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Luker Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.
2. Construct the internal streets as 36-foot street sections with curb, gutter, and 5-foot wide concrete sidewalk within 50-feet of right-of-way.
3. Construct the 2 knuckles to meet the District's dimensional standards of a minimum 26 foot inside curb radius and 15 foot outside curb radius.
4. Construct the 125-foot long stub street, Access Street, to the east property line, located approximately 502-feet south of Stagecoach Way. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
5. Direct lot access to Luker Road is prohibited and shall be noted on the final plat.
6. Payment of impacts fees are due prior to issuance of a building permit.
7. Comply with all Standard Conditions of Approval.

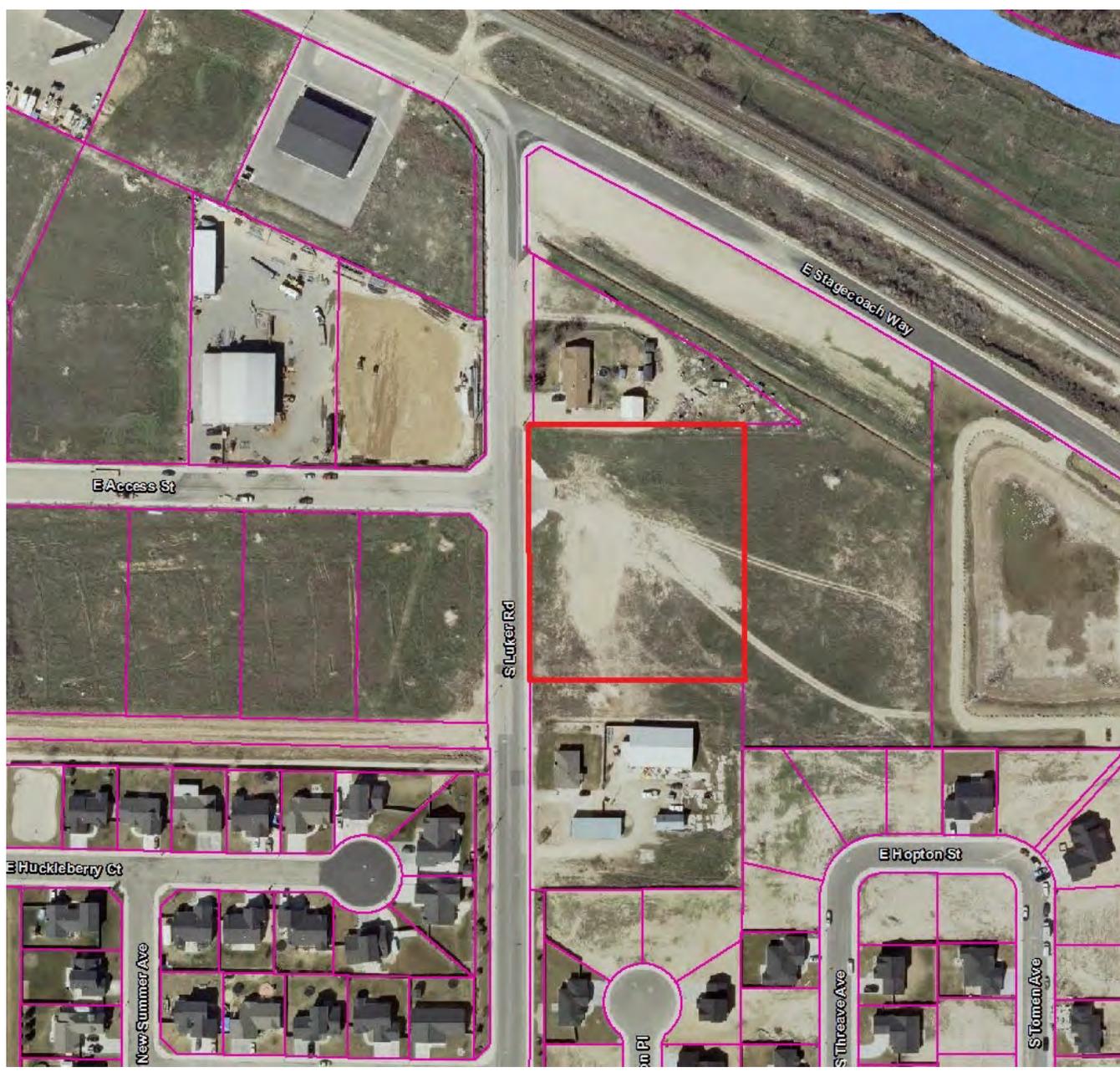
E. Standard Conditions of Approval

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, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

VICINITY MAP



Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

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

07 October 2013

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OCT 09 2013

KUNA CITY CLERK

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

RE: Bob Unger
700 S. Luker Rd.
Boise-Kuna Irrigation District
South Railroad Lateral 115+60
Sec. 23, T2N, R1W, BM.

13-01-PUD/13-03-ZC/13-02-DA/13-05-S

BK-392 C

Troy Behunin:

There are no Project facilities located on the above-mentioned property; however it does in fact possess a valid water right.

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # 13-03-ZC / 13-02-DA

Conditional Use # _____

Preliminary / Final / Short Plat B-01-PUD

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OCT 03 2013

KUNA CITY CLERK

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

14. _____ Reviewed By: Rowdy
 _____ Date: 9/30/13

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

September 25, 2013

Troy Behunin
City of Kuna, Planning and Zoning
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Re: **13-01-PUD, 13-03-ZC, 13-02-DA, 13-05-S for the Sorrel Subdivision**

The Idaho Transportation Department has reviewed the referenced planned unit development, zone change, development agreement and subdivision applications for the Sorrel Subdivision on South Luker Road. ITD has the following comments:

- 1) ITD has no objection to the requested applications. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact MS Shona Cheever at 334.8341 or me at 334-8377.

Sincerely,

A handwritten signature in blue ink that reads "Dave Szplett". The signature is fluid and cursive.

Dave Szplett
Development Services Manager
dave.szplett@itd.idaho.gov

Troy Behunin

From: Justin Dusseau [SO4335@adaweb.net]
Sent: Tuesday, September 24, 2013 7:35 PM
To: Troy Behunin
Subject: Re: Sorrel Subdivision - Agency Review Packets

Thank you for providing me with this information. I see no foreseeable issue with the proposed development.

Thank you

Chief Justin Dusseau
Kuna Police

Sent from my iPad

On Sep 24, 2013, at 3:39 PM, "Troy Behunin" <troy@cityofkuna.com> wrote:

> Good afternoon,
> A PDF containing materials for an upcoming land use action is included with this email for your agencies review. Please review the material and provide our office with comments relating to this request.
> Thank you,
> Troy Behunin
> Senior Planner
> City of Kuna
> 763 W. Avalon
> Kuna, ID 83634
> 208-922-5274
> Troy@cityofkuna.com<<mailto:Troy@cityofkuna.com>>
>
> Check out our new web site! Kunacity.id.gov
>
> CONFIDENTIALITY NOTICE
> This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.
>
> <Agency Transmittal Packet 9.24.13.pdf>

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SEP 20 2013

CITY OF KUNA

September 13, 2013

Bob Unger
ULC Management

RE: Subdivision Name Reservation: "**Sorrel Subdivision**"

Dear Bob,

At your request I have reserved the name of "**Sorrel Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the next ten (10) years unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

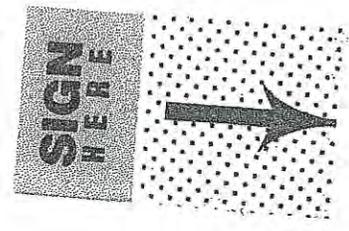
Sincerely,
Jerry Hastings, P.L.S.
County Surveyor
Ada County, Idaho
208-287-7912
208-287-7909 Fax
jhastings@adaweb.net

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PH - Sorrel Subdivision
Page 51 of 90
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CITY OF KUNA



1414 West Bannock Street
Boise, ID 83702

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT



REVIEWED & APPROVED
BY: RVW
TSJ

File No. 537553/JB/MA

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Bank of the Cascades

a corporation duly organized and existing under the laws of the State of _____, Grantor, does hereby Grant, Bargain, Sell and Convey unto

Randolph Vanderwerff and Tricia Yeckley, husband and wife

Grantee, whose address is: 36101 Bob Hope Dr. Ste. D5 #125 Rancho Mirage, CA 9227, the following described real estate, to-wit:

Lot 3 in Block 1 of Sadie Creek Subdivision No. 1, according to the plat thereof, filed in Book 100 of Plats at page(s) 12931-12935, records of Ada County, Idaho.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this September 4, 2013.

Bank of the Cascades

By: _____
Justin Snyder, V.P. Assistant Credit Administrator

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust as of the day and year set forth above.

"Trustor"

Randolph Vanderwerff and Tricia Yeckley, husband and wife

By: Randolph Vanderwerff
Randolph Vanderwerff

By: Tricia Yeckley
Tricia Yeckley

State of California
County of San Bernardino

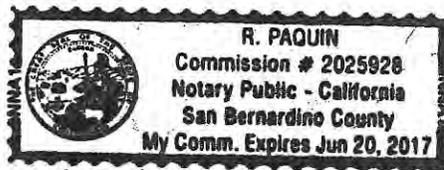
On Sept. 9 2013 before me, R. Paquin Notary Public
(insert name and title of the officer)

personally appeared Randolph Vanderwerff and Tricia Yeckley, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature R. Paquin (Seal)





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Subdivision, PUD, Rezone

Date and time of neighborhood meeting: 9/12/2013 - 6:30 PM

Location of neighborhood meeting: 700 S Luker Road - Project Site

SITE INFORMATION:

Location: Quarter: NW Section: 18 Township: 2N Range: 1W Total Acres: 2.06

Subdivision Name: Sadie Creek Subdivision Lot: 3 Block: 1

Site Address: 700 S Luker Road Tax Parcel Number(s): R7686320030

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

CURRENT PROPERTY OWNER:

Name: Randolph Vanderwerff & Tricia Yeckley

Address: 36101 Bob Hope Dr, D5 125 City: Rancho Mi State: CA Zip: 92270

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

Name: Bob Unger Business (if applicable): ULC Management

Address: 6104 N Gary Lane City: Boise State: ID Zip: 83714

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	<u>M-1 Zone to R-8 Zone</u>
Subdivision (Sketch Plat and/or Prelim. Plat)	<u>Sorrel Subdivision - 16 townhouse lots</u>
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Robert C Unger, ULC Management, LLC

Address: 6104 N Gary Lane

City: Boise State: ID Zip: 93714

Telephone: 208-861-5220 Fax: 208-577-6493

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)  Date 8/16/13

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SEP 20 2013
CITY OF KUNA



4A
PH - Sorrel Subdivision
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SEP 20 2013
CITY OF KUNA

September 5, 2013

FROM: Bob Unger
ULC Management, LLC

TO: Interested Neighbors

RE: Sadie Creek Townhouses Subdivision

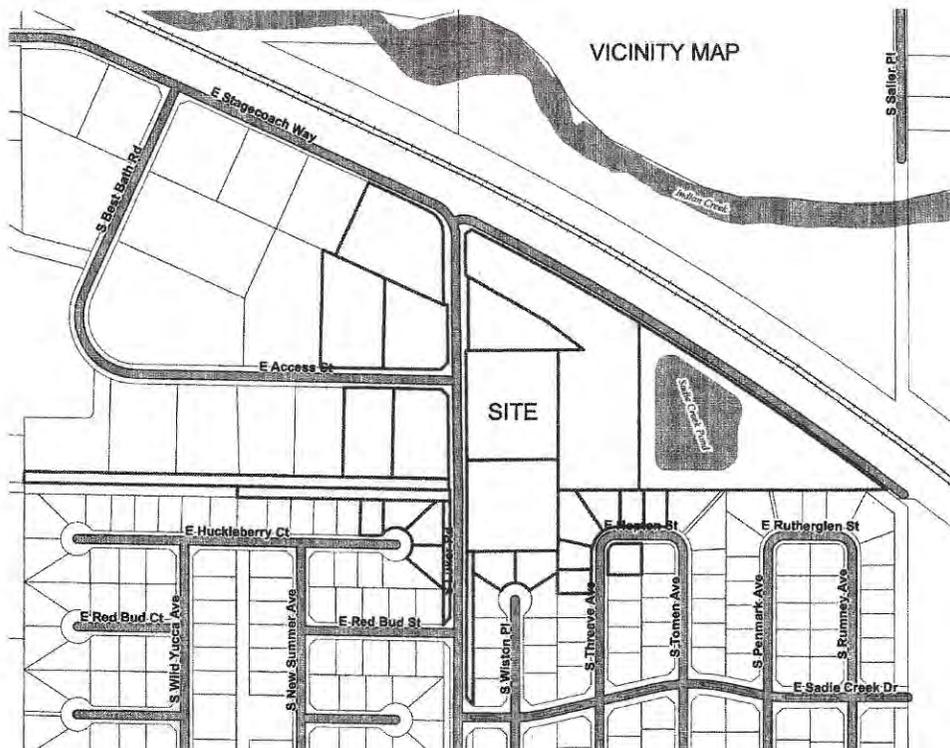
I am writing to invite you to attend a meeting of interested neighbors to provide your input on our project plan. We are proposing 14 townhouse lots and 2 future commercial lots on approx. 2.07 acres.

The meeting will be held at 6:30 p.m., Thursday, September 12, 2013, at the site on the east side of S Luker Road, directly across from E Access Drive. I have attached a vicinity map and a copy of the Preliminary Plan for your review.

If you have any questions or need information prior to the meeting, please contact me at (208) 861-5220.

Sincerely,

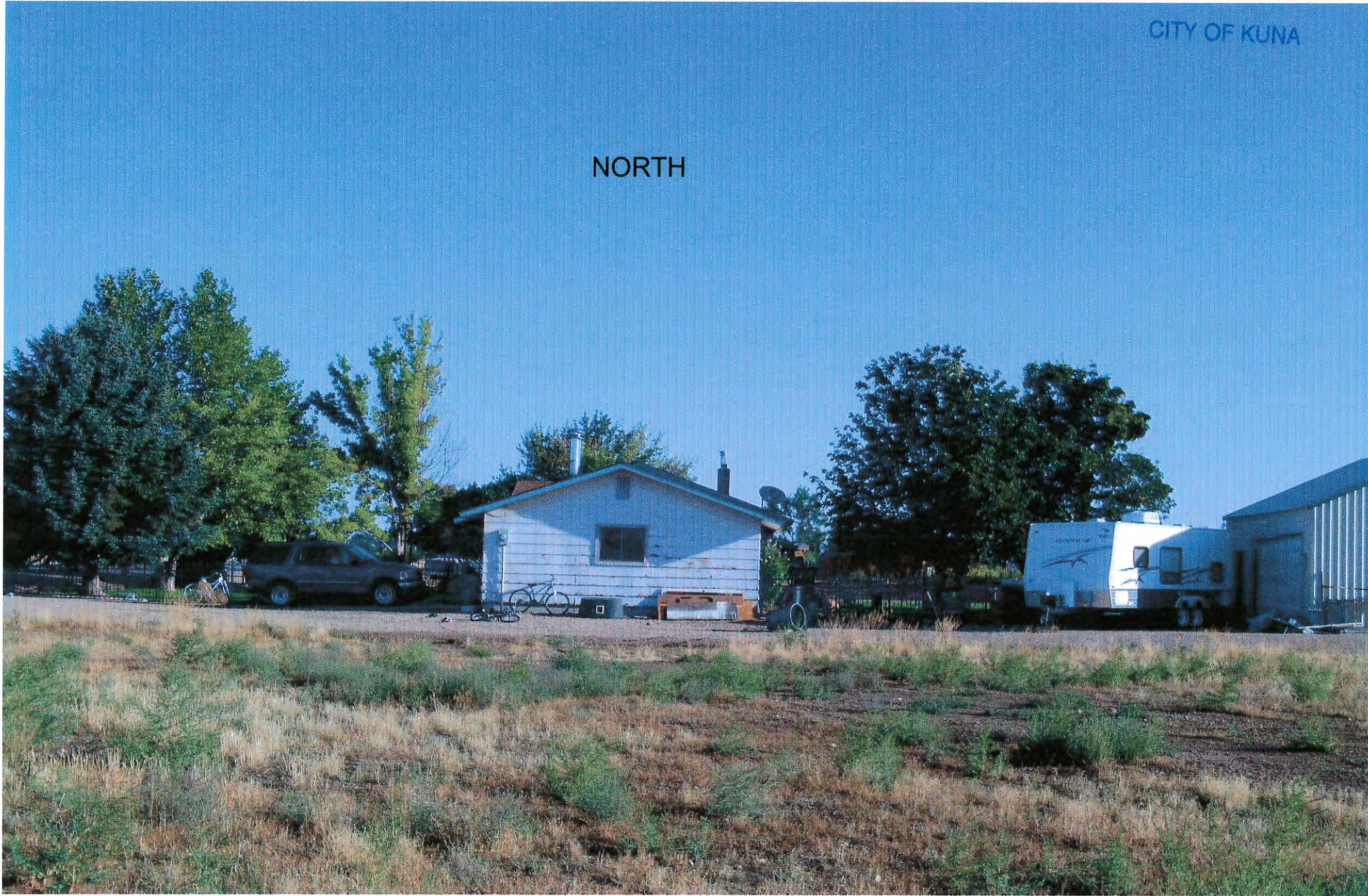
Robert C. Unger
Manager



SEP 20 2013

CITY OF KUNA

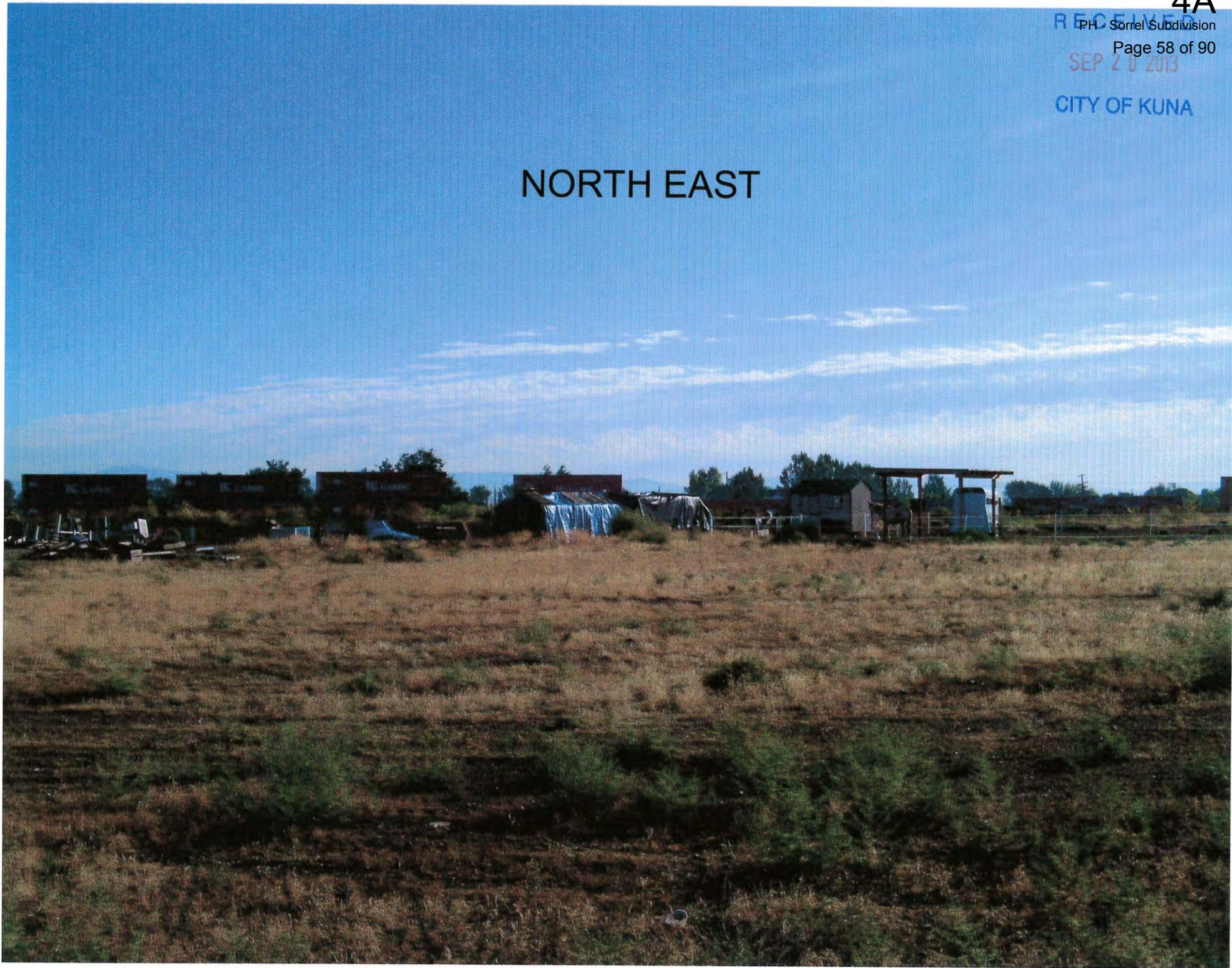
NORTH



SEP 20 2013

CITY OF KUNA

NORTH EAST



SEP 26 2013

CITY OF KUNA

EAST



SOUTH EAST



SOUTH



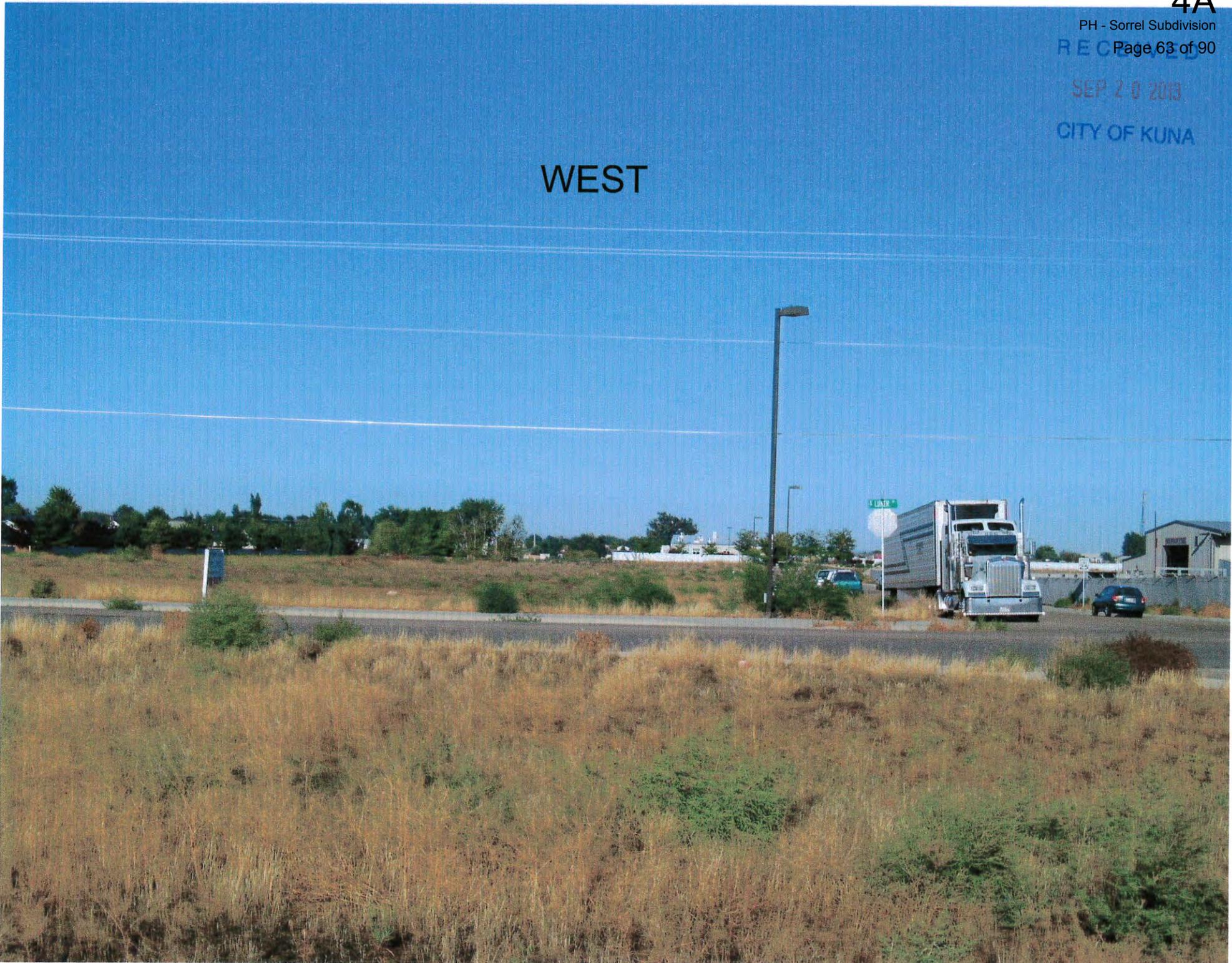
SOUTH WEST



SEP 20 2013

CITY OF KUNA

WEST



NORTH WEST



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

City Clerk
City of Kuna
P.O. Box 13
Kuna, ID 83634

OCTOBER 3, 2013

For Recording Purposes
Do Not Write Above This Line

**RANDY VANDERWERFF REZONE
(SORREL SUBDIVISION)**

**DEVELOPMENT AGREEMENT
RECITALS**

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is entered into this ____ day of _____, 2014, by and between the **City of Kuna**, an Idaho municipal corporation "**City**", and **Randy VanderWerff**, whose address is **36101 Bob Hope Dr., E5-125, Rancho Mirage, Ca 92270**, as "**Applicant**", the owner of the property described herein: R7686320030, hereafter referred to as "**Developer**".

- A. Developer owns certain property ("**Property**") located in Ada County, particularly, approximately 2.07 acres (R7686320030), a lot located at or near 700 South Luker Road, Kuna, Idaho and more particularly described on Exhibit A, attached hereto.
- B. The Developer has applied with the City to rezone the above mentioned lot, which is within City corporate limits.
- C. In particular, Developer has submitted applications (Case No.s **13-01-PUD, 13-03-ZC, 13-01-DA, 13-05-S and 13-04-DR**) to rezone the previously listed parcel within the corporate limits of the city of Kuna from *M-1* (Light Industrial) to *R-8* (Medium Density Residential). This Agreement concerns the rezone of said property.
- D. City and Developer desire to enter into this Agreement, which shall be recorded in the Office of the Ada County Recorder and shall take effect on the date last executed below.
- E. City, pursuant to Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14, has the authority to conditionally rezone the property and to enter into a Development Agreement for the purpose of allowing, by Agreement, a rezone of said parcel for a specific purpose or use which is appropriate in the area, and this Agreement contains the conditions required by the City. This Agreement supersedes any conflicting terms and/or conditions in prior agreements or staff reports concerning the land as to obligations between the parties to this Agreement. This Agreement complies with all Kuna Idaho Municipal Code Title 5 Zoning Regulations and Title 6 Subdivision Regulations as they are applicable to these land use actions.
- F. The Kuna Planning and Zoning Commission and City Council have independently held public hearings on these land use matters as prescribed by law and have approved the application in

accordance with the findings of fact, conclusions of law and conditions of approval set forth in its approval, and all such conditions are included in this Agreement. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code Title 5 and Title 6.

- G. The uses(s) allowed through this conditional rezone are those which are permitted or specially permitted, by way of a special use permit, in the R-8 (Medium Density Residential) zone; or those agreed to, provided they are not in conflict with City code. In the future, the City and Developer shall amend this agreement to provide and allow for more aggressive development possibilities if necessary.
- H. The Councils Order of Decision for the zone classification, including all conditions of approval, is hereby made a part of this Agreement. In the event there is a discrepancy or conflict, the stricter condition shall apply unless specifically stated otherwise in this Development Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements stated herein, and for other consideration, the sufficiency of which is hereby acknowledged, City and Developer agree as follows:

1. ZONING ORDINANCE AMENDMENT.

- 1.1: The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the property to R-8 (Medium Density Residential). The Ordinance will become effective after its passage, approval, publication, the execution and recordation of the Agreement. It is possible this Agreement could be modified to accommodate the Developer's future land use plans if necessary, based on the uses and development plans at that time. The Ordinance will become effective after its passage, approval, publication and the execution and recordation of this Agreement.

2. PERMITTED USES.

- 2.1: **Development According to the Conceptual Site Plan.** Developer agrees to modify this development agreement through public hearing processes and follow City code if necessary in the future. The developer has provided a preliminary plat, landscape plan and master plan (plans are dated 10.29.2013) and shall be relied upon and considered binding site plans - *see Exhibit B*. Substantial (as determined by the Director of planning services) modifications to either plan shall require the approval of the Kuna Planning and Zoning Commission and City Council through public hearing processes. However, minor site plan modifications may be approved administratively. The Director of planning services will determine if a change is of minor significance or necessitates legislative review.
- 2.2: **Uses.** Generally speaking, the property is approved for the uses typically associated with an R-8 zone.
- 2.3: **Modification of Allowed Uses.** The uses permitted within this Agreement shall not be modified without complying with the notice and hearing provisions of Idaho Code § 67-

6509, provided, however, any specially permitted use(s) in the R-8 may be permitted on the property through issuance of a special use permit.

3. CONDITIONS ON DEVELOPMENT.

The following conditions shall apply to the property with its future development, expansion or enlargement, as determined by the Director of planning services:

- 3.1: **Bicycle Spaces.** Developer shall provide a minimum of 5 bicycle parking spaces within the common space of the project.
- 3.2: **Building Permits.** Developer shall acquire a building permit before construction of the facility. Developer shall comply with the R-8 zone's height and area performance standards found in Kuna City Code (KCC) 5-3-3. Specifically, they shall comply with the following R-8 zone standards:

Maximum Height-	35-feet
Minimum Lot Width	40' *
Front Setback (Local)	20'
Front Setback (Arterial)	30'
Rear Setback	15'
Interior Setback	5'
Street Side	20'
Maximum Lot Coverage	40%
Minimum Lot Area	3,300 square feet *

* The PUD application and process may reduce design standards according to City Councils decision on the application(s).

- 3.3: **Construction Etiquette.** Developer shall post and maintain a "rules and regulation sign" at the entryways to the site until construction is complete. The signs are intended for the subcontractors performing the work and should include: (1) no dogs permitted; (2) no loud music permitted; (3) no alcohol or drugs permitted; (4) no abusive language permitted; (5) dispose of personal trash and site debris; (6) clean up any mud and/or dirt that is deposited from the construction site onto the public street; (7) install temporary construction fence to keep debris from blowing off-site; (8) no burning of construction or other debris on the property; (9) keep a watering truck on-site and employed as necessary to keep dust under control; (10) Site construction shall be limited to the hours of **7:00** am to **7:00** pm daily.
- 3.4: **Curbs, Gutters, Sidewalks and Storm-Water Conveyances.** The use of drainage swales for storm water conveyance in lieu of curb and gutter is prohibited unless it's necessary to preserve a historical drainage right that would be impeded by the swale's removal and such action is determined by the City engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Construction Work (ISPCW) or other standards established by the City engineer.

3.5: **Design Review.**

- 3.5.1: Design review is required for all proposed new Multi-Family building(s), landscaping, parking lots, entrances, monuments, common areas and/or signage uses.
- 3.5.2: New Multi-Family buildings and their compositions are subject to design review pursuant to requirements in the Kuna City Code relative to usage of materials, woods, entrances, window arrangement and other considerations.
- 3.5.3: Any materials employed in the construction of fencing, wall and trash enclosures are subject to design review and/or J&M Sanitations review.
- 3.5.4: Any fencing and/or wall materials employed in the development are subject to design review pursuant to requirements in the Kuna City Code. See KCC 5-4- 1 thru 17.

3.6: **Driveways and other Approaches.**

- 3.6.1: All curb returns throughout this development shall be constructed with **28-foot minimum curb return radius.**
- 3.6.2: Applicant shall line up the center line of their access point (on East Access St.), within ten (10) feet of the center line of East Access Street on the west side of Luker Rd.

3.7: **Engineering Calculations/Drawings/Plans/Reports.**

- 3.7.1: At the time of construction, developer shall obtain a letter from the City engineer recommending engineering approval of construction drawings, drainage and storm-water plans.
- 3.7.2: At the time of construction plan submittal, developer shall provide the City engineer with fire flow, water distribution and wastewater calculations and acquire all necessary permits and pay all associated fees. The City engineer will review the water modeling results and provide comments or corrections.
- 3.7.3: At the time of construction plan submittal, a geotechnical report (if required) is subject to the City engineer's review and comments.
- 3.7.4: Developer shall comply with the approved recommendations of the City Engineer as noted in the submitted memorandum dated *September 30, 2013*.

3.8: **Federal, State, Local and Special Purpose Standards.** Developer shall comply with all applicable federal, state, local and special interest district standards as they apply to the property's development.

- 3.9: **Fencing.** Developer shall construct and place fencing on-site according to the City's zoning standards. Developer shall use the approved type of fencing allowed by City code and obtain a fence permit as outlined in City code.
- 3.10: **Fire.**
- 3.10.1: **Hydrants and Water Mains.** Adequate fire protection shall be required in accordance with the appropriate fire district standards. Developer shall meet the requirements of the Kuna Rural Fire District (KFD).
- 3.10.2: **Fire Safety.** Developer shall address fire safety compliance to the Kuna Fire District and City building inspector's satisfaction. The site landscaping shall be designed and maintained to provide fire protection around the building perimeters. The internal roads shall be designed to allow Kuna Rural Fire District access to each building. Developer will place fire hydrants on the property in locations determined by the Kuna Fire Marshall. Fire related signage shall be installed with guidance from the Kuna Fire Marshall. The water model results are to be reviewed and approved by the KFD.
- 3.10.3: Developer shall work with the City & KFD to provide an acceptable turn-around for streets longer than 250', which do not have an approved turn-around.
- 3.11: **Grading Plan.** Developer shall provide a grading plan identifying how the subject property will be graded and contoured. The grading plan shall be reviewed and approved by the City engineer for its compliance with City standards.
- 3.12: **Irrigation.**
- 3.12.1: Developer shall comply with Idaho Code §31-3805 relating to irrigation water use. Irrigation/drainage waters shall not be impeded by on-site construction. Developer shall comply with lawful requirements of the Boise Project Board of Control.
- 3.12.2: At the time of construction plan submittal, developer shall provide the City engineer an pressurized irrigation (PI) plan for review and approval; Developer shall acquire all permits and inspections necessary to connect the projects irrigation system to the City PI utility; construct the irrigation system to the City's PI standards; and construct any off-site improvements necessary to connect into the City's PI utility.
- 3.12.3: The use of potable water from the City utility shall not be employed for landscape irrigation purposes. The subdivision shall have an irrigation system reliant upon a non-potable water source.
- 3.12.4: Submit a petition prior to final platting to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City.

3.13: **Land Use Requirements.**

3.13.1: Developer shall comply with the City's land use requirements, in effect at the time of development or, as modified by this Agreement.

3.13.2: Uses other than those existing at time of rezone, permitted, or specially permitted in the R-8 zone shall not be introduced on the property without further land use review, approvals or modification of the approvals and this Development Agreement.

3.14: **Landscape.**

3.14.1: Site improvements will be subject to the City's landscape ordinance and design review processes depending on scope (note: the design review standards may differ from the City's landscape ordinance). An underground irrigation source shall be required for all of the site's landscape elements in accordance with the provisions of **KCC 5-17-11**.

3.14.2: Developer has prepared for City review, a detailed landscape plan. The landscape plan is subject to the City's design review process. The landscape plan shall call out the method(s) of re-vegetating common open space and the periphery areas disturbed during any construction activities. The property's entire landscape scheme shall consist of organic materials. Accordingly, no hard-scape (*or gravel or rock*) materials shall be used for landscape purposes.

3.14.3: Employ vegetative buffers and landscape berming techniques along the property boundaries to minimize adverse land use impacts [compatibility issues] with the adjoining neighbors. The landscape and buffer techniques shall be detailed in a landscape plan.

3.14.4: Developer has submitted a landscape plan to the City forester for review and approval and will be considered a binding plan (date stamped 10.29.2013).

3.14.5: The landscape plan shall follow the landscape requirements and guidelines contained within **KCC 5-17-1 through 25**.

3.14.6: All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

3.15: **Outdoor Lighting.**

3.15.1: On-site lighting shall be designed and installed to minimize fugitive light and glare and installed so it does not unduly intrude on adjoining properties pursuant to requirements in the Kuna City Code.

3.15.2: A lighting plan shall be submitted to the City director of planning services for review and approval in accordance with **KCC 6-4-2-T**. The lighting plan shall follow the provisions of **KCC 6-4-2-T, and 5-9-5-B**.

3.16: Parking and Loading Standards.

3.16.1: The Property's parking areas shall be installed in accordance with City parking standards (**KCC 5-9-1 through 5**).

3.16.2: Developer shall provide a site plan graphically demonstrating the method of onsite traffic circulation.

3.16.3: The site's traffic circulation pattern and parking placement are subject to the Director of planning services review, consistent with the other provisions of this Agreement.

3.17: Permits and Applicable Fees. Developer shall acquire all permits and pay all applicable fees.

3.18: Plats/Deed.

3.18.1: In the event of a lot line adjustment, lot split, or subdivision, developer shall provide City a recorded record of survey and deed, or recorded plat for the property changes.

3.18.2: The applicant's preliminary plat and landscape plans (date stamped 10.29.2013) shall be considered binding site plan, or as modified by Council.

3.19: Sanitary Sewer.

3.19.1: Developer shall connect the property to the City's sanitary sewer system according to City standards; provide the development's sanitary sewer design to the City engineer for review and approval; acquire all of the permits and inspections necessary to connect to the City's sewer utility; construct the sewer system to City standards and construct offsite improvements necessary to connect to the City's sewer utility.

3.19.2: Developer shall abandon and dismantle any onsite septic tank system and its component parts, according to City and Central District Health standards. The dismantling of a septic system requires collapsing and removing the lid, backfilling and compaction of the fill area.

3.20: Sidewalks and Pathways.

3.20.1: In accordance with **KCC 6-4-2-Q**, developer shall provide eight-foot (8'), detached concrete sidewalks along Luke Road frontage. All sidewalks shall be built in accordance with the American with Disabilities Act (**ADA**) accessibility guidelines, as well as to City engineer and ACHD standards and specifications. The accompanying landscape strip shall have an irrigation system and be reliant

upon a non-potable water source. The landscaping elements shall consist solely of organic materials. Developer shall provide a public easement for any sidewalk placed outside public rights-of-way. The placement of the sidewalk outside the public rights-of-way requires City approval. Sidewalks constructed as part of a curb cut installation shall be designed to accommodate the additional loading impacts placed upon it by the weight of the vehicle.

3.20.2: Developer shall be responsible for snow removal along the sidewalks so they are pedestrian accessible within 24 hours of a snow event.

3.21: **Signage.**

3.21.1: No signs shall be placed on fences, buildings, or other structures unless approved through the City's design review process. Developer shall be in compliance with all signage requirements in place at the time developer seeks a sign permit. See KCC 5-10-1 thru 8.

3.21.2: All site signage and monument placement is subject to the City's design review process to include building identification signage. If site signage or monuments are lighted, they must be designed according to the City's outdoor lighting standards.

3.21.3: Temporary signage placed on the property's fences, buildings, or other structures for advertising or promotion purposes shall be according to the City's signage placement provisions.

3.22: **Site Plans.** Developer has provided an overall site and landscape plans (date stamped 10.29.2013), and shall be considered binding plans for purposes of these land use applications.

3.23: **Storm-water and Drainage.**

3.23.1: The property is subject to the City's storm-water and drainage standards at time of development. Stormwater impacts resultant from the development shall be mitigated in accordance with the City's storm water management policy. The engineer of record shall provide storm-water calculations, which comply with the City's storm-water policy requirements. The discharge of storm-water or drainage offsite requires written approval from the City and other agencies responsible for receiving the fugitive storm-waters.

3.23.2: Developer shall provide the City engineer with a storm-water management plan and a drainage design plan showing how drainage flows from impervious surfaces will be addressed in compliance with the City's drainage management guidelines. The drainage design plan shall also provide an erosion control plan for a 100-year event and shall depict all proposed site grading.

3.23.3: The City engineer shall approve a surface drainage run-off plan, which has been recommended by Central District Health Department (CDHD). The plan should

be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties".

3.23.4: Developer shall not construct, grade, fill, clear or excavate the Property until the City engineer approves the storm water management plan and the drainage design plan. The drainage design plan shall include all proposed site grading.

3.23.5: Storm drainage and/or street runoff must be retained onsite.

3.23.6: Design the surface drainage system to minimize "ponding" issues to reduce mosquito breeding problems.

3.24: Street and Alleys.

3.24.1: All streets, driveways and alleys shall be constructed in accordance with the standards and specifications adopted by the City, ACHD and ITD. Street functionality shall be determined according to the City's Functional Classified Road Map. Widths for rights-of-way shall be according to the street typologies identified in **KCC 6-3-4-A through D**, or ACHD's standards, which ever standard is more stringent.

3.24.2: Developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public rights-of-way, where applicable.

3.24.3: The following streets need rights-of-way to be dedicated at 51'; East Access Street and South Wiston Place.

3.24.4: Developer shall comply with City and ACHD road improvement requirements, the stricter standard shall apply.

3.24.5: Developer shall provide additional rights-of-way and/or easements necessary for utility and road widening purposes as required by the City and other agencies with jurisdiction. Developer shall record these easements with the Ada County Recorder's Office.

3.25: Street Name and Other Street Traffic Signs. Traffic signage shall be constructed and installed at appropriate street locations in accordance with City and ACHD standards as applicable.

3.27: Trees.

3.27.1: Developer shall retain mature trees with diameters exceeding six-inches (6") (if any exist), unless their removal is approved by City staff prior to their removal.

3.27.2: Developer shall provide a tree replacement strategy to compensate for tree removal, which provides no net tree loss (in terms of overall tree diameter reductions). Developer's tree removal and replanting strategy is subject to the City arborist and Design Review Committee's approval. Developer shall show

the tree planting strategy and method of planting on the landscape plan(s) and provide for a year-round variety of trees that are compatible with the area.

3.28: Underground Storage Tanks, Utilities, Wells or Septic Systems.

3.28.1: Developer shall disconnect any onsite well(s) and septic systems and cap or remove them according to City and Health District standards.

3.28.2: If discontinued or impaired underground storage tanks are discovered during construction, they shall be removed or abandoned in accordance with federal, state and local agency requirements.

3.29: Underground Utilities.

3.29.1: Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services.

3.29.2: All public utilities shall be placed underground if possible, see **KCC 6-4-2-W**. A utility easement of sufficient width as determined by the City engineer shall be placed around the exterior subdivision boundary for utility and drainage easement purpose. Utilities that cannot be placed underground are subject to the City's design review process.

3.30: Water.

3.30.1: Developer shall connect the property to the City's water system at time of development. Developer shall provide the development's potable water design to the City engineer for review and possible corrections. Developer shall acquire all permits and inspections necessary to connect into the City's water utility.

3.30.2: The water lines, meter locations and waterline valves shall be reviewed by the City public works staff and constructed and placed according to City standards. Water lines are to be looped through the property. Developer is responsible for constructing any off-site improvements necessary to connect into the City's water utility.

3.31: **Water Rights.** Water rights appurtenant to a tract of land shall be dedicated to the City in sufficient water quantities to offset the development's potential water demands as determined by the City engineer. The land's water rights shall not be sold, abandoned or transferred outside the City or Area of City Impact (ACI). All water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

3.31.2: It shall be the responsibility of the developer to secure irrigation water rights prior to the KMID allowing you to connect to the PI system.

3.32: **Weeds.** Developer assumes responsibility for the control and removal of noxious weeds if present on the property until the development of the site is complete.

3.33: Miscellaneous.

- 3.33.1: Applicant shall follow the Zoning (KCC Title 5) and Subdivision (KCC Title 6) Regulations as listed in City code.
- 3.33.2: Owner/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.
- 3.33.3: Developer shall comply with all current local state and federal laws.

4. DEFAULT, REMEDIES.

- 4.1: **Default.** If Developer fails to comply with the terms of this Agreement within forty-five (45) days after written notice from the other party specifying the particulars of such failure, the complaining party may, without prejudice to any other rights or remedies, cure such default, enjoin such violation or otherwise enforce the commitments contained in this Agreement in any manner allowed by law; provided, however, if any failure to comply cannot with diligence be cured within such forty-five (45) day period, if the defaulting party shall commence to cure the same within such forty-five (45) day period and thereafter shall pursue the curing of same with diligence and continuity, then the time allowed to cure such failure may be extended for a period not to exceed 180 days.
- 4.2: **Consent to Rezone on Uncured Default.** In addition to other remedies set forth herein, if Developer fails to cure any material default within 120 days after written notice from City specifying the particulars of such material default, such failure shall be deemed consent to City to rezone the use to a suitable zone as determined by the City Council, pursuant to the requirements of applicable law.
- 4.3: **Waiver; Forbearance.** A waiver or forbearance by one party of any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the party or apply to any subsequent breach of other or future covenants and conditions.

5. ATTORNEY FEES.

- 5.1: In the event of any controversy, claim or legal action (etc.) being filed or instituted between the parties to this Agreement to enforce the terms and conditions of this Agreement or arising from the breach of any provision hereof, the prevailing party will be entitled to receive from the other party reasonable attorney fees, expenses, and costs incurred by the prevailing party, including fees and costs on any appeal. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

6. RECORDATION, EFFECTIVE DATE, AND BINDING EFFECT.

- 6.1: **Recordation.** After approval and execution by City through its authorized agents, developer shall record this Agreement, including all exhibits, against the Property in the real property records of Ada County, Idaho and provide City with a recorded copy of this Agreement.

- 6.2: **Effective Date.** This Agreement shall become effective upon the formal adoption and final publication of the zoning.
- 6.3: **Binding Effect; Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including the City's governing authority and their successors in office. This Agreement shall run with the land and be binding on the owner of the Property, each subsequent owner and each other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- 6.4: **Recordation of Termination.** Upon developer's completion of all of its obligations under this Agreement, City shall provide developer, upon request, recordable evidence of City's concurrence that Developer's obligations under this Agreement have been completed.

7. GENERAL PROVISIONS.

- 7.1: **Incorporation of Recitals.** The recitals above and the exhibits referenced in this Agreement and attached hereto are incorporated into the Agreement as if set out in full in the body of the Agreement. In the event of a conflict between any exhibit and the body of this Agreement, the Agreement shall control unless otherwise noted.
- 7.2: **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section §67-6509, as required by Kuna City Code, Title 5, Chapter 14.
- 7.3: **Interpretation.** In construing this Agreement, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, plural terms shall be substituted for singular and singular for plural in any place in which the context so requires, and the word "including" shall be construed as if the words "but not limited to" appear immediately thereafter. The headings contained in this Agreement are for reference purposes only and shall not be construed or interpreted so as to limit or define the intent or the scope of any part of this Agreement. This Agreement shall not be construed more strictly against one party than against another merely by virtue of the fact that it may have been prepared by one of the parties, it being acknowledged that both parties have substantially and materially contributed to the preparation thereof. This Agreement and all rights and obligations of the parties shall be governed, construed, and interpreted under and pursuant to the laws of the state of Idaho.
- 7.4: **Final Agreement; Modifications.** This Agreement sets forth all promises, inducements, agreements, conditions and understandings between developer and City relative to the subject matter hereof and there are no promises, agreements, conditions or understanding, oral or written, express or implied, between developer and City, other than as are stated herein. This Agreement contains all conditions required by the City and supersedes conditions specified in City staff reports and any conflicting terms and conditions in prior development agreements concerning the land as to obligations between the parties to this Agreement. Except as herein otherwise provided, no

subsequent alteration, amendment, changes or additions to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

- 7.5: **Notices.** All notice between the parties shall be deemed received when personally delivered or when deposited in the United States mail postage prepaid, registered or certified, with return receipt requested, or sent by telegram or mail-o-gram or by recognized courier delivery (e.g., Federal Express, Airborne, Burlington), addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this Section:

To City: **City of Kuna**
P.O. Box 13
Kuna, ID 83634

To Applicant / Developer: **Randy VanderWerff**
36101 Bob Hope Dr., E5-125
Rancho Mirage, CA 92270
760.333.0980

Either party shall give notice to the other party of any change of such party's address for the purpose of this section by giving written notice of such change to the other party in the manner herein provided.

- 7.5: **Time of the Essence.** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.
- 7.6: **Severability.** If any term or provision of this Agreement shall, to any extent be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law; and it is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

[end of text; signatures to follow]

The parties have executed this Agreement as of the date first set forth above.

"City"

CITY OF KUNA, an Idaho municipal corporation

By: _____

Date: _____

ATTEST:

City Clerk: _____

Date: _____

"Applicant / Developer"

Randy VanderWerff

By: _____

Date: _____

State of Idaho)

: ss

County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2014.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____

State of Idaho)
 : ss
County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2014.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____

BK 100 pg 12931

FINAL PLAT SHOWING
SADIE CREEK SUBDIVISION NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 11, AMENDED PLAT OF PART OF THE
AVALON ORCHARD TRACTS AND A PORTION OF THE NORTH 1/2 OF THE SE 1/4,
LOCATED IN SECTION 25, T.2N., R.1W., B.M.,
CITY OF KUNA, ADA COUNTY, IDAHO

2008

- STANLEY CONSULTANTS
MERIDIAN, IDAHO

LEGEND

FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN	PROPERTY BOUNDARY
SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 4988	EASEMENT LINE (SEE NOTE 1, 2 & 3)
SET 1/2" x 24" REBAR WITH PLASTIC CAP, PLS 4988	ACAD STORM DRAIN EASEMENT
FOUND 5/8" REBAR WITH PLASTIC CAP	CENTERLINE
FOUND 1/2" REBAR WITH PLASTIC CAP	LOT LINE
CALCULATED POINT (NOT SET)	RIGHT-OF-WAY LINE
	SECTION LINE
	LOT NUMBER

NOTES.

- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY, KUNA CITY STREET LIGHT, SEWER AND IRRIGATION EASEMENT ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT. LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL SIDE LOT LINES INSIDE THIS SUBDIVISION.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A TEN (10) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL REAR LOT LINES INSIDE THIS SUBDIVISION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM THE BOISE-KUNA IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3005(O). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBTAINED FOR ASSESSMENTS FROM THE BOISE-KUNA IRRIGATION DISTRICT.
- MINIMAL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THE SADE CREEK HOME OWNERS' ASSOCIATION, OWNERSHIP AND/OR MAINTENANCE COMMITMENT MAY NOT BE ELIMINATED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA.
- SEE RECORD OF SURVEY NOS. 6733 AND 7243, ADA COUNTY RECORDERS' OFFICE, FOR ADDITIONAL DATA OF RECORD.
- ALL LOTS BORN ON THIS PLAT ARE RESIDENTIAL LOTS EXCEPT LOT 1, BLOCK 1, WHICH SHALL BE OWNED AND MAINTAINED BY THE CITY OF KUNA FOR A PARK AND IRRIGATION FOND; LOTS 2, 3 AND 4, BLOCK 2, WHICH ARE INDUSTRIAL LOTS; LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, WHICH ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SADE CREEK HOME OWNERS' ASSOCIATION AND ARE COVERED BY A PUBLIC UTILITY EASEMENT.
- EXCEPT LOTS 3 AND 4, BLOCK 1; DIRECT LOT ACCESS TO S. LUKER ROAD IS HEREBY PROHIBITED AND DIRECT LOT ACCESS TO E. SADE CREEK DRIVE IS HEREBY PROHIBITED.
- LOT 20, BLOCK 2, AND LOT 34, BLOCK 3, ARE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT IN FAVOR OF THE ADA COUNTY HIGHWAY DISTRICT AND CANNOT BE DEVELOPED UNTIL THE STREETS ARE EXTENDED.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODES 99-4603, 99-4604, 99-4605, 99-4606, 99-4607, 99-4608, 99-4609, 99-4610, 99-4611, 99-4612, 99-4613, 99-4614, 99-4615, 99-4616, 99-4617, 99-4618, 99-4619, 99-4620, 99-4621, 99-4622, 99-4623, 99-4624, 99-4625, 99-4626, 99-4627, 99-4628, 99-4629, 99-4630, 99-4631, 99-4632, 99-4633, 99-4634, 99-4635, 99-4636, 99-4637, 99-4638, 99-4639, 99-4640, 99-4641, 99-4642, 99-4643, 99-4644, 99-4645, 99-4646, 99-4647, 99-4648, 99-4649, 99-4650, 99-4651, 99-4652, 99-4653, 99-4654, 99-4655, 99-4656, 99-4657, 99-4658, 99-4659, 99-4660, 99-4661, 99-4662, 99-4663, 99-4664, 99-4665, 99-4666, 99-4667, 99-4668, 99-4669, 99-4670, 99-4671, 99-4672, 99-4673, 99-4674, 99-4675, 99-4676, 99-4677, 99-4678, 99-4679, 99-4680, 99-4681, 99-4682, 99-4683, 99-4684, 99-4685, 99-4686, 99-4687, 99-4688, 99-4689, 99-4690, 99-4691, 99-4692, 99-4693, 99-4694, 99-4695, 99-4696, 99-4697, 99-4698, 99-4699, 99-4700, 99-4701, 99-4702, 99-4703, 99-4704, 99-4705, 99-4706, 99-4707, 99-4708, 99-4709, 99-4710, 99-4711, 99-4712, 99-4713, 99-4714, 99-4715, 99-4716, 99-4717, 99-4718, 99-4719, 99-4720, 99-4721, 99-4722, 99-4723, 99-4724, 99-4725, 99-4726, 99-4727, 99-4728, 99-4729, 99-4730, 99-4731, 99-4732, 99-4733, 99-4734, 99-4735, 99-4736, 99-4737, 99-4738, 99-4739, 99-4740, 99-4741, 99-4742, 99-4743, 99-4744, 99-4745, 99-4746, 99-4747, 99-4748, 99-4749, 99-4750, 99-4751, 99-4752, 99-4753, 99-4754, 99-4755, 99-4756, 99-4757, 99-4758, 99-4759, 99-4760, 99-4761, 99-4762, 99-4763, 99-4764, 99-4765, 99-4766, 99-4767, 99-4768, 99-4769, 99-4770, 99-4771, 99-4772, 99-4773, 99-4774, 99-4775, 99-4776, 99-4777, 99-4778, 99-4779, 99-4780, 99-4781, 99-4782, 99-4783, 99-4784, 99-4785, 99-4786, 99-4787, 99-4788, 99-4789, 99-4790, 99-4791, 99-4792, 99-4793, 99-4794, 99-4795, 99-4796, 99-4797, 99-4798, 99-4799, 99-4800, 99-4801, 99-4802, 99-4803, 99-4804, 99-4805, 99-4806, 99-4807, 99-4808, 99-4809, 99-4810, 99-4811, 99-4812, 99-4813, 99-4814, 99-4815, 99-4816, 99-4817, 99-4818, 99-4819, 99-4820, 99-4821, 99-4822, 99-4823, 99-4824, 99-4825, 99-4826, 99-4827, 99-4828, 99-4829, 99-4830, 99-4831, 99-4832, 99-4833, 99-4834, 99-4835, 99-4836, 99-4837, 99-4838, 99-4839, 99-4840, 99-4841, 99-4842, 99-4843, 99-4844, 99-4845, 99-4846, 99-4847, 99-4848, 99-4849, 99-4850, 99-4851, 99-4852, 99-4853, 99-4854, 99-4855, 99-4856, 99-4857, 99-4858, 99-4859, 99-4860, 99-4861, 99-4862, 99-4863, 99-4864, 99-4865, 99-4866, 99-4867, 99-4868, 99-4869, 99-4870, 99-4871, 99-4872, 99-4873, 99-4874, 99-4875, 99-4876, 99-4877, 99-4878, 99-4879, 99-4880, 99-4881, 99-4882, 99-4883, 99-4884, 99-4885, 99-4886, 99-4887, 99-4888, 99-4889, 99-4890, 99-4891, 99-4892, 99-4893, 99-4894, 99-4895, 99-4896, 99-4897, 99-4898, 99-4899, 99-4900, 99-4901, 99-4902, 99-4903, 99-4904, 99-4905, 99-4906, 99-4907, 99-4908, 99-4909, 99-4910, 99-4911, 99-4912, 99-4913, 99-4914, 99-4915, 99-4916, 99-4917, 99-4918, 99-4919, 99-4920, 99-4921, 99-4922, 99-4923, 99-4924, 99-4925, 99-4926, 99-4927, 99-4928, 99-4929, 99-4930, 99-4931, 99-4932, 99-4933, 99-4934, 99-4935, 99-4936, 99-4937, 99-4938, 99-4939, 99-4940, 99-4941, 99-4942, 99-4943, 99-4944, 99-4945, 99-4946, 99-4947, 99-4948, 99-4949, 99-4950, 99-4951, 99-4952, 99-4953, 99-4954, 99-4955, 99-4956, 99-4957, 99-4958, 99-4959, 99-4960, 99-4961, 99-4962, 99-4963, 99-4964, 99-4965, 99-4966, 99-4967, 99-4968, 99-4969, 99-4970, 99-4971, 99-4972, 99-4973, 99-4974, 99-4975, 99-4976, 99-4977, 99-4978, 99-4979, 99-4980, 99-4981, 99-4982, 99-4983, 99-4984, 99-4985, 99-4986, 99-4987, 99-4988, 99-4989, 99-4990, 99-4991, 99-4992, 99-4993, 99-4994, 99-4995, 99-4996, 99-4997, 99-4998, 99-4999, 99-5000.
- THE SADE CREEK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE 20' LANDSCAPING EASEMENT IN LOTS 2 AND 3, BLOCK 1 ALONG S. LUKER ROAD, SEE AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS AS RECORDED IN BOOK 6 OF PLATS AT PAGE 254, ADA COUNTY RECORDERS' OFFICE FOR ADDITIONAL DATA OF RECORD.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR ALL RESIDENTIAL AND COMMERCIAL LOTS IN THIS SUBDIVISION.

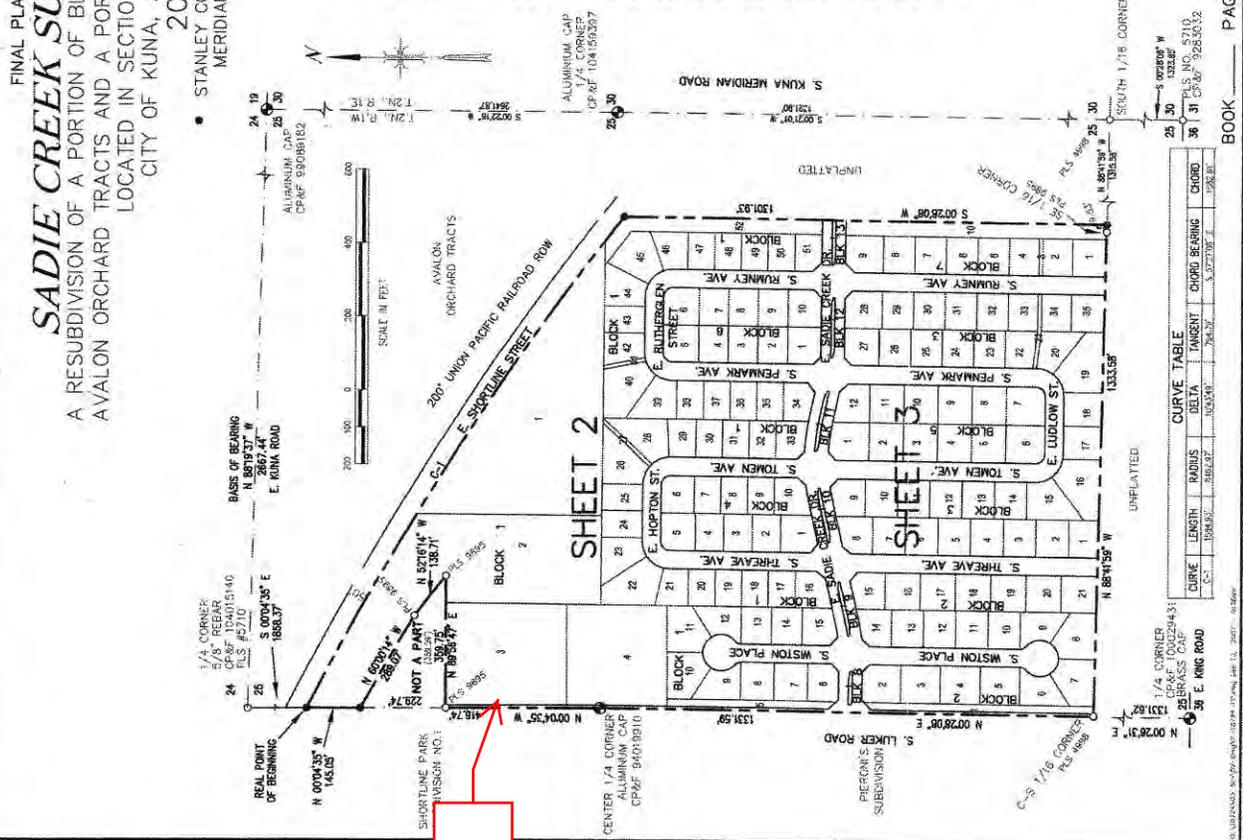
LOTS 1 THROUGH 4, 6 THROUGH 20, 28 THROUGH 40, 42 THROUGH 51, BLOCK 1; LOTS 2 THROUGH 21, BLOCK 2; LOTS 1 THROUGH 10, BLOCK 3; LOTS 1 THROUGH 12, BLOCK 3; LOTS 1 THROUGH 10, BLOCK 3; AND LOTS 1 AND 2, AND 4 THROUGH 9, BLOCK 7.

NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR OTHER UTILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.



DEVELOPER
RECORD DEPARTMENT
MERIDIAN, IDAHO

SHEET 1 OF 5
10/24/08 12:41:07 PM



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	108.85'	1861.47'	102.54°	74.37'	S. 027° 30' E.	108.85'
C-2	133.58'	2287.10'	117.10°	94.37'	S. 027° 30' E.	133.58'

BOOK _____ PAGE _____

Lot 3 Block 1 -
Sadie Creek Sub

RECEIVED
SEP 20 2008
CITY OF KUNA

Exhibit A

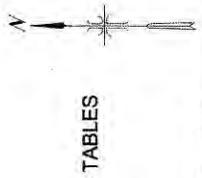
BK 100 PG 12932

FINAL PLAT SHOWING SADIE CREEK SUBDIVISION NO. 1

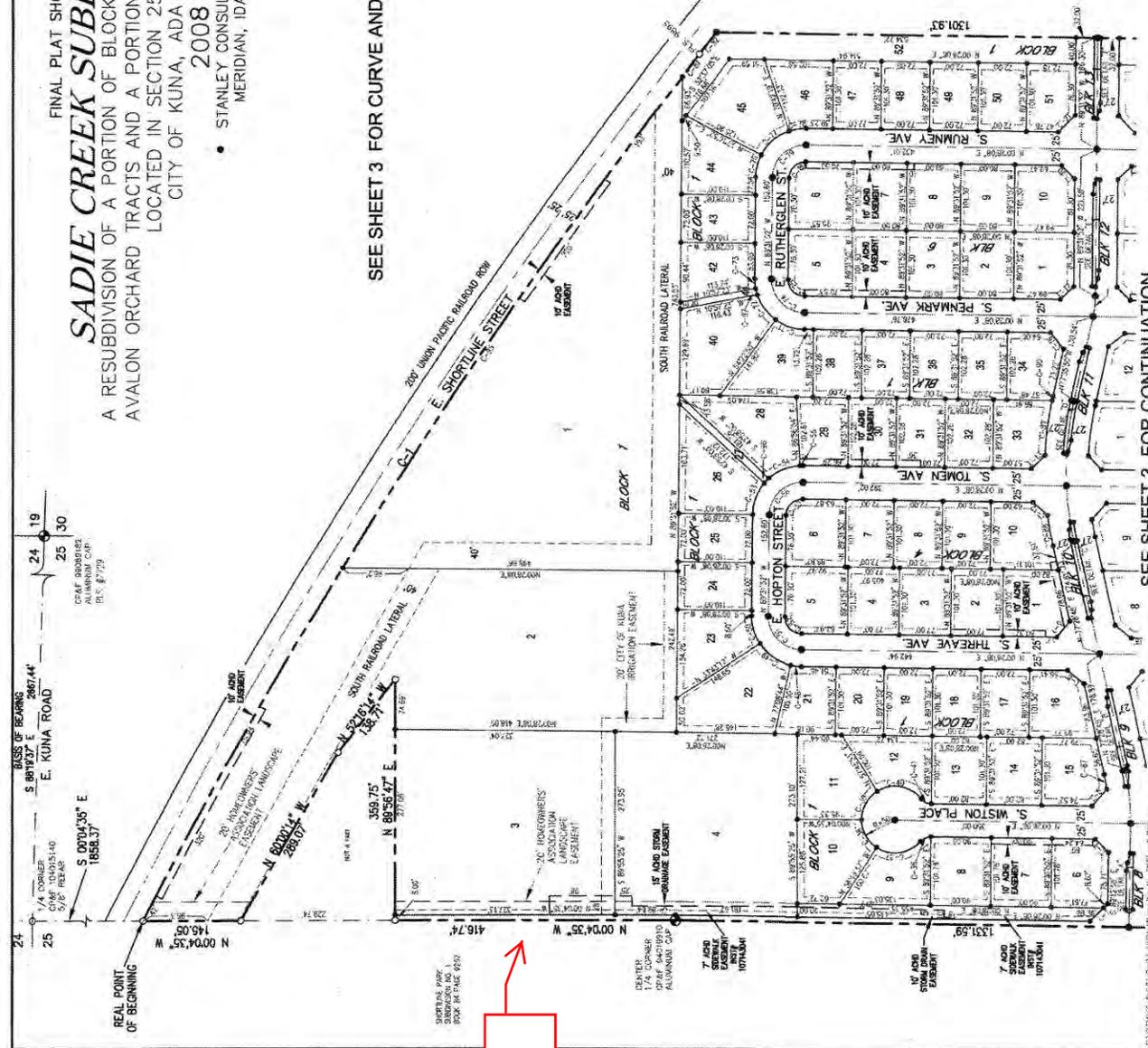
A RESUBDIVISION OF A PORTION OF BLOCK 11, AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS AND A PORTION OF THE NORTH 1/2 OF THE SE 1/4, LOCATED IN SECTION 25, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2008

- STANLEY CONSULTANTS
MERIDIAN, IDAHO



SEE SHEET 3 FOR CURVE AND LINE TABLES



Lot 3 Block 1 -
Sadie Creek Sub

- LEGEND**
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
 - SET 5/8" X 3/4" REBAR WITH PLASTIC CAP, PLS #668
 - SET 1/2" X 2 1/2" REBAR WITH PLASTIC CAP, PLS #668
 - FOUND 5/8" REBAR WITH PLASTIC CAP
 - FOUND 1/2" REBAR WITH PLASTIC CAP
 - CALCULATED POINT (NOT SET)
 - PROPERTY BOUNDARY
 - EASEMENT LINE (SEE NOTE 1, 7 & 8)
 - ADDL STORM DRAIN EASEMENT LINE
 - CENTERLINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - LOT NUMBERS



DEVELOPER:
RED CLIFF DEVELOPMENT

SHEET 2 OF 5
13724 12/20/08

BOOK _____ PAGE _____

SEE SHEET 3 FOR CONTINUATION

Exhibit A

BK 100 AG-12935

SADIE CREEK SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS:

THAT GLEN MGRIDE and VIRGINIA MGRIDE, HUSBAND and WIFE, and MIKE URWIN ENTERPRISES, INC., and RED CLIFF DEVELOPMENT, INC., BOTH IDAHO CORPORATIONS, DESCRIBED IN THE INSTRUMENT OF RECORD, HAVE AS THE OWNERS OF THE REAL PROPERTY DESCRIBED BEING AND BEING PART OF THE REAL PROPERTY IN THE SUBDIVISION PLAT, THE OWNERS ALSO HEREBY CERTIFY THAT THIS PLAT COMPLES WITH IDAHO CODE 50-1334 (2); ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM AN EXISTING WATER SYSTEM AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF BLOCK 11, AMENDED PLAT OF PART OF THE AVALON ORCHARD TRACTS AND A PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 14 EAST, COUNTY OF ADAM COUNTY, IDAHO, COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, T.22 N., R.14 E., B.M. THENCE N 88°19'37" W 2867.44 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 (NORTH 1/4 CORNER) OF SAID SECTION 25;

THENCE S 00°04'35" E 1868.37 FEET ALONG THE WEST LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING OF THIS SUBDIVISION;

THENCE S 83°33'58" W 1353.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SE 1/4;

THENCE N 00°28'09" E 4331.59 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SE 1/4;

THENCE N 00°04'35" W 416.74 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 25 TO A POINT;

THENCE N 82°28'14" W 389.76 FEET TO A POINT;

THENCE N 60°01'14" W 288.07 FEET TO A POINT ON THE ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 25;

THENCE N 00°04'35" W 145.05 FEET TO THE BEAL POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 52.31 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES OR FOR OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 22 DAY OF JULY, 2007.

GLEN MGRIDE AND VIRGINIA MGRIDE, HUSBAND AND WIFE
Virginia McBride
 VIRGINIA MGRIDE
 GLEN MGRIDE
Michael Urwin
 MICHAEL URWIN, PRESIDENT
 MIKE URWIN ENTERPRISES, INC.
 RED CLIFF DEVELOPMENT, INC.
 CORY SWAIN, PRESIDENT

ACKNOWLEDGMENTS

STATE OF IDAHO)
 COUNTY OF ADAM)
 ON THIS 22 DAY OF JULY, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GLEN MGRIDE AND VIRGINIA MGRIDE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Kathy Patton
 NOTARY PUBLIC
 RESIDING AT 5310 N. GARDNER
 MY COMMISSION EXPIRES: SEPTEMBER 12, 2011
EXPIRES THE 12TH DAY OF SEPTEMBER 2011

ACKNOWLEDGMENTS

STATE OF IDAHO)
 COUNTY OF ADAM)
 ON THIS 27 DAY OF JULY, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL URWIN, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF MIKE URWIN ENTERPRISES, INC., THAT EXECUTED THE INSTRUMENT OF RECORD, AND I HEREBY CERTIFY THAT THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Kathy Patton
 NOTARY PUBLIC
 RESIDING AT 5310 N. GARDNER
 MY COMMISSION EXPIRES: SEPTEMBER 12, 2011
EXPIRES THE 12TH DAY OF SEPTEMBER 2011

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, REPRESENTATIVE OF KELLER ASSOCIATES, CITY ENGINEER IN AND FOR THE COUNTY OF ADAM COUNTY, IDAHO, ON THIS 27 DAY OF August, 2007, HEREBY APPROVE THIS PLAT.

Angie Walker
 CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Cory Swain
 COUNTY SURVEYOR
 #5-5359 12-13-09

CERTIFICATE OF SURVEY

I, MICHAEL E. MARKS, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. I HEREBY CERTIFY THAT THE PLAT COMPLES WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER REPELATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

Michael E. Marks
 PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 #53100
 EXPIRES 12/31/11

MICHAEL E. MARKS, P.L.S., NO. 4998

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 17 DAY OF November, 2007.

John Howard
 CHAIRMAN
 ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 08 DAY OF November, 2007, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Angie Swain
 CITY CLERK, KUNA, IDAHO

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Cecilia Rogers
 COUNTY TREASURER

COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 108006027
 STATE OF IDAHO)
 COUNTY OF ADA)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF Mike Urwin Enterprises AT 32 MINUTES PAST 12 O'CLOCK P.M., THIS 17 DAY OF July, 2007, IN MY OFFICE AND WAS DULY RECORDED IN BOOK 100 OF PLATS AT PAGES 12431 THROUGH 12435.

Kathy Patton
 DEPUTY
 #26.00

Exhibit A



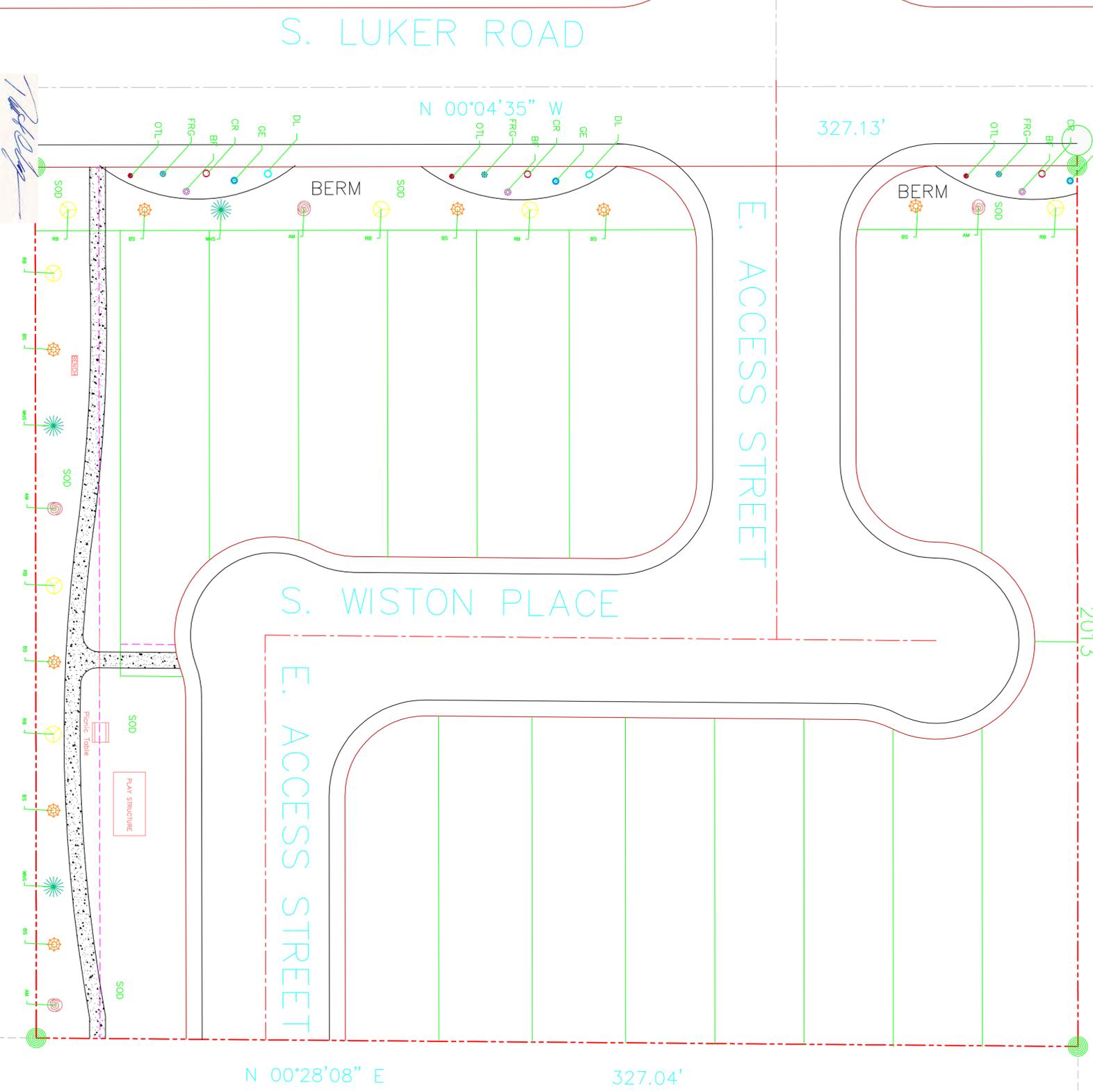
PLANT SCHEDULE

SYM	COMMON NAME	SIZE AT PLANTING	QTY
BTS	BLUE TOTEM SPRUCE	8-10'	0
CAM	CLUMP ACER MAPLE	15 GAL	0
WMS	WEeping NORWAY SPRUCE	8-10'	3
CP	CAPITOL PEAR	2" CALIPER	0
AM	ARMSTRONG MAPLE	2" CALIPER	5
BS	BLUE SPRUCE	8-10'	7
RB	RIVER BIRCH	2" CALIPER	6
DL	STELLA DAY LILLIE	1 GAL	2
GE	GOLDEN EUONYMUS	5 GAL	3
CR	RED CARPET ROSE	5 GAL	3
BF	BLUE FISQUE	1 GAL	3
FRG	FEATHER REED GRASS	1 GAL	3
OTL	OTTO LUYKEN LAUREL	5 GAL	3

GENERAL NOTES:

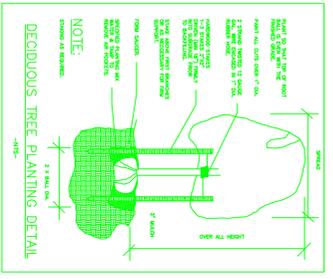
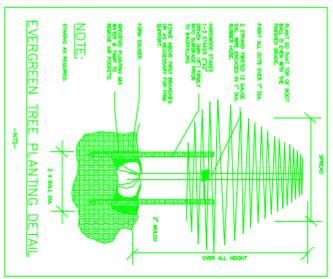
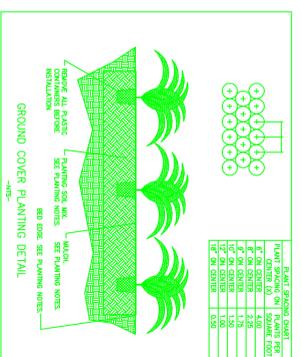
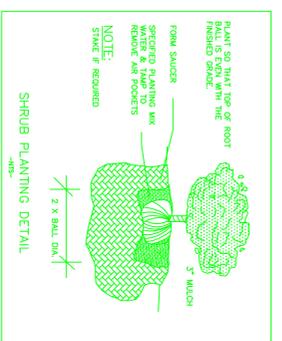
- 1) LANDSCAPE CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO MINOR OR ANY DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 2) ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF UNIVERSITIES NATIONAL STANDARD SPECIFICATIONS.
- 3) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTINGS WITH REGULATION CONTRACTOR TO ENSURE PROPER COVERAGE.
- 4) NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER AND CITY OF MERIDIAN.
- 5) ALL PLANT AREAS SHOULD BE MAINTAINED FREE AND CLEAR OF UNDERGROWTH.
- 6) ALL TREES, SHRUBS, AND SPERMATOPHYTES SHOULD BE REPLACED IF THEY BE OR BECOME UNHEALTHY.
- 7) ALL PLANTINGS SHOULD BE FERTILIZED AND IRRIGATED AT 750# INTERVALS NECESSARY TO PROMOTE OPTIMUM GROWTH.
- 8) AS PART OF THE TREE PRESERVATION PERMIT, TREES THAT THE DRAWING WILL MAINTAIN BE SEPARATELY IDENTIFIED AND A CONSTRUCTION PERIOD. NO GRADING WILL BE PERMITTED WITHIN THE TREE'S DRAINAGE.
- 9) ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE EACH HYDRO ZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- 10) PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO ZONES.
- 11) POP UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4".
- 12) PLANTER BEDS ARE TO HAVE A DRIP IRRIGATION SYSTEM OR OTHER SYSTEMS AS SHOWN. PERSONS PROVIDING SODS OR SPRINKLER SYSTEMS SHALL HAVE A DRIP SYSTEM OR POP-UP SPRAY SYSTEM.
- 13) ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS: INDIVIDUAL STATION TIMING CAPABILITY FOR EACH HYDRO ZONE. AT LEAST ONE PROGRAM SHALL BE PROVIDED IN EACH HYDRO ZONE. NIGHT WATERING CAPABILITY FOR ALL PROGRAMS. POWER FAILURE BACKUP FOR ALL PROGRAMS.
- 14) INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO ZONES.
- 15) ALL PLANTING BEDS SHALL RECEIVE A 2" DEPTH OF MEDIUM TO FINE SAND OVER WEED CONTROL BARRIER AS APPROVED BY THE OWNER.
- 16) THE IRRIGATION DESIGN SHALL BE DESIGN-BUILD WITH ALL ZONES AND APPROXIMATE HEAD LOCATIONS SHOWN ON AN AS-BUILT PLAN AND SUBMITTED TO THE OWNER UPON COMPLETION.

SORREL SUBDIVISION
A RESUBDIVISION OF LOT 3, BLOCK 1,
SADIE CREEK SUBDIVISION #1
LOCATED IN THE NW 1/4, OF SECTION 18,
T.2N., R.1W., B.M.
ADA COUNTY, IDAHO
285.06'
2013



OWNER/DEVELOPER
RANDY VANDERWERFF
36101 BOB HOPE DRIVE, ES-125
RANCHO MIRAGE, CA 92270
(760) 333-0980

CONTACT
BOB UNGER
ULC MANAGEMENT, LLC
6104 N GARY LANE
BOISE, IDAHO 83714
(208) 861-5220



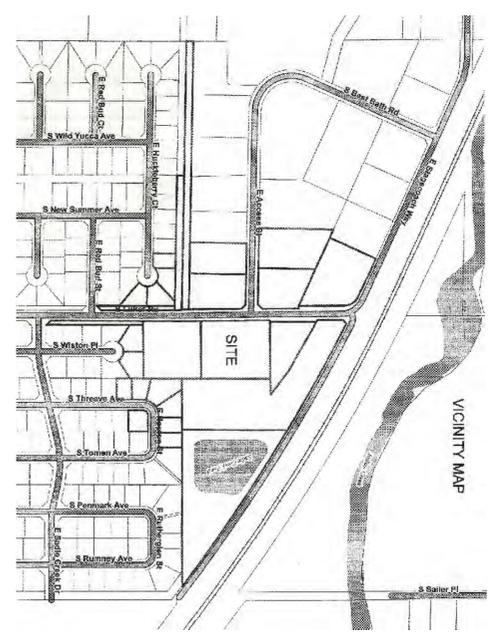
NO.	REVISIONS	DATE
1	REVISED AS PER ACHD REQUIREMENTS	BY 10/29/13

DESIGNED BY: RCU
DATE: 12/5/12
DRAWN BY: RCU
DATE: 12/5/12
CHECKED BY:
DATE:
APPROVED:
DATE:
COORD FILE:
DATE:
REV. COGO FILE:
DATE:

6104 N. GARY LANE, BOISE, IDAHO, 83714
bunger@ulcmanagement.com
208-861-5220 FAX 208-577-6493

SORREL SUBDIVISION
RANDY VANDERWERFF
LANDSCAPE PLAN
JOB NO. 12-101
SHEET NO. 1

Exhibit B



SHORTLINE PARK
ZONED M-1
VACANT

E. ACCESS STREET

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT. ALL SIDE YARD LOT LINES NOT COMMON TO TOWNHOUSES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT.
- 2) ALL LOTS ARE SINGLE FAMILY RESIDENTIAL EXCEPT, LOT 20 (PRIVATE ROADS) AND LOTS 1, 13, AND 19 WHICH ARE COMMON/OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 3) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 5) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY ACHD, AND/OR DISCHARGING RUNOFF INTO EXISTING DRAINS AT HISTORIC RATES.
- 6) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 7) SANITARY SEWER SERVICE PROVIDED BY MERIDIAN CITY.
- 8) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 9) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 10) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE MERIDIAN FIRE DEPARTMENT.
- 11) PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE SETTLERS IRRIGATION DISTRICT.
- 12) THIS PROPERTY FALLS OUTSIDE OF THE 500 YR. AND 100 YR. FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875, COMMUNITY-PANEL NUMBER 16001C0165H, FEB 19, 2003.
- 13) ALL PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- 14) ALL PRIVATE STREETS ARE ON A LOT WHICH INCLUDES A PUBLIC UTILITIES AND ACCESS EASEMENT.

SHORTLINE PARK
ZONED M-1
VACANT

S. LUKER ROAD

N 00°04'35" W

327.13'

E. ACCESS STREET

PRELIMINARY PLAT SHOWING
SORREL SUBDIVISION
A RESUBDIVISION OF LOT 3, BLOCK 1, SADIE CREEK SUBDIVISION #1
LOCATED IN THE NW 1/4, OF SECTION 18,
T.2N., R.1W., B.M.
ADA COUNTY, IDAHO
2013

N 89°56'47" E 285.06'

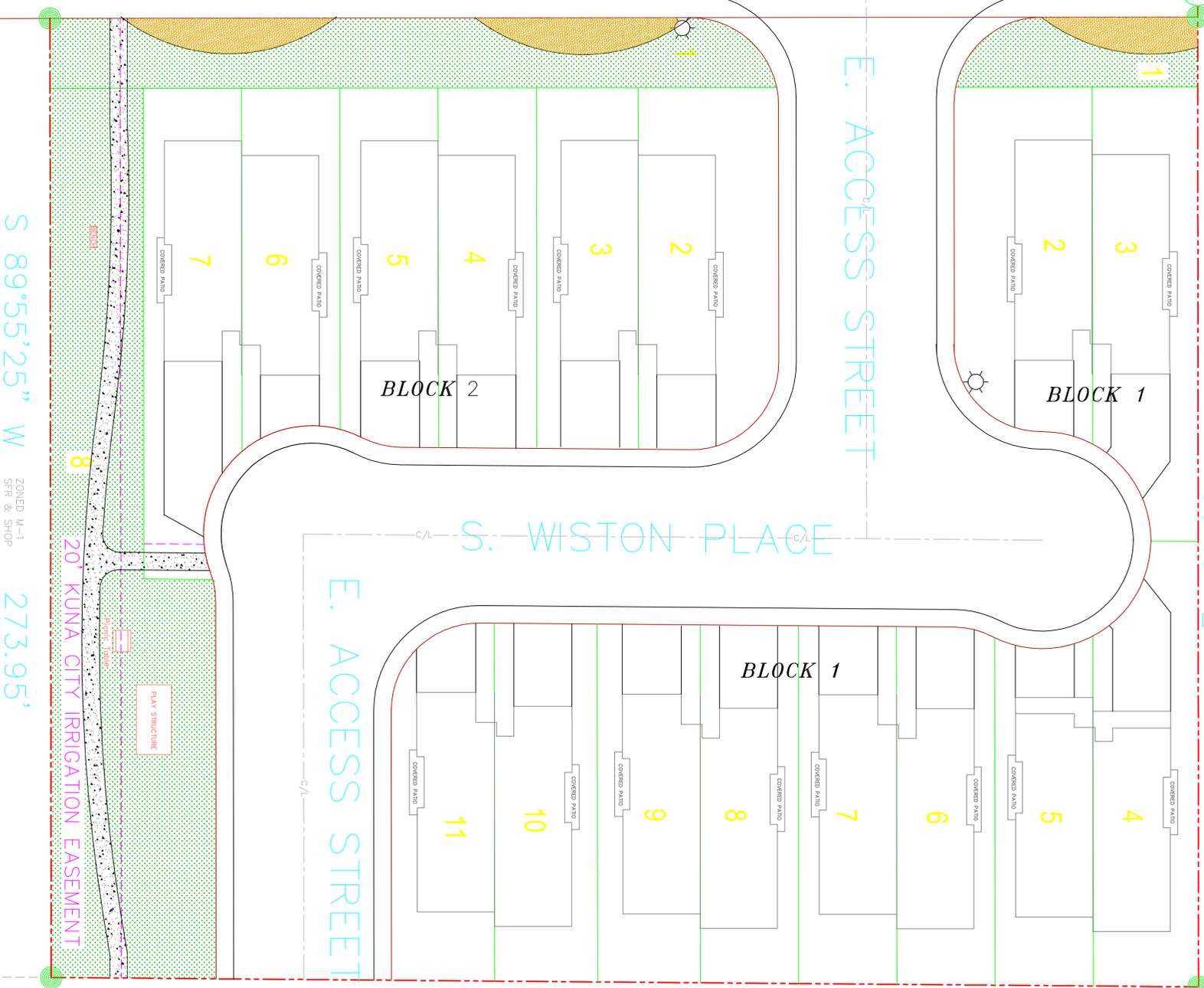
ZONED RUT
SFR

S. WISTON PLACE

N 00°28'08" E

327.04'

E. ACCESS STREET



S 89°55'25" W

273.95'

PRELIMINARY PLAT DEVELOPMENT FEATURES
 TOTAL ACRES..... 2.06 ACRES
 TOTAL LOTS..... 19
 SINGLE FAMILY TOWNHOUSE LOTS..... 16
 COMMON LOTS..... 3
 TOTAL SINGLE FAMILY DENSITY..... 8 UNITS/AC.
 TOTAL OPEN SPACE..... 20 ACRES
 EXISTING ZONING..... M-1
 PROPOSED ZONING..... R-8

SADIE CREEK SUB
ZONED M-1
VACANT

DEVELOPER
RANDY VANDERWERFF
36101 BOB HOPE DRIVE, E5-125
RANCHO MIRAGE, CA 92270
(760) 333-0980

CONTACT
BOB LUNGER
ULC MANAGEMENT, LLC
6104 N. GARY LANE
BOISE, IDAHO 83714
(208) 861-5220

AGREEMENT
2.06 ACRES

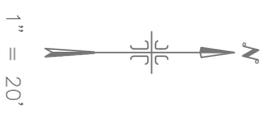
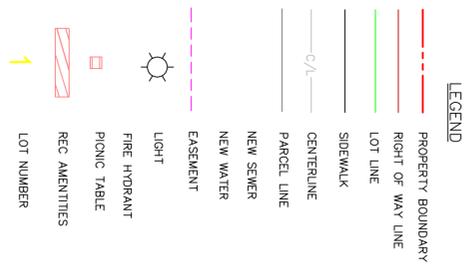
ZONING
EXISTING M-1
PROPOSED R-8

SETBACKS R-8 ZONE
FRONT 20'
REAR 15'
SIDE 5'
STREET SIDE 20'

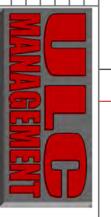
SEWAGE DISPOSAL
CITY OF KUNA

WATER SUPPLY
CITY OF KUNA

FIRE DISTRICT
KUNA FIRE DEPARTMENT
SCHOOL DISTRICT
KUNA
IRRIGATION DISTRICT
CITY OF KUNA



DESIGNED BY: RU	DATE: 8/02/13
CHECKED BY: RU	DATE:
APPROVED BY: RU	DATE:
COO FILE: RU	DATE:
REV. COO FILE: BY 10/29/13	REV. COO FILE:
REVISIONS AS PER ACHD	



6104 N. GARY LANE, BOISE, IDAHO, 83714
 bunger@ulcmanagement.com
 208-861-5220 FAX 208-577-6493

SORREL SUBDIVISION

RANDY VANDER WERFF MASTER PLAN

JOB NO. 13-105	SHEET NO. 1
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**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 12, 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	x
Commissioner Dana Hennis	x	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 6:03pm

1. CONSENT AGENDA

- a. Meeting Minutes – October 8, 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 October 8th meeting and therefore did not vote.

2. OLD BUSINESS:

None

3. PUBLIC MEETING

None

4. PUBLIC HEARING

- A. 13-02-AN** (Annexation) and **13-01-DA** (Development Agreement) **Sharon L. Fisher Annexation**; represented by **SLN Planning** (Shawn Nickel) - The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional). Also requested is a Development Agreement to guide future development.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, November 12, 2013

Travis Jeffers, Planner Technician, Kuna Planning and Zoning at 763 W. Avalon St. in Kuna. The applicant is requesting that their 1.14 acre parcel located at 450 E. Deer Flat Rd. across from Kuna High School be annexed into the City with a C-1 (Neighbor Business District) designation. The parcel is currently zoned RUT (Rural Urban Transitional), which is an Ada County zone designation. The property is contiguous to Kuna City limits, which is required to be annexed.

The applicant is also requesting a development agreement accompany the application to guide future development. Until future development occurs, the Applicant wishes to continue its current usage as a residential rental property. Staff does not view this use as a health or safety issue and/or an impact to the surrounding properties, any more than it has to date. At any point in the future, should the property, and/or the uses expand or enlarge the building or use – any nonconforming uses shall cease and the property will be subject to the necessary land use processes to bring the property into conforming status. Staff would recommend that site access is limited to its historic access points, until the site further develops.

Staff Analysis:

This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. Staff has determined this application complies with the Kuna Comprehensive Plan and Future Land Use Map (FLU); and forwards a recommendation of approval subject to the recommended conditions of approval set forth in the staff report.

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

Commissioner Gealy asked Staff to explain the email from Boise/Kuna Irrigation District as it relates to Sharon Fisher's property responsibilities. Senior Planner, Troy Behunin with Kuna Planning and Zoning located at 763 W. Avalon St. in Kuna explained that an ordinance will need to be created when annexation into the City takes place. Sharon Fisher will need to pool her rights into the Kuna Municipal Irrigation District in order for Kuna to take possession.

No further questions for staff.

Shawn Nickel with SLN Planning located at 1589 N. Estancia Pl. in Eagle, Idaho represents Sharon Fisher in this request. Ms. Fisher's property is surrounded by incorporated city parcels on all sides. The applicant wishes to annex her property into the City with a C-1 zoning designation and continue to use the property as a residential rental until it is sold at a future date uncertain to a developer. The C-1 zoning designation would allow the greatest flexibility to develop a mixture of uses should the property be sold in the future.

Chairman Young asked if the Applicant has read and understands all of the requirements set forth in the Staff Report and the Development Agreement. Shawn and Sharon confirmed that they understood and approved of the conditions.

No further question for representative, Shawn Nickel.

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

MEETING MINUTES

Tuesday, November 12, 2013

Public testimony opened at 6:10pm and closed at 6:11pm. No additional testimony was presented.

*Commissioner Bundy motioned to approve **13-02-AN (Annexation) and 13-01-DA (Development Agreement) Sharon L. Fisher Annexation**; with the conditions as outlined in the staff report; Commissioner Hennis seconds, all aye and motioned carried 4-0.*

- B. 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); Randy VanderWerff represented by ULC Management (Bob Unger) - Applicant is requesting the following:**
- a. PUD approval for a Lot totaling 2.07 total acres,
 - b. Approval to change the current zoning from M-1 to R-8,
 - c. Approval of a Development Agreement to guide development,
 - d. Preliminary plat approval for 16 connected-townhome lots,
 - e. Design Review approval for the Townhomes & Landscaping.

Troy Behunin, Senior Planner, 763 W. Avalon St. in Kuna. The application before you is specifically stated above and the representative tonight on behalf of the Applicant, Randy VanderWerff is Bob Unger with ULC Management. The applicant is requesting PUD approval for a parcel totaling 2.07 total acres, which is already in the Kuna City limits and part of an existing subdivision. The PUD request allows them flexibility in development. He also asks for approval to change the current zoning from M-1 to R-8. This request is also subject to approval of a Development Agreement, which is intended to guide development. Randy is also requesting preliminary plat approval for 16 connected-townhome/duplex lots. The request tonight requires design review approval for the townhomes and landscaping. The Applicant will be adding open space and a walking path that could link to the nearby City Park in the Sadie Creek subdivision as part of its PUD contribution. In exchange the Applicant is asking to reduce the overall lot frontage size to be 29.3 feet in width.

The Applicant must go through the subdivision process because the lot he purchased is currently a part of the Sadie Creek subdivision. This request was given proper public notice in the Kuna Melba News, at the property itself, they held the necessary neighborhood meeting and followed the requirements set forth in Kuna City Code and Idaho Code. The contributing government agencies were notified.

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

Questions for staff:

C/Bundy asked to clarify that the Applicant is requesting and R-8 and not an R-6, which is referenced in the staff report. P/Behunin explained that yes they are seeking and R-8 designation and that the R-6 reference was an error in the report.

No further questions for staff.

Bob Unger with ULC Management located at 6104 N. Gary Lane. Boise, ID 83714. Bob handed out a materials list and showed the Planning and Zoning Commission a PowerPoint presentation depicting the site plan and design renderings for the proposed development. The overall designs may vary slightly from the presentation,

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

MEETING MINUTES

Tuesday, November 12, 2013

but will be quality construction including: granite countertops, hardwood floors, 30+ year architectural and copper roofs, tile and stucco siding. The color scheme will be complimentary natural earth tones. Each unit will be roughly 1500sf, 3 bedroom, 2 or 3 bathroom and will be a total of 16 units.

Water and drainage will be retained on site. Pressurized irrigation (PI) is already present at the sight. The applicant does not have any issues with the conditions of approval as set forth in the Staff Report, Development Agreement and those returned by outside agencies. The Applicant feels that the R-8, multi-family development would provide a good buffer for the nearby Sadie Creek community and for the surrounding uses.

Questions for Representative:

Chairman Young asked if they were proposing a landscape buffer. Bob explained that they would have a 3' berm. C/Young asked what type of fencing would be within the development. Bob stated that the fencing would be a 6' vinyl product that would match the nearby Sadie Creek Subdivision. Chairman Young then asked if they were going to be doing an entry feature at the front of the community. Bob suggested that although they have not planned on an entry feature, but would be open to doing something to differentiate the new community's entrance as long as they can maintain the City's vision triangle requirements. It could be some sort of rock-type sign at the entrance.

C/Bundy asked about the City Forrester's recommendation of changing some of the pear trees out with a better species. Bob said that they would be willing to work with the City Forrester to find alternatives that may be more favorable.

No further question for representative, Bob Unger.

Public testimony opened at 6:32pm and closed at 6:32pm.

Commissioner Hennis motioned to approve 13-01-PUD (Planned Unit Development), 13-03-ZC (Rezone), 13-03-DA (Development Agreement), 13-05-S (Preliminary Plat) - Sorrel Residential Subdivision, 13-04-DR (Design Review); with the conditions as outlined in the Staff Report, Development Agreement and given the condition to work with the City Forrester and to include an entry feature into the community; Commissioner Bundy seconds, all aye and motioned carried 4-0.

3. DEPARTMENT REPORTS:

None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

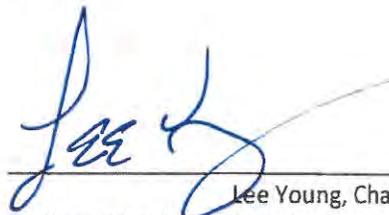
None

5. ADJOURNMENT:

- *Commissioner Hennis motions to adjourn at 6:36pm; Commissioner Gealy seconds, all aye and motion carried 4-0.*

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

**MEETING MINUTES
Tuesday, November 12, 2013**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Travis Jeffers, Planning Technician
Kuna Planning and Zoning Department



City of Kuna

P.O. Box 13
Kuna, ID 83634

Staff Report

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

To: Kuna City Council

File Numbers: 13-02-AN (Annexation) and 13-01-DA (Development Agreement)
Sharron L. Fisher Annexation

Location: 450 E. Deer Flat Road

Planner: Travis Jeffers, Planning Technician

Hearing date: January 7, 2013

Applicant: Sharron L. Fisher
1432 W. Heartland Drive
Kuna, ID 83634

Representative: Shawn L. Nickel
1589 N. Estancia Place
Eagle, ID 83616
(208) 794.3013
shawn@slnplanning.com

Table of Contents:

- 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. Recommendation from City Council

A. Course of Proceedings:

- A rezone and a development agreement are 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. The applicant is relying on the category A annexation process as noted in Idaho Statute §50-222. The category "A" annexation is available for annexations where all private landowners, subject to annexation, raise no objection to the annexation process.

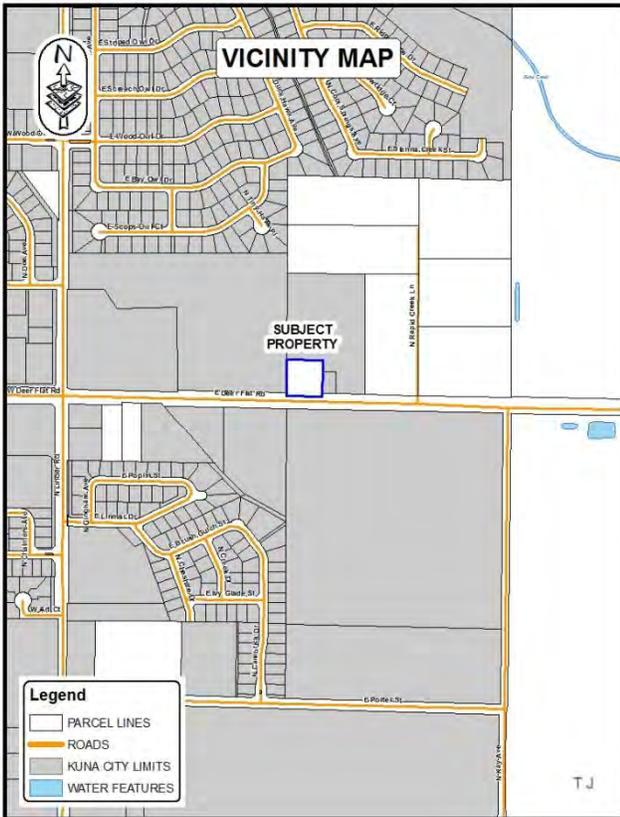
a. Notifications

- | | |
|----------------------------|--------------------|
| i. Agencies | September 23, 2013 |
| ii. 300' Property Owners | December 12, 2013 |
| iii. Kuna, Melba Newspaper | December 19, 2013 |
| iv. Site Posted | December 27, 2013 |

B. Applicants Request:

- The applicant is requesting that their 1.14 acre lot be annexed into the City of Kuna with a C-1 (Neighbor Business District) designation from its current Ada County zoning of RUT (Rural Urban Transitional).
- Requesting a development agreement to guide future development.

C. Vicinity and Aerial Maps:



D. History: The property is contiguous to City limits on all sides of the property; and noting that the lands need to be contiguous (touching) in order to be annexed. The applicant is subject to a development agreement which is included with this application and contains the initial conditions of approval. The applicant currently has an existing residence on the property, which is being used as a rental.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request.
2. **Comprehensive Plan Designation:** The site is identified as Commercial on Kuna's FLU map. The site is within the City's proposed Area of City Impact boundary. Staff views this zone request to be in accordance with the adopted Comprehensive Plan Map.

3. **Surrounding Land Uses:**

North	R-2	Low Density Residential – City of Kuna
South	Public	Public – City of Kuna
East	R-2	Low Density Residential – City of Kuna
West	R-6	Medium-Low Density Residential – City of Kuna

4. **Parcel Size, Parcel Number and Zone:**

1. Acres: 1.14
2. Parcel Number: APN: S1313347025
3. Zone: RUT (Rural Urban Transitional)

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** The site contains an existing residential dwelling, which is being used as rental. The property also has several accessory storage buildings. The applicant would like to continue using the property as a rental until the property is sold at a future date uncertain.
7. **Transportation / Connectivity:** The site has frontage along Deer Flat Road on the south side of the parcel.
8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.
9. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Boise Project Board of Control, Central District Health Department, Boise-Kuna Irrigation District, Kuna City Police and Ada County Highway District.

The following agencies did not return comments: Ada County Development Services, Ada County Assessor, Department of Environmental Quality (DEQ), Idaho Power, Intermountain Gas, J&M Sanitation, Kuna Rural

Fire & Ambulance, Kuna School District, U.S. Post Office, City Forester Natalie Reeder and City Attorney Richard Roats.

F. Staff Analysis: The applicant intends to rezone the property with a C-1, Commercial designation to allow for future development opportunities. Until future development occurs, the Applicant wishes to continue its current usage as a residential rental property. Staff does not view this use as a health or safety issue and/or an impact to the surrounding properties. At any point in the future, should the property, and/or the uses expand or enlarge the building or use – any nonconforming uses shall cease and the property will be subject to the necessary land use processes to bring the property into conforming status according to Kuna City code. Staff would recommend that site access is limited to its historic access points, until the site further develops.

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 Cases #13-02-AN and 13-01-DA, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance, Title 5 Zoning Regulations
2. City of Kuna Subdivision Ordinance, Title 6 Subdivision Regulations
3. City of Kuna Development Agreement Ordinance, Title 5 Zoning Regulations, Chapter 14 Development Agreements
4. City of Kuna Comprehensive Plan
5. Idaho Code, Title 50, Chapter 222, Annexation by Cities
6. Idaho Code, Title 67, Chapter 6511(A), Development Agreement
7. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

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

1. The proposed rezone 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.

I. Proposed Findings of Fact:

- The Kuna City Council accepts the facts outlined in the staff report, public testimony and the supporting evidence.
- These conditions apply to the property owner to the extent the land is being developed. Several of the conditions will not apply initially to the property, rather only when it is developed in the future. A more specific list of development conditions is found in the accompanying development agreement.

J. Proposed Conclusions of Law:

- Based on the evidence contained in **Case No. 13-02-AN** and **13-01-DA**, Kuna City Council finds **Case No. 13-02-AN** and **13-01-DA**, complies with Kuna City Code.
- Based on the evidence contained in **Case No. 13-02-AN** and **13-01-DA**, Kuna City Council finds **Case No. 13-02-AN** and **13-01-DA**, are consistent with Kuna Comprehensive Plan.
- The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation Conditions of Approval:

Based on the facts outlined in staff's report and the public testimony as presented at the public hearing, the City Council of Kuna, Idaho, hereby (*approves / denies*) Case No. **13-02-ZC** and **13-01-DA**, a rezone and development agreement request from Sharron Fisher represented by Shawn L. Nickel of SLN Planning, (with or without) the following conditions:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of a building permit.
2. All public rights-of-way shall be dedicated to ACHD and constructed to the standards of the City of Kuna and Ada County Highway District. No public street construction may be commenced without the approval and a permit from Ada County Highway District.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required.

5. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of Boise Project Board of Control is required.
6. Lighting within the site shall comply with Kuna City Code.
7. Parking within the site shall comply with Kuna City Code. (Except as specifically approved otherwise).
8. The applicant shall apply for a fence permit prior to fence construction.
9. The applicant shall obtain a sign permit prior to construction.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. At time of development, the applicant shall comply with the designated Comprehensive Plan, use or submit for a Comprehensive Plan Map amendment.
12. Water rights are still currently owned by the property owner. Prior to hooking into City Pressurized Irrigation services, all water rights shall be transferred to Kuna City through the adoption of a water rights annexation ordinance.
13. The land owner/applicant/developer, and any future assigned owner as well as any other person acquiring an interest in or acting as developer of the property shall fully comply with all conditions of development as approved by the City Council.
14. The time of future development, the applicant may amend the development agreement as necessary.
15. Applicant shall follow staff and City engineers recommended requirements.
16. The land owner/applicant/developer and any future assigned owner at the time of development shall comply with all current Kuna City Codes.

DATED this ____ day of _____, 2013

W. Greg Nelson, Kuna Mayor

ATTEST

Brenda Bingham
Kuna City Clerk

SEP 13 2013

CITY OF KUNA



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

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)	13-02 AN 13-02 DA (?)
Project name	Fisher Annex
Date Received	9.13.2013
Date Accepted/Complete	9.23.2013
Cross Reference Files	
Commission Hearing Date	NOV. 12, 2013
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Sharon L. Fisher</u>	Phone Number: _____
Address: <u>1432 W. Heartland Drive</u>	E-Mail: _____
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Sharon L. Fisher</u>	Phone Number: _____
Address: <u>1432 W. Heartland Drive</u>	E-Mail: _____
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Engineer/Representative: <u>Shawn L. Nickel</u>	Phone Number: <u>794-3013</u>
Address: <u>1589 N. Estancia Place</u>	E-Mail: <u>shawn@slnplanning.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____

Subject Property Information

Site Address: <u>450 E. Deer Flat Road</u>
Site Location (Cross Streets): <u>North side Deer Flat Road, between Linder & Hwy 69</u>
Parcel Number (s): <u>S1313347025</u>
Section, Township, Range: <u>Sec 13, T2N R1W</u>
Property size : <u>1.14 acres</u>
Current land use: <u>Single Family Dwelling</u> Proposed land use: <u>Future Mixed Use</u>
Current zoning district: <u>RUT (Ada County)</u> Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: Sharon Fisher Annexation

General description of proposed project / request: Annexation of enclave property with future mixed use development options

Type of use proposed (check all that apply): TBD

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): N/A

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Single Family Dwelling, Shop, Out-buildings

Any existing buildings to remain? Yes No

Number of residential units: TBD Number of building lots: TBD

Number of common and/or other lots: TBD

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): TBD

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

Percentage of open space provided: TBD Acreage of open space: TBD

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

Non-Residential Project Summary (if applicable) TBD

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking: N/A

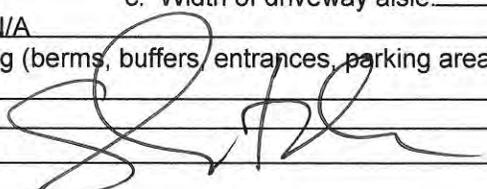
a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: N/A

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

Applicant's Signature:  Date: 9/12/13

SEP 13 2013

CITY OF KUNA



**City of Kuna
 Planning & Zoning
 Department**
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.kunacity.id.gov

Annexation Checklist

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

Project name:	Applicant: Sharon Fisher
Sharon Fisher Annexation	

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

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

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

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

SEP 13 2013

CITY OF KUNA

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com



City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

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

Shen J. N...

Applicant/agent signature

9-8-13

Date

SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

September 13, 2013

Honorable Mayor and City Council
City of Kuna
763 W. Avalon
Kuna, ID 83634

Dear Mayor and Council:

RE: Sharon Fisher Property Annexation – Letter of Intent

As representative for Sharon Fisher, please accept this request for annexation of her property, located at 450 E. Deer Flat Road, into the City of Kuna. The property is approximately 1.14 acres in size and is a County enclave surrounded by schools and churches in the City. The intent is to zone the property with a C-1 Neighborhood Commercial zoning designation to allow for future mixed use development opportunities. The property is currently being used as a residential rental.

The Kuna Comprehensive Plan designates this property as Mixed Use on its Future Land Use Map. Given the property's close proximity to the schools, churches and residential developments, the Neighborhood Commercial zoning appears to be appropriate for the immediate area. This zone would also allow the owner the most flexibility for future uses which could include office, commercial, multi-family residential or a mixture of uses.

Services, including sewer and water, are readily available to the property. The applicant is hereby requesting that connection to these services not be a required condition of annexation at this time, and that connection be part of the future development of the property. The site also has an existing center turn lane on Deer Flat, and when the property does re-development, additional right of way and road improvements, including sidewalk extension, will be constructed

Thank you for your consideration on this application. We look forward to working with you and your staff and would request approval of this annexation. Please contact me if you should have any questions regarding this request.

Sincerely,



Shawn L. Nickel
Land Planning & Entitlement Consultant
Representing Sharon Fisher

SEP 13 2013

CITY OF KUNA

220835 KC



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 12/10/02 04:04 PM
DEPUTY Jamie Parsons
RECORDED - REQUEST OF
Pioneer Title Company
AMOUNT 6.00
102147833

WARRANTY DEED

For Value Received STEPHANIE BACON , an unmarried woman

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Sharon L. Fisher, an unmarried woman

hereinafter referred to as Grantee, whose current address is 450 East Deer Flat Road, Kuna, Id 83634

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 5, 2002

Stephanie Bacon

STATE OF Id. County of Ada, ss.

On this 6th day of December, in the year of 2002, before me the undersigned, notary public personally appeared Stephanie Bacon known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Kathy Coontz
Notary Public of Id
Residing at Boise
Commission expires: August 15, 2003

EXHIBIT A

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

Commencing at a found brass cap marking the centerline intersection of Linder Road and Deer Flat Road and also marking the Southwest corner of said Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence

South 88 degrees 48'47" East 1315.34 feet along the centerline of said Deer Flat Road which is also the South boundary of the said Southwest quarter of Section 13 to a found 5/8" iron pin marking the West 1/16 corner common to said Section 13 and Section 24, said pin bears North 88 degrees 48'47" West 1315.34 feet from a found 5/8" iron pin marking the South quarter corner of said Section 13; thence

North 0 degrees 04'07" East (formerly North 0 degrees 03'47" East) 25.00 feet along the West boundary of the said Southeast quarter of the Southwest quarter of Section 13 to a set 5/8" iron pin marking a point on the Northerly right-of-way of said Deer Flat Road, said pin also marking the REAL POINT OF BEGINNING; thence continuing along said West boundary of the Southeast quarter of the Southwest quarter of Section 13

North 0 degrees 04'07" East (formerly North 0 degrees 03'47" East) 213.04 feet to a set 5/8" iron pin; thence

South 88 degrees 48'47" East 210.78 feet to a set 5/8" iron pin; thence

South 1 degrees 11'13" West 213.00 feet to a set 5/8" iron pin marking a point on the said Northerly right of way of Deer Flat Road; thence

North 88 degrees 48'47" West 206.62 feet along said Northerly right of way of Deer Flat Road to the POINT OF BEGINNING.

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

Annexation of existing property

APPLICANT:

Name: Sharon L. Fisher

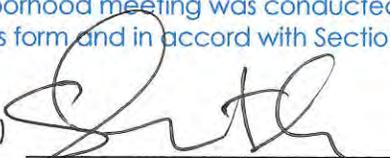
Address: 1432 W. Heartland Dr.

City: Kuna State: Id Zip: 83634

Telephone: _____ Fax: _____

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)



Date 9/12/13

SIGN IN SHEET

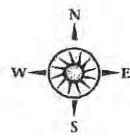
PROJECT NAME: Fisher Annexation

Date: 8-5-13

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	SEE Attached			
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SEP 13 2013

CITY OF KUNA



DTP SURVEYING, LLC
Professional Land Surveyor

208.860.3442
dtp@msn.com
1506 E. Prohaska Ct.
Eagle, ID 83616

August 19, 2013

**FISHER PROPERTY ANNEXATION DESCRIPTION
RUT TO C-1**

A parcel of land being a portion of the SE1/4 of the SW1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at a Brass Cap marking the Southwest corner of said Section 13; Thence South 88°48'47" East, 1315.84 feet to the West 1/16th corner common to Section 24 and the said Section 13, said point being the **REAL POINT OF BEGINNING**.

Thence along the West line of said SE1/4 of the SW1/4 North 00°04'07" East, 238.04 feet;

Thence South 88°48'47" East, 210.78 feet;

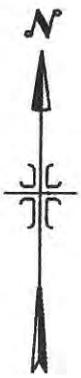
Thence South 1°11'13" West, 238.00 feet to a point on the South line of said Section 13;

Thence North 88°48'47" West, 206.13 feet to the Point of Beginning. Containing 1.14 acres, more or less.

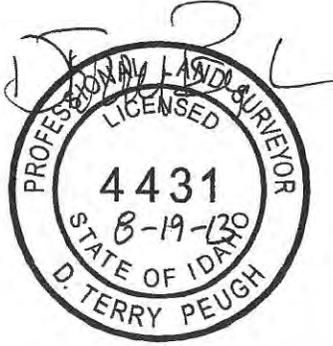
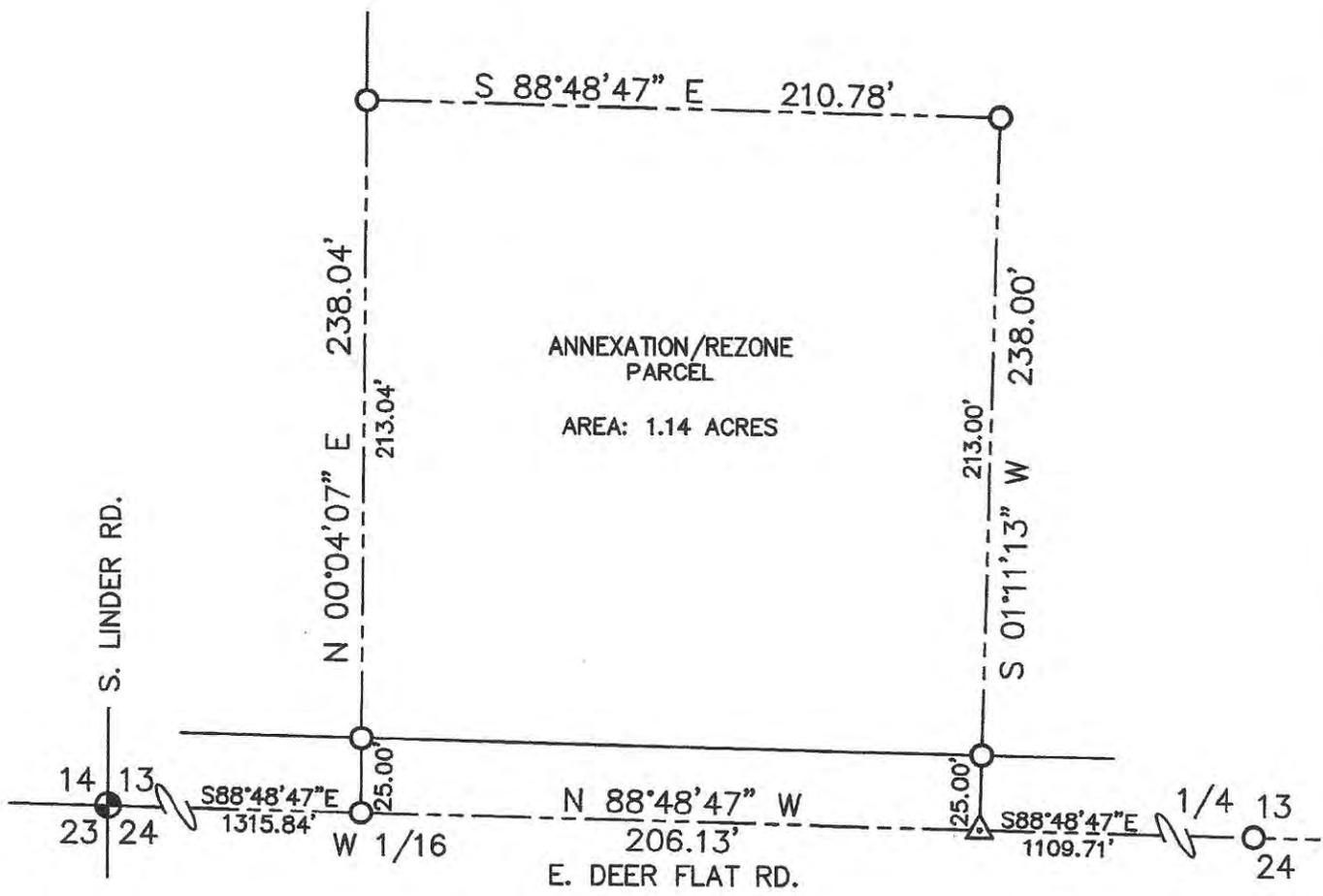
Written from data of record by DTP Surveying from ROS No. 3684.



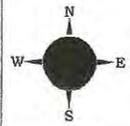
RECEIVED
SEP 13 2013
CITY OF KUNA



SCALE: 1" = 60'



C:\Temp\DTF-Land\1104642.dwg 1/20/2010 11:41:14 AM MST



DTF SURVEYING, LLC
Professional Land Surveyor

208.860.3442
dtpeugh@msn.com
1506 E. Prohaska Ct.
Eagle, ID 83616

FISHER PROPERTY ANNEXATION RUT TO C-1		JOB NO.
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO		SHEET NO. 1
		DWG. DATE 08-16-13



RECEIVED

SEP 13 2013

CITY OF KUNA



1" = 1400 Ft Approx



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: Sharon Fisher – 450 E. Deer Flat Rd.
Annexation and Rezone
13-02-AN, 13-01-DA

DATE: September 30, 2013

The City Engineer has reviewed the annexation, rezone and development agreement request of the above applicant dated September 23, 2013. It is noted that specific development plans are not provided except those implied as allowed or permitted in a C-1 zone. It is therefore the recommendation of the City Engineer that the development agreement and other conditions be crafted in a manner to preserve the ability of both the applicant and City to reopen the agreement at a later date to provide and allow for more specific development possibilities in the future. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The existing homestead appears to be served by its own septic tank and drain field but the city does have a sewer main adjacent to the property. Accordingly, the City Engineer recommends the continued utilization of the site facilities as long as the existing use is maintained and the site system remains viable. If the site system fails or the use of the property is changed or expanded, the City Engineer recommends connection to City facilities.
- b) The adjacent sewer main discharges to the North Sewer Treatment Plant which has sufficient capacity to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The existing homestead appears to be served by its own well but the city does have water distribution facilities in Deer Flat adjacent to the property. Accordingly, the City Engineer recommends the continued utilization of the site facilities as long as the existing use is maintained and the site system remains viable. If the site system fails or the use of the property is changed or expanded, the City Engineer recommends connection to City facilities.
- b) A water trunk line exists in Deer Flat Road fronting the property, and there is sufficient capacity to serve the site. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- e) The City Engineer concludes redundancy of water source to the development site is provided by existing facilities.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and the Boise-Kuna Irrigation District. The city does not have pressure irrigation facilities in the vicinity. The existing uses do not seem to be of a nature to justify the costly extension of City facilities to the site at this time. Accordingly, the City Engineer recommends the continued utilization of the site facilities except as noted in 3(b) below.
- b) While no pressure irrigation mains or pump stations exist in the near vicinity of the property, the adopted Irrigation Master Plan has defined the major pressure main layout for this area, including a trunk line in Deer Flat Road. It is recommended this application be conditioned to conform to the master plan and connect to the City system at such time in the future as the pressure irrigation system is within 300 feet of the site. Further, when connecting to the pressure irrigation system, the applicant will need to abide by the Master Plan, any relevant reimbursement policies and agreements and any relevant connection fees.
- c) Ten foot easements for irrigation lines are required at the time the condition in paragraph 3(b) is triggered to facilitate extension and operation of the city's pressure irrigation system.
- d) As a condition related to paragraph 3(b), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.

4. Grading and Storm Drainage

The following is required only if alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.

- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans. **If no public water, sewer and irrigation construction work is done, no fees are required.**

7. Right-of-Way

The subject property fronts on its south side on a section line arterial street (Deer Flat). The following conditions are related to these classified streets:

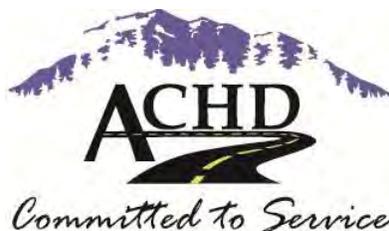
- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) It is recommended approaches onto the classified street complies with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted. **If no public facilities are constructed, no as-built drawings are required.**

9. Property Description

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



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

Date: October 14, 2013

To: Sharon L. Fisher
1432 W. Heartland Dr.
Kuna, ID 83634

Subject: K13-02-AN & K13-01-DA
450 E. Deer Flat Road
The applicant is requesting annexation and development agreement approvals.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application for the item referenced above. This application is for an annexation and development agreement. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

- Dedicate 48 feet of right-of-way from centerline for Deer Flat Road abutting the site. As this section of Deer Flat Road is listed in the Capital Improvements Plan, the District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way.
- Construct 5 foot wide detached concrete sidewalk on Deer Flat Road located a minimum of 41 feet from centerline.
- Direct access onto Deer Flat Road is discouraged as Deer Flat Road is classified as a minor arterial. As identified under the Cross Access Easements/Shared Access Policy, staff is supportive of developments providing cross access to adjoining parcels. Any future redevelopment of the site will be subject to the current access policy in effect at the time an application is submitted to the District.

The applicant shall be required to meet all of the ACHD Standard Conditions of Approval as well as all ACHD Policies and requirements that may apply as noted below.

Please review the Applicant's Responsibilities and Development Process Checklist below.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Lauren Watsek
Planner I
Development Services

CC: Project file,
City of Kuna (via email),
Shawn L. Nickel (via email)

Traffic Information

The specific uses of this development are unknown at this time, based on the general proposed uses of this site, the trip generation would be calculated as follows: General Office produces 11.03 daily trips and 1.49 trips in the PM peak hour per 1,000 square feet; Specialty Retail Center produces 44.32 daily trips and 2.71 trips in the PM peak hour per 1,000 square feet, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Deer Flat Road	207 feet	Minor Arterial	459	Better than "D"
Linder Road	None	Minor Arterial	262	Better than "D"
Kay Avenue	None	Collector	232	Better than "D"

- * Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).
- * Acceptable level of service for a three-lane minor arterial is "D" (720 VPH)
- * Acceptable level of service for a two-lane collector is "D" (425 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 Deer Flat Road east of Linder Road was 7,871 on January 19, 2012.
- The average daily traffic count for Linder Road south of Deer Flat Road was 5,112 on January 19, 2012.
- The average daily traffic count for Linder Road south of Deer Flat Road was 3,959 on May 23, 2012.

Applicant's Responsibilities

- Prior to final approval the applicant will be required to submit construction plans to the ACHD Development Review Section for review and approval and to ensure compliance with the conditions identified above and/or for traffic impact fee assessment. This is a separate review process that requires direct plans submittal to the Development Review staff at the Highway District. The Plan Submittal Checklist can be found on the ACHD website at <http://www.achdidaho.org/Forms>.
- A traffic impact fee will be assessed by ACHD after plans have been submitted and approved, and will be due prior to the issuance of a building permit.

For questions regarding the submittal of your construction plans and impact fee assessment please contact Development Review staff at 208-387-6170.

- Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc), a permit must be obtained from ACHD.

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the 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.

Troy Behunin

From: Lauren Boehlke [laurenboehlke@yahoo.com]
Sent: Tuesday, September 24, 2013 8:27 AM
To: Troy Behunin
Subject: Re: Sharon Fisher Annexation Request 13-02-AN

Troy, This property is under Boise-Kuna Irrigation District with 1.02 acres of Water Right. It is current owing for the 2013 Spring assessment. It appears that the annexation will not take place until November. If this is correct, there will also be the 2013 Fall/2014 Spring assessments as well. If annexed before November the new charges will be assessed to the City of Kuna. If you have any questions or comments, please let me know.

Thank you,

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

From: Troy Behunin <troy@cityofkuna.com>
To:
Sent: Monday, 23 September 2013, 14:44
Subject: Sharon Fisher Annexation Request 13-02-AN

Good afternoon all,

Please review the packet sent with this email and provide comments as appropriate. If you have questions please notify our office. 922.5274.

Thanks,

Troy

Troy Behunin
Senior Planner
City of Kuna
763 W. Avalon
Kuna, ID 83634
208-922-5274
Troy@cityofkuna.com

[Check out our new web site!](#) Kunacity.id.gov

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CHAIRMAN OF THE BOARD

KENNETH COLE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
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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

01 October 2013

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

RE: Shawn L. Nickel **13-02-AN, 13-01-DA**
450 E. Deer Flat Rd.
Boise-Kuna Irrigation District BK-1232A
Badley Lateral 46+50 Rot.
Sec. 13, T2N, R1W, BM.

Troy Behunin, Senior Planner:

The Boise Project Board of Control has no objection to the Annexation or Development Agreement as there are no project facilities located on the above-mentioned property, however, it does in fact possess a valid water right.

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

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

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: Phil Comegys Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary - Treasurer, BKID
File

Troy Behunin

Subject: KPD Address

From: Kiesha Smith [<mailto:ktsmith@adaweb.net>]

Sent: Tuesday, September 24, 2013 11:25 AM

To: Troy Behunin

Subject: FW: KPD Address

Here is what Chief Dusseau responded...

Kiesha Smith

Kuna City Police

Admin. Assistant

(Ph) 208.577.3860

(Fax) 208.577.3859

From: Justin Dusseau

Sent: Tuesday, September 24, 2013 11:20 AM

To: Kiesha Smith

Subject: RE: KPD Address

I have no problem receiving these via e-mail for review if that is easier.

As for this application it seems to fall in line with the type of development we are seeing in that area. I have no issue with the annexation and proposed development with mixed use options but I can see that the area we are speaking of has increasingly become more congested with traffic especially right before and after school. Depending on what sort of development occurred in the future there could be an issue with backed up traffic and those who become impatient therefore causing safety issues for students and the public in general. Like I said though, it all depends on what sort of development occurred and what sort of road improvements take place to account for the growth.

Chief Justin Dusseau

Kuna City Police

Office: 577-3850

Cell: 573-0973

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

City Clerk
City of Kuna
P.O. Box 13
Kuna, ID 83634

OCTOBER 22, 2013 (DATE OF LAST REVISION)

For Recording Purposes
Do Not Write Above This Line

**SHARRON FISHER ANNEXATION
DEVELOPMENT AGREEMENT
(CAR06-00054)**

RECITALS

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is entered into this _____ day of _____, _____, by and between the **City of Kuna**, an Idaho municipal corporation ("**City**"), and **Sharon Fisher, 1432 W. Heartland Drive, Kuna, Idaho 83634** ("**Owner/Applicant**").

- A. Owner owns certain property ("**Property**") located in Ada County, particularly, an approximately 1.14 acre parcel of land (S1313347025) located at 450 E. Deer Flat Road (North side of Deer Flat Road, between Linder Road and Highway 69/Meridian Road) in Kuna, and more particularly described on Exhibit A, attached hereto.
- B. The Applicant has submitted an application (**Case No. 13-02-AN**) to annex and zone the parcel from RUT (Rural Urban Transitional) zone (Ada County Zone Designation), to C-1 (Neighbor Business District) zone. This Agreement concerns the zoning of said Property and will be used to guide future development.
- C. City and Developer desire to enter into this Agreement, which shall be recorded in the Office of the Ada County Recorder and shall take effect on the date last executed below.
- D. City, pursuant to Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14, has the authority to zone the Property and to enter into a Development Agreement for the purpose of allowing, by Agreement, a development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, and this Agreement contains the conditions required by the City. This Agreement supersedes any conflicting terms and/or conditions in prior agreements or staff reports concerning the land as to obligations between the parties to this Agreement. This Agreement complies with all Kuna Idaho Municipal Code Title 5 Zoning Regulations and Title 6 Subdivision Regulations as they are applicable to these land use actions.
- E. The Kuna Planning and Zoning Commission and City Council have independently held public hearings on these land use matters as prescribed by law and have approved the application in accordance with the findings of fact, conclusions of law and conditions of approval set forth in the approval, and all such conditions are included in this Agreement. This

Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code Title 5 and Title 6.

- F. The uses(s) allowed through this annexation are those that are permitted or specially permitted, by way of a special use permit, in the C-1 (Neighbor Business District) zone; or those agreed to, provided they are not in conflict with City code. In the event the property, and/or the uses on it, expands or enlarges - any nonconforming uses shall cease; thus, triggering necessary land use processes to bring the property into conforming status under Kuna City code. At time of future development, the City and Developer shall amend this agreement to provide and allow for more aggressive development possibilities if necessary.
- G. The Order of Decision for the zone classification, including all conditions of approval, is hereby made a part of this Agreement. In the event there is a discrepancy or conflict, the stricter condition shall apply unless specifically stated otherwise in this development agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements stated herein, and for other consideration, the sufficiency of which is hereby acknowledged, City and Developer agree as follows:

1. ZONING ORDINANCE AMENDMENT.

- 1.1: The City will adopt an ordinance amending the Kuna Zoning Map and designate the Property to C-1 (Neighbor Business District). The Ordinance will become effective after its passage, approval, and publication and the execution and recordation of the Agreement. It is possible this Agreement could be modified to accommodate the Developer's future land use plans when they are known, based on the uses and development plans at that time. The Ordinance will become effective after its passage, approval, publication and the execution and recordation of this Agreement.

2. PERMITTED USES.

- 2.1: **Uses.** The Property is approved for the uses typically associated with a C-1 zone.
- 2.2: **Modification of Allowed Uses.** The uses permitted within this Agreement shall not be modified without complying with the notice and hearing provisions of Idaho Code § 67-6509, provided, however, any specially permitted use in the C-1 may be permitted on the Property through issuance of a special use permit.

3. CONDITIONS ON DEVELOPMENT.

The following conditions shall apply to the Property:

- 3.2: **Building Permits.** Developer shall acquire a building permit before construction of the any facility. Developer shall comply with the C-1 zone's height and area performance standards found in Kuna City Code (KCC) 5-3-3. Specifically, they shall comply with the following C-1 zone standards:

Maximum Height-	35-feet
Minimum Lot Width	0*
Front Setback (Arterial)	0
Rear Setback	5
Interior Setback	0
Street Side	0
Maximum Lot Coverage	100% <i>(if permitted by other applicable obligations pursuant to this Agreement and the Kuna City Code) Design review will be required for all commercial buildings on site.</i>
Minimum Lot Area	2,000 square feet.

* The commercial lot width shall be wide enough to accommodate a commercial driveway for the lot frontage accessing the public street where direct driveway access is permitted.

- 3.3: **Construction Etiquette.** Developer shall post and maintain a “rules and regulation sign” at the entryways to the site until construction is complete. The signs are intended for the subcontractors performing the work and should include: (1) no dogs permitted; (2) no loud music permitted; (3) no alcohol or drugs permitted; (4) no abusive language permitted; (5) dispose of personal trash and site debris; (6) clean up any mud and/or dirt that is deposited from the construction site onto the public street; (7) install temporary construction fence to keep debris from blowing off site; (8) no burning of construction or other debris on the property; (9) keep a watering truck on site and employed as necessary to keep dust under control; (10) Site construction shall be limited to the hours of **7:00** am to **7:00** pm daily.
- 3.4: **Curbs, Gutters, Sidewalks and Storm-Water Conveyances.** The use of drainage swales for storm water conveyance in lieu of curb and gutter is prohibited unless it’s necessary to preserve a historical drainage right that would be impeded by the swale’s removal and such action is determined by the City engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Construction Work (ISPCW) or other standards established by the City engineer.
- 3.5: **Design Review.**
- 3.5.1: Development proposed on the Property is subject to the City’s design review process.
- 3.5.2: Design review is required for any proposed new building(s), landscaping, parking, entrance, monument, common area and/or signage use.
- 3.5.3: Buildings and their compositions are subject to design review pursuant to requirements in the Kuna City Code relative to usage of materials, woods, entrances, window arrangement and other considerations.

- 3.5.4: Any materials employed in the construction of fencing, wall and trash enclosures are subject to design review and/or review by the contracted trash removal service.
- 3.5.5: Any fencing and/or wall materials employed in the development are subject to design review pursuant to requirements in the Kuna City Code.
- 3.6: **Driveways and other Approaches.**
- 3.6.1: Developer agrees the entrances to the site are subject to the Design Review Standards pursuant to requirements in the Kuna City Code.
- 3.6.2: All curb returns throughout the project shall be constructed with **28-foot minimum curb return radius.**
- 3.7: **Engineering Calculations/Drawings/Plans/Reports.**
- 3.7.1: At the time of construction, Developer shall obtain a letter from the City engineer recommending engineering approval of construction drawings, drainage and storm-water plans.
- 3.7.2: At the time of construction plan submittal, Developer shall provide the City engineer with fire flow, water distribution and wastewater calculations and acquire all necessary permits and pay all associated fees. The City engineer will review the water modeling results and provide comments or corrections.
- 3.7.3: At the time of construction plan submittal, a geotechnical report (if required) is subject to the City engineer's review and corrections.
- 3.8: **Federal, State, Local and Special Purpose Standards.** Developer shall comply with all applicable federal, state, local and special purpose standards as they apply to the Property's development.
- 3.9: **Fencing.**
- 3.9.1: Developer shall construct and place fencing on-site according to the City's zoning standards. Developer shall use the approved type of fencing allowed by City code and design review.
- 3.10: **Fire.**
- 3.10.1: **Hydrants and Water Mains.** Adequate fire protection shall be required in accordance with the appropriate fire district standards. Developer shall meet the requirements of the Kuna Rural Fire District.
- 3.10.2: **Fire Safety.** Developer shall address fire safety compliance to the Kuna Fire District and City building inspector's satisfaction. The site landscaping shall be designed and maintained to provide fire protection around the building perimeters. The internal roads shall be designed to allow Kuna Rural Fire District

access to each building. Developer will place fire hydrants on the property in locations determined by the Kuna Fire Marshall. Fire related signage shall be installed with guidance from the Kuna Fire Marshall. The water model results are to be reviewed and approved by the Kuna Rural Fire District.

3.11: **Grading Plan.** Developer shall provide the City a grading plan identifying how the subject property will be graded and contoured. The grading plan shall be reviewed and approved by the City engineer for its compliance with City standards.

3.12: **Irrigation.**

3.12.1: Developer shall comply with Idaho Code §31-3805 relating to irrigation water use. Irrigation/drainage waters shall not be impeded by on-site construction. Developer shall comply with lawful requirements of the Boise Project Board of Control.

3.12.2: At the time of construction plan submittal, Developer shall provide the City engineer an irrigation plan for review and approval; if Developer uses the City water utility, Developer shall acquire all permits and inspections necessary to connect the commercial facility's irrigation system to the City water utility; construct the irrigation system to the City's pressurized irrigation standards; and construct any off-site improvements necessary to connect into the City's water utility.

3.13: **Land Use Requirements.**

3.13.1: Developer shall comply with the City's land use requirements for development or, as modified by this agreement.

3.13.2: Uses other than those existing or permitted, or specially permitted in the C-1 (Neighbor Business District) zone shall not be introduced on the property without further land use review or approvals.

3.13.3: Developer shall meet all requirements set forth in the City's zoning ordinance or, as modified by this Agreement.

3.14: **Landscape.**

3.14.1: Future site improvements will be subject to the City's landscape ordinance and design review processes depending on scope (note: the design review standards may differ from the City's landscape ordinance). The irrigation plan is subject to City engineer review and approval. An underground irrigation source shall be required for all of the site's landscape elements in accordance with the provisions of **KCC 5-17-11**. The use of potable water for landscape irrigation purposes is prohibited.

3.14.2: At time of development, Developer shall prepare for City review, a detailed landscape plan using native or suitable plants. The landscape plan is subject to the City's design review process. The landscape plan shall call out the method(s)

of re-vegetating common open space and the periphery areas disturbed during any construction activities. The property's entire landscape scheme shall consist of organic materials. Accordingly, no hard-scape (*or gravel or rock*) materials shall be used for landscape purposes.

- 3.14.3: Employ vegetative buffers and landscape berming techniques along the property boundaries to minimize adverse land use impacts [compatibility issues] with the adjoining neighbors. The landscape and buffer techniques shall be detailed in a landscape plan.
- 3.14.4: At time of future development, Developer shall submit landscape plans to the City forester for review and approval.
- 3.14.5: The future landscape plan shall follow the landscape requirements and guidelines contained within **KCC 5-17-1 through 25**, which will be considered a binding site plan.
- 3.14.6: At time of future development, Developer shall place a landscape buffer along Deer Flat Road a minimum width of 20 feet from the property line in accordance with **KCC 5-17-13-B, 3**.

3.15: **Outdoor Lighting.**

- 3.15.1: On-site lighting shall be designed and installed to minimize fugitive light and glare and installed so it does not unduly intrude on adjoining properties pursuant to requirements in the Kuna City Code.
- 3.15.2: A lighting plan shall be submitted to the City director of planning services for review and approval in accordance with **KCC 6-4-2-T and 5-9-5-B**

3.16: **Parking and Loading Standards.**

- 3.16.1: The Property's parking areas shall be installed in accordance with City parking standards (**KCC 5-9-1 through 5**).
- 3.16.2: At time of development, Developer shall design and construct the parking area(s) according to the approved plans. The parking lot circulation pattern shall be designed so the patrons enter and exit the parking lot in a forward motion consistent with the provisions of **KCC 5-9-2(G)**.
- 3.16.3: The Developer shall pave the area allocated for parking purposes with an approved asphalt material. The parking lot construction and methods of storm drainage mitigation are subject to the City engineer's review and approval. Parking spaces shall be designed where the motorist can enter and exit the spaces without obstruction.
- 3.16.4: Developer shall provide a site plan graphically demonstrating the method of onsite traffic circulation, parking lot placement and loading facility location and satisfy onsite parking space requirements for design review.

- 3.17: **Permits and Applicable Fees.** Developer shall acquire all permits and pay all applicable fees.
- 3.18: **Plat Map/Deed.** In the event of a lot line adjustment lot split, or subdivision, Developer shall provide City a recorded record of survey and deed, or recorded plat for the property changes.
- 3.19: **Roads/Ada County Highway District.**
- 3.19.1: Developer shall comply with City and ACHD road improvement requirements.
- 3.19.2: Developer shall provide additional rights-of-way and/or easements necessary for utility and road widening purposes as required by the City and other agencies with jurisdiction. Developer shall record these easements with the Ada County Recorder's Office.
- 3.19.3: Developer shall dedicate additional rights-of-way along Deer Flat Road (in the amount of 48 total feet from centerline), in accordance with ACHD recommendation in their staff report dated Oct. 14, 2013. This section of Deer Flat Road is listed in the Capital Improvements Plan.
- 3.20: **Sanitary Sewer.**
- 3.20.1: Developer shall connect the Property to the City's sanitary sewer system according to City standards; provide the development's sanitary sewer design to the City engineer for review and approval; acquire all of the permits and inspections necessary to connect to the City's sewer utility; construct the sewer system to City standards and construct offsite improvements necessary to connect to the City's sewer utility.
- 3.20.2: Developer shall abandon and dismantle any onsite septic tank system and its component parts, according to City and Central District Health standards. The dismantling of a septic system requires collapsing and removing the lid, backfilling and compaction of the fill area.
- 3.21: **Sidewalks and Pathways.**
- 3.21.1: In accordance with **KCC 6-4-2-Q** and in the spirit of integrating ACHD's recommendation, Developer shall provide five-foot (5') wide detached concrete sidewalk on Deer Flat Road located a minimum of 41 feet from centerline. See ACHD final report (dated October 14, 2013). All sidewalks shall be built in accordance with the American with Disabilities Act (**ADA**) accessibility guidelines, as well as to ACHD and City engineer standards and specifications. Direct access onto Deer Flat Road is discouraged as Deer Flat Road is classified as a minor arterial. As identified under the Cross Access Easement/Shared Access Policy, ACHD staff is supportive of development providing cross access to adjoining parcels. Any future redevelopment of the site will be subject to current access policy in effect at the time an application is submitted to the District.

3.21.2: Developer shall be responsible for snow removal along the sidewalks and pathways so they are pedestrian accessible within 24 hours of a snow event.

3.22: **Signage.**

3.22.1: No signs shall be placed on fences, buildings, or other structures unless approved through the City's design review process. Developer shall be in compliance with all signage requirements in place at the time Developer seeks a sign permit.

3.22.2: All site signage and monument placement is subject to the City's design review process to include building identification signage. If site signage or monuments are lighted, they must be designed according to the City's outdoor lighting standards.

3.22.3: Temporary signage placed on the Property's fences, buildings, or other structures for advertising or promotion purposes shall be according to the City's signage placement provisions.

3.23: **Site Plans.** At the time Developer applies for a building permit, Developer shall provide an overall site/landscape plan, which shall be considered a binding site plan for purposes of the land use application.

3.24: **Storm-water and Drainage.**

3.24.1: The Property is subject to the City's storm-water and drainage standards at time of development. Stormwater impacts resultant from the development shall be mitigated in accordance with the City's storm water management policy. The engineer of record shall provide storm-water calculations, which comply with the City's storm-water policy requirements. The discharge of storm-water or drainage offsite requires written approval from the City and other agencies responsible for receiving the fugitive storm-waters.

3.24.2: Developer shall provide the City engineer with a storm-water management plan and a drainage design plan showing how drainage flows from impervious surfaces will be addressed in compliance with the City's drainage management guidelines. The drainage design plan shall also provide an erosion control plan for a 100-year event and shall depict all proposed site grading.

3.24.3: The City engineer shall approve a surface drainage run-off plan, which has been recommended by Central District Health Department (CDHD). The plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties".

3.24.4: Developer shall not construct, grade, fill, clear or excavate the Property until the City engineer approves the storm water management plan and the drainage design plan. The drainage design plan shall include all proposed site grading.

3.24.5: Storm drainage and/or street runoff must be retained onsite.

3.24.6: Design the surface drainage system to minimize “ponding” issues to reduce mosquito breeding problems.

3.25: Street and Alleys.

3.25.1: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City and ACHD. Street functionality shall be determined according to the City’s Functional Classified Road Map. Widths for rights-of-way shall be according to the street typologies identified in **KCC 6-3-4-A through D**, or ACHD’s standards, whichever standard is more stringent.

3.25.2: Developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public rights-of-way, where applicable.

3.26: Street Name and Other Street Traffic Signs. Traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards as applicable.

3.27: Trash Enclosures/Solid Waste. The site’s solid waste disposal strategy is subject to design review. Developer shall provide an enclosed or a sight obscuring structure(s) for all trash collection containers. The design shall be approved by the City and J&M Sanitation services.

3.28: Trees.

3.28.1: Developer shall retain mature trees with diameters exceeding six-inches (6”) (if any exist), unless their removal is approved by City staff prior to their removal.

3.28.2: Developer shall provide a tree replacement strategy to compensate for tree removal, which provides no net tree loss (in terms of overall tree diameter reductions). Developer’s tree removal and replanting strategy is subject to the City arborist and Design Review Committee’s approval. Developer shall show the tree planting strategy and method of planting on the landscape plan(s) and provide for a year-round variety of trees that are compatible with the area.

3.29: Underground Storage Tanks, Utilities, Wells or Septic Systems.

3.29.1: Developer shall disconnect any onsite well(s) and septic systems and cap or remove them according to City and Health District standards.

3.29.2: If discontinued or impaired underground storage tanks are discovered during construction, they shall be removed or abandoned in accordance with federal, state and local agency requirements.

3.30: Underground Utilities.

3.30.1: Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services.

3.30.2: All public utilities shall be placed underground if possible. A utility easement of sufficient width as determined by the City engineer shall be placed around the exterior subdivision boundary for utility and drainage easement purpose. Utilities that cannot be placed underground are subject to the City's design review process.

3.31: **Water.**

3.31.1: Developer shall connect the property to the City's water system at time of development. Developer shall provide the development's potable water design to the City engineer for review and possible corrections. Developer shall acquire all permits and inspections necessary to connect into the City's water utility.

3.31.2: The water lines, meter locations and waterline valves shall be reviewed by the City public works staff and constructed and placed according to City standards. Water lines are to be looped through the property. Developer is responsible for constructing any off-site improvements necessary to connect into the City's water utility.

3.32: **Water Rights.** Water rights appurtenant to a tract of land shall be dedicated to the City in sufficient water quantities to offset the development's potential water demands as determined by the City engineer. The land's water rights shall not be sold, abandoned or transferred outside the City or Area of City Impact (ACI). All water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

3.33: **Weeds.** Developer assumes responsibility for the control and removal of noxious weeds if present on the property until the development of the site is complete and ownership has transferred.

4. DEFAULT, REMEDIES.

4.1: **Default.** If Developer fails to comply with the terms of this Agreement within forty-five (45) days after written notice from the other party specifying the particulars of such failure, the complaining party may, without prejudice to any other rights or remedies, cure such default, enjoin such violation or otherwise enforce the commitments contained in this Agreement in any manner allowed by law; provided, however, if any failure to comply cannot with diligence be cured within such forty-five (45) day period, if the defaulting party shall commence to cure the same within such forty-five (45) day period and thereafter shall pursue the curing of same with diligence and continuity, then the time allowed to cure such failure may be extended for a period not to exceed 180 days.

4.2: **Consent to Rezone on Uncured Default.** In addition to other remedies set forth herein, if Developer fails to cure any material default within 120 days after written notice from City specifying the particulars of such material default, such failure shall be deemed consent to City to rezone the use to the preexisting zone of Parcel One and the preexisting zone of Parcel Two pursuant to the requirements of applicable law.

- 4.3: **Waiver; Forbearance.** A waiver or forbearance by one party of any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the party or apply to any subsequent breach of other or future covenants and conditions.

5. ATTORNEY FEES.

- 5.1: In the event of any controversy, claim or legal action being filed or instituted between the parties to this Agreement to enforce the terms and conditions of this Agreement or arising from the breach of any provision hereof, the prevailing party will be entitled to receive from the other party reasonable attorney fees, expenses, and costs incurred by the prevailing party, including fees and costs on any appeal. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

6. RECORDATION, EFFECTIVE DATE, AND BINDING EFFECT.

- 6.1: **Recordation.** After approval and execution by City through its authorized agents, Developer shall record this Agreement, including all exhibits, against the Property in the real property records of Ada County, Idaho and provide City with a recorded copy of this Agreement.
- 6.2: **Effective Date.** This Agreement shall become effective upon the formal adoption and final publication of the zoning.
- 6.3: **Binding Effect; Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including the City's governing authority and their successors in office. This Agreement shall run with the land and be binding on the owner of the Property, each subsequent owner as well as any other person acquiring an interest in or acting as a developer of the property. Nothing herein shall in any way prevent sale or alienation of the Property, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- 6.4: **Recordation of Termination.** Upon Developer's completion of all of its obligations under this Agreement, City shall provide Developer, upon request, recordable evidence of City's concurrence that Developer's obligations under this Agreement have been completed.

7. GENERAL PROVISIONS.

- 7.1: **Incorporation of Recitals.** The recitals above and the exhibits referred to in this Agreement and attached hereto are incorporated into the Agreement as if set out in full in the body of the Agreement. In the event of a conflict between any exhibit and the body of this Agreement, the Agreement shall control unless otherwise noted.

- 7.2: **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section §67-6509, as required by Kuna City Code, Title 5, Chapter 14.
- 7.2.1 It is anticipated this Agreement will be amended for time to time to accommodate the Developers development pursuits.
- 7.3: **Interpretation.** In construing this Agreement, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, plural terms shall be substituted for singular and singular for plural in any place in which the context so requires, and the word “including” shall be construed as if the words “but not limited to” appear immediately thereafter. The headings contained in this Agreement are for reference purposes only and shall not be construed or interpreted so as to limit or define the intent or the scope of any part of this Agreement. This Agreement shall not be construed more strictly against one party than against another merely by virtue of the fact that it may have been prepared by one of the parties, it being acknowledged that both parties have substantially and materially contributed to the preparation thereof. This Agreement and all rights and obligations of the parties shall be governed, construed, and interpreted under and pursuant to the laws of the state of Idaho.
- 7.4: **Final Agreement; Modifications.** This Agreement sets forth all promises, inducements, agreements, conditions and understandings between Developer and City relative to the subject matter hereof and there are no promises, agreements, conditions or understanding, oral or written, express or implied, between Developer and City, other than as are stated herein. This Agreement contains all conditions required by the City and supersedes conditions specified in City staff reports and any conflicting terms and conditions in prior development agreements concerning the land as to obligations between the parties to this Agreement. Except as herein otherwise provided, no subsequent alteration, amendment, changes or additions to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.
- 7.5: **Notices.** All notice between the parties shall be deemed received when personally delivered or when deposited in the United States mail postage prepaid, registered or certified, with return receipt requested, or sent by telegram or mail-o-gram or by recognized courier delivery (e.g., Federal Express, Airborne, Burlington), addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this Section:

To City: City of Kuna
 Attn: Mayor of the City of Kuna
 P.O. Box 13
 Kuna, ID 83634

To Applicant: Sharron Fisher
1432 W. Heartland Dr.
Kuna, ID 83634

Either party shall give notice to the other party of any change of such party's address for the purpose of this section by giving written notice of such change to the other party in the manner herein provided.

- 7.5: **Time of the Essence.** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.
- 7.6: **Severability.** If any term or provision of this Agreement shall, to any extent be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law; and it is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

End of text; signatures to follow

The parties have executed this Agreement as of the date first set forth above.

"City" CITY OF KUNA, an Idaho municipal corporation

By: _____

Date: _____

ATTEST:

City Clerk

Date: _____

"Owner" Sharron Fisher

By: _____

Its: _____

State of Idaho)
 : ss
County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2013.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____

Presentation by Dave Szplett

Free Consulting to the Kuna City Council

January 6, 2014

I am doing another free-consulting effort for the City of Kuna. I didn't learn my lesson from the last free effort that cost me \$15,000.

I am very worried about the transportation improvement priorities in Kuna. I saw that the City wants to improve pedestrian access across the railroad by asking for a State grant. I also saw that the City supports much larger planning efforts that could have funded that provide for our basic transportation needs (instead of sticking money into an out-of-state consultant's pocket).

I was also disappointed (but not surprised) in the abysmal turnout at ACHD's Downtown Plan and Railroad Overpass final meetings.

I wanted to know why these things happened.

I surveyed several hundred Kuna-area phone numbers and completed 200 surveys (more than 10 times the meeting attendance in the Kuna area) to ask three questions:

- Did you attend the final Downtown meeting?
- What are your transportation priorities?
- Should ACHD build their traffic circle or fund your other priorities first?

The responses are:

- There are other priorities.
- The traffic circle is cute but we need a lot of other things first.

I tell you this to give you some choices for the future:

- You can continue to let ACHD tell you what they think that we need.
- You act by consensus with your voters and work with ACHD to fund things that we need most. I believe that ACHD wants to help us; we just need you to set their priorities instead.

You can easily do your own survey since you have such a huge staff. Or you can ask ACHD or COMPASS to do that for you. Or pay a consultant (since you have no worries about spending so much on studies.)

I believe that ACHD and you both want to help us. My suggestions are:

- Thank ACHD for their huge planning efforts
- Tell ACHD that we have other priorities
- Give Kuna what we need most. Support a minor TEE intersection at Main and Linder. Use ALL the left-over money for pedestrian crossings of the railroad, and build a sidewalk system to get to Paul's Market/Ridley's, get sidewalks along on the south side of Kuna, and expand access to the of the greenbelt.

Do you have any comments or questions for me?

Survey Results

1. **Did you attend the final meeting of ACHD's Kuna Downtown Plan?**
 - a. Yes = 0%
 - b. No = 100%

2. **What are your highest priorities for transportation improvements in Kuna? (multiple answers)**
 - a. Sidewalks in the residential and school areas = 62%
 - b. Sidewalks to get to Paul's Market (Ridley's too?) = 41%
 - c. Sidewalks on the south side (Swan Falls, Owyhee and West Avalon) = 19%
 - d. Sidewalks to cross the railroad = 16%
 - e. Greenbelt pathway along Indian Creek = 11%
 - f. Roadway overpass of Indian Creek = 7%

3. **ACHD wants to build a traffic circle at Main and Linder. Do you want that or your other priorities first? (multiple answers)**
 - a. Traffic circle first = <1%
 - b. Other priorities first = <100%
 - c. Minor changes to Main/Linder plus other priorities = 78%

OFFICE OF THE MAYOR
CITY OF KUNA
STATE OF IDAHO

PROCLAMATION

WHEREAS, the City of Kuna, Idaho is home to children- from infants and toddlers to school- agers and teens; and

WHEREAS, the children of Kuna deserve the chance to chase their dreams, pursue their fullest measure of happiness and potential, and follow their passions; and

WHEREAS, in order to grow strong and thrive, the children of Kuna need the support of their parents, families, and the community to ensure all our children have the skills they need to achieve their highest ambitions for a successful future; and

WHEREAS, the City of Kuna’s children represent our future, and with our investment in our children of today by providing a community with educational and recreational opportunities, we are investing in our future, creating community and problem solvers of tomorrow; and

WHEREAS, the City of Kuna takes this opportunity to honor our sons and daughters, and no matter the challenges that lie ahead, the City of Kuna declares that its children will always be its first priority; and

NOW THEREFORE, I, W. Greg Nelson, Mayor of the City of Kuna, Idaho do hereby recognize and proclaim 2014 as “the year of the Kuna Kids” and I invite all of the citizens of Kuna to honor the past by investing in our future.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of January 2014.

W. Greg Nelson, Mayor

OFFICE OF THE MAYOR
CITY OF KUNA
STATE OF IDAHO

PROCLAMATION

WHEREAS, the City of Kuna, Idaho is turning 150 years; and

WHEREAS, the City of Kuna is launching a yearlong celebration of its Sesquicentennial anniversary on January 7, 2014, and the celebration will continue with community events throughout the year; and

WHEREAS, the citizens of Kuna honor the early settlers of Kuna; and

WHEREAS, the City of Kuna boasts its small town charm and history with its agricultural heritage, quaint business district, and its picturesque neighborhoods; and

WHEREAS, the citizens of the City of Kuna are to be commended for their outstanding accomplishments spanning 150 years that have made the community a great place to live where it symbolizes an ever growing diversity, vision and success with residents who demonstrate true home town spirit; and

WHEREAS, the City of Kuna is proud to recognize Kuna's great milestone and commemorate this accomplishment by declaring 2014 as Kuna's Sesquicentennial anniversary.

NOW THEREFORE, I, W. Greg Nelson, Mayor of the City of Kuna, Idaho do hereby proclaim the year of 2014 to be the Sesquicentennial anniversary celebration for the City of Kuna.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of January 2014.

W. Greg Nelson, Mayor



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: Greyhawk Subdivision No. 1
 Letter of Credit Review

DATE: December 27, 2013

The developer of Greyhawk Subdivision No. 2 started construction earlier this fall but was unable to complete work before cold temperatures shut them down. The developers have accordingly requested permission to provide a financial guarantee for the unfinished work – which is allowed in City Code providing certain conditions are met – so that the plat can be recorded. Following is a review of the status of compliance conditions:

1. Completion of items which are not permitted to be secured by financial guarantee:
 - a. Water Facilities – constructed, tested, **not disinfected but required for Letter of Credit.**
 - b. Sewer Facilities – constructed, tested, CCTV and operational.
 - c. Irrigation Facilities – constructed, tested and operational.
 - d. Annexation To KMID requested – Completed.
 - e. Fire Hydrants – Completed.
 - f. All-weather Street Surface – Completed.
 - g. Curb, Gutter and Sidewalk – **Not completed but developer represents this will be completed before a Letter of Credit is submitted.**
 - h. **Street Signage – Not completed but required for Letter of Credit.**
 - i. Dedication of Water Rights – Not applicable.
 - j. **Perimeter Fencing – Not Completed (see item 3.a below).**

2. Items to be secured by financial guarantee:
 - a. Finished street surface – Letter of Credit posted at ACHD.
 - b. Street Lighting – Bid provided October 8, 2013 by Alloway Electric for four lights amounting to \$16,272 (quote valid for 30 days).
 - c. Landscaping – Proposal provided October 7, 2013 by Capitol Landscape of \$47,367 (no expiry noted).

- d. Fencing - Proposal provided October 7, 2013 by Capitol Landscape for 860 feet in the amount of \$18,920 (no expiry noted).
 - e. Manhole Rings and Collars - Proposal provided July 18, 2013 by Knife River for four manhole rings and collars in the amount of \$1,188 (no expiry noted).
 - f. Water Valve Collars - Proposal provided July 18, 2013 by Knife River for ten valve collars in the amount of \$1,800 (no expiry noted).
3. Exceptions to City Code
 - a. Perimeter Fencing – This does not constitute a life, health or safety issue. In order for staff to proceed with accepting security, however, Council would have to waive the statutory requirement.
 4. Financial Instrument Amount
 - a. Street Lighting - $\$16,272 \times 1.10 = \underline{\$17,900}$. This amount assumes the submitted bid does not expire. The higher multiplier (1.55) is provided in City Code and recommended if the bid does not survive the security period.
 - b. Landscaping - $\$47,367 \times 1.10 = \underline{\$52,104}$.
 - c. Fencing - $\$18,920 \times 1.10 = \underline{\$20,812}$. This item may be secured only if Council waives the firm statutory requirement.
 - d. Manhole Rings and Collars - $\$1,188 \times 1.10 = \underline{\$1,307}$.
 - e. Water Valve Collars - $\$1,800 \times 1.10 = \underline{\$1,980}$.

The face amount of the security totals **\$94,103**.

5. Form of Financial Guarantee

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

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

RECOMMENDATION

Attached is a resolution for consideration approving the amount and form of the financial guarantee.

RESOLUTION NO. R01-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE KUNA CITY ENGINEER TO ACCEPT AN IRREVOCABLE LETTER OF CREDIT IN LIEU OF CONSTRUCTION FOR THE GREYHAWK SUBDIVISION NO. 2 UNDER CERTAIN TERMS AND CONDITIONS SO THE FINAL PLAT MAY BE RECORDED PRIOR TO COMPLETION OF CONSTRUCTION.

Whereas Greyhawk Subdivision No. 2 exists as part of an approved preliminary plat of the City of Kuna, Idaho; and

Whereas construction plans for Greyhawk Subdivision No. 2 were approved by the Kuna City Engineer July 16, 2013; and

Whereas construction was commenced but not completed per approved plans prior to onset of inclement winter weather; and

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

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

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

1. The constructed water system is disinfected and passes a bacteria test as provided in regulations of the State of Idaho;
2. Curb, gutter and sidewalk are completed by the developer in conformance with approved plans and accepted by Ada County Highway District before the Letter of Credit is accepted by the City Engineer;
3. Street name signage is completed and installed by the developer in conformance with approved plans and accepted by Ada County Highway District before the Letter of Credit is accepted by the City Engineer;
4. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
5. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
6. The face amount of the Letter of Credit is at least ninety-four thousand one hundred three dollars (\$94,103.00);

7. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

BE IT FURTHER RESOLVED that perimeter fencing, as an item not affecting life, health or safety in its absence, is permitted to be secured by this Letter of Credit.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JOHN@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R04-2014
DATE: 1/3/2014

SUMMARY DISCUSSION

The City has received competitive insurance provider bids for its existing dental and vision insurance plans.

The City's health/dental/vision insurance broker, Mercer, secured competitive dental and insurance provider bids on the City's behalf. The competitive bids were received from Delta Dental and United Heritage (VSP).

Within the renewal bids, none of the existing plan contents will change materially, save for a \$3,400 City-wide annual reduction in the City's dental insurance premiums and a \$2,000 City-wide annual reduction in the City's vision insurance premiums. The premium reductions amount to an annualized savings of \$5,400 for the City. The renewal date would remain January 1, 2014 and remain January 1 each year thereafter, unless changed by resolution of the City.

Please see the attached Dental and Vision Plan Comparison. I will cover the elements in greater detail during the City Council meeting of January 7, 2014.

ACTIONS REQUESTED OF CITY COUNCIL

Approval of the attached resolution (R04-2014), which sets out the following:

- Authorization for the Kuna City Treasurer to switch, on behalf of the City, the City's dental and vision insurance providers from Ameritas(existing) to Delta Dental and United Heritage(VSP), respectively. Furthermore, the policy for each would be effective retroactively to January 1, 2014.

Thank You!



City of Kuna
Dental and Vision Plan Comparison
Effective Date: January 1, 2014

Dental		Annual Allowance	Dental Dollars PRO/Premiter
Deductible			
Individual Deductible	\$50		\$50
Family Deductible	No maximum		\$150
Co-Insurance			
Preventative	100%		100% / 80%
Basic	80%		80% / 70%
Major	50%		50% / 40%
Annual Maximum	\$1,500		\$1,250 / \$1,000
Covered Services	Preventive / Basic / Major		Preventive / Basic / Major
Exams	Preventive		Preventive
Cleanings	Preventive		Preventive
X-rays	Preventive		Preventive
Fillings	Basic		Basic
Root Canals	Basic		Basic
Extractions	Basic		Basic
Periodontics	Basic		Basic
Crowns	Major		Major
Bridges	Major		Major
Dentures	Major		Major
Orthodontia	Not Covered		Discount Program
Waiting Periods			
Preventative	No Waiting Periods		No Waiting Periods
Basic	12 mos latest enrollee		No Waiting Periods
Major	12 mos latest enrollee		24 mos latest enrollee

Vision		VSP through Ameritas VSP	VSP through United Heritage VSP	Non-VSP
Exam Co-Pay		\$20	\$10	\$10 copay, then reimbursed up to \$45
Materials Copay				\$25 copay, then reimbursed as listed below
Lenses				
Single		Up to \$26	Paid in full	Up to \$30
Bifocal		Up to \$43	Paid in full	Up to \$50
Trifocal		Up to \$60	Paid in full	Up to \$65
Frames		Up to \$40	\$130 Allowance	Up to \$70
Elected Contact Lenses		Up to \$100	\$130 Allowance	Up to \$105
Laser Vision Correction		Discounts Available	Discounts Available	Discounts Available
Frequency of Services				
Exam		Once every 12 months	Once every 12 months	Once every 12 months
Lenses		Once every 12 months	Once every 12 months	Once every 12 months
Frames		Once every 24 months	Once every 24 months	Once every 24 months

RESOLUTION NO. R04-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO INITIATE A CHANGE IN DENTAL AND VISION INSURANCE PROVIDERS UNDER THE CITY'S CURRENT QUALIFIED HEALTH BENEFITS PLAN.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the City Treasurer of same is authorized to change dental insurance providers from Ameritas to Delta Dental and change vision insurance providers from Ameritas (VSP) to United Heritage (VSP).

Furthermore, the City's renewal date will remain January 1, 2014, and on January 1 of each year thereafter, unless changed by resolution of the City.

Additionally, the contents of the existing dental and vision insurance plans will not change materially as part of the renewal, save for an expected material insurance premium savings for the City.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January, 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



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: Water Fee Resolution
 Inflation Adjustment

DATE: December 26, 2013

REQUEST: Approve Resolution for Amended Water CRA Policy

It was discussed during the December 3, 2013 Council Meeting, the desirability of adjusting connection fees downward to improve competitiveness with neighboring cities. Staff has identified two possible mechanisms to responsibly accomplish the adjustment. The first approach is to transfer a portion of the annual burden for capital costs to the monthly user fee instead of relying exclusively on connection fees. The second approach was to reduce the burden for late-comer agreements, which rely heavily on connection fees for repayment. Staff concluded a combination of both approaches was the least disruptive to utility finances.

The first approach was addressed and adopted in the December 17, 2013 Council Meeting. The second is addressed in this memorandum. If the objective is to keep the City's connection fees competitive with our neighbors, and if connection fees are relied on to fund late-comer or cost recovery agreements, it is self-evident that an overly generous policy for reimbursing developers for off-site and over-sized facilities will hurt the City's competitive position.

This memorandum proposes to amend our cost recovery policies for sewer, water and pressure irrigation in two critical ways:

1. Carefully define each project's reasonable share of the cost of over-sized facilities. The reasonable share is designated in the policies as "reasonable duty". Remove from the policies any City reimbursement for this "reasonable duty".
2. Balance the "reasonable duty" obligation for each development by combining the "duty" from all three systems and requiring that the combined "duty" be satisfied before reimbursing for any off-site extension or oversizing in any system.

Accordingly, the three attached resolutions incorporate the above two principles in the cost recovery policies. The policies are submitted in “edit tracking” format so that Council can readily see the changes. As a reminder, the pressure irrigation policy had been amended in 2011 to include the “reasonable duty” concept – which now is proposed to be extended to the sewer and potable water policies. As an example, the “reasonable duty” obligations for potable water are defined on pages 2 and 3, items 1-7. The combined duty obligation is addressed on page 3, Item 5. The same concepts are addressed in a similar way in sewer and pressure irrigation policies.

RESOLUTION NO. _____

CITY OF KUNA
POTABLE WATER FACILITIES REIMBURSEMENT POLICY - 2012

PURPOSE

The purpose of this document is to establish a reimbursement policy ~~to provide~~ for developers, the City and land owners, hereafter referenced as Sponsoring Developers, to be reimbursed for eligible potable water facilities that exceed their development's needs as defined below. When a Sponsoring Developer, at its own expense and in conformance with the City Water System Master Plan or at the direction of the City, constructs an extension or expansion of the existing potable water system ~~or constructs oversized water facilities~~ determined by the City to be larger than needed to serve ~~the~~ Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for ~~the proportionate~~ eligible costs of the potable water facilities as described below.

INELIGIBLE POTABLE WATER FACILITIES

Each project or development is presumed to have, as a condition for receiving benefit from the existing city potable water system, a natural and reasonable duty to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy. One objective of this policy is to define what constitutes a "reasonable duty".

A line constructed larger than needed at Sponsoring Developer's discretion and/or not at the direction of the City is not eligible for reimbursement. The different classes of potable water pipelines are described as follows:

1. Master Plan Trunk Line (Street Frontage) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – An 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

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

A “reasonable duty” includes:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for trunk line construction is the length of trunk line needed per development acre, as defined herein.
3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site, but not less than zero.
4. Non-Master Plan Line (Off-site): Construct the line with a diameter of 8 inches, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger, and which is Sponsoring Developer’s “reasonable duty”. If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.
5. Distribution Line (On-site): Construct the line with a diameter of 6 or 8 inches as directed by the City, or the nominal diameter needed in reference to Sponsoring

- Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
6. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

Terms not previously defined are:

1. Nominal Diameter Needed: In terms relevant to this policy, the standard pipe diameter (6", 8", 10", 12" and larger) with sufficient transmission capacity to carry the designated peak demand.
2. Line Capacity: The water carrying capacity of a pipeline for purposes of this policy is based on pressure drop of 0.0037 psi per foot of line.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand, inclusive of fire flow demands.
4. Trunk Line Needed: Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve each acre of the remaining connected property.
5. Trunk Line Needed-Amended: For projects also connecting to pressure irrigation and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the potable water system.
6. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners, has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
7. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

ELIGIBLE POTABLE WATER FACILITIES

For potable water facilities ~~constructed by a Sponsoring Developer~~ to be considered eligible for any reimbursement from the City, the potable water facilities must meet at least one of the following conditions:

1. Off-Site Lines: A potable water main extension that lies outside of off-site the Sponsoring Developer's property ~~(offsite water), is 12 inches in diameter or larger, is required by the City,~~ is beyond the "reasonable duty" and is larger than the minimum nominal diameter needed to serve Sponsoring Developer's property and also provides water service to adjacent or other properties in addition to Sponsoring Developer's property project.
2. On-Site Lines: A potable water main extension that is lies within the Sponsoring Developer's property (on-site), 12 inches in diameter or larger, is required by the City, is beyond the "reasonable duty" and is larger than the minimum nominal diameter to serve the Sponsoring Developer's property and is also intended to serve water users in addition to the Sponsoring Developer's property. project.
3. Off-Site Easements: Off-site Offsite easements required for construction of the above described eligible off-site potable water facilities. may also be eligible for reimbursement.
4. Off-Site Engineering: Engineering services for offsite off-site eligible potable water facilities up to a maximum of 7 percent (7%) of the construction cost of said potable water facilities.
5. ~~A water main located parallel to and adjacent to a Sponsoring Developer's development that is required by the City is evaluated for eligibility as an offsite water facility as described herein.~~
6. ~~Any new water supply facilities, whether completely new facilities or facility upgrades. These facilities' costs will include water right acquisition, well drilling, well pumps and controls, standby power, storage reservoirs, booster station, water treatment facilities, SCADA controls and any other water supply facilities approved by the City. Water supply facilities will be reimbursed from Water Supply Fees collected from the Sponsoring Developer's property.~~ Supply Facilities: Any new potable water supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage tanks, booster station, SCADA controls and any other potable water supply facilities approved by the City. Potable water supply facilities will be reimbursed from the potable water Supply portion of Connection Fees using similar distribution methodology described herein

7. ~~Where the City constructs a water main using City funds, the City constructed water facilities will be eligible for reimbursement of the full constructed cost, plus interest at the rate defined herein, from the funds collected (WMLF) for that purpose. The amount reimbursed annually shall be computed as for any other Sponsoring Developer but the number of years for reimbursement shall not be limited.~~ City Construction: When the City constructs extensions or replacements of potable water lines of any diameter using City funds, the City constructed potable water facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer (developers and land owners) must, unless otherwise approved by the City, do the following:

1. Design the potable water facilities in accordance with the City's potable water master plan.
2. Construct the potable water facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City.
3. Receive at least three bids for the potable water construction and select the lowest responsive bid, unless otherwise approved by the City.
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the potable water facilities.

AMOUNT OF REIMBURSEMENT

1. *Offsite Potable Water Facilities:* ~~The amount of reimbursement to the Sponsoring Developer for offsite water extensions shall be based upon a percentage of the eligible potable water facilities construction, engineering and easement acquisition costs. The percentage shall be computed based on the capacity of the minimum nominal diameter required by the Sponsoring Developer subtracted from the capacity of the line constructed and compared to the capacity of the line constructed. In all cases the minimum nominal diameter required shall not be less than 8 inches.~~ The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site potable water extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to the capacity of the diameter provided.

~~2. *Onsite* On-Site Potable Water Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site potable water pipelines beyond the size of the “reasonable duty”, shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the “reasonable duty” and the cost to design and construct the pipe size provided. The amount of reimbursement to the Sponsoring Developer (developer or land owner) for constructing onsite pipes larger than required for his development, shall be based on the percentage of eligible water facilities construction and easement acquisition costs as presented below:~~

- ~~• 12-Inch Diameter Onsite Pipe — 35% of the construction cost for eligible facilities.~~
- ~~• 14-Inch and larger Diameter Pipelines — The reimbursement shall be computed based on the cost of materials of the minimum nominal diameter required by the Sponsoring Developer subtracted from the cost of materials of the line constructed. In all cases the minimum nominal diameter required shall not be less than 8 inches.~~

3. *Interest Adjustment:* The Sponsoring Developer’s eligible reimbursement amount, as determined by the items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

~~REVENUE FOR REIMBURSEMENT~~ FINANCING POTABLE WATER FACILITIES

The City will generate revenue for financing water main facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Water Main Line Fee (WMLF) at or before issuance of a building permit. The amount of this WMLF will be established by City Council resolution. The City will review the WMLF amount each year, in September, and may make adjustments annually as deemed necessary to cover water main line reimbursement costs. If and when the funding needs are critical, in order to provide water service to an area including developer’s subdivision, the City may request the developer to prepay the Water Main Line Fee (WMLF) for his final platted lots on or before Final plat approval. Lots with a prepaid Water Main Line Fee would then not be charged a WMLF at the issuance of a building permit.

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. The reimbursement agreement is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer,

- the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the “reasonable duty” defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall pay the Sponsoring Developers **paying** for constructing **a water line extension more than the eligible costs** an eligible project in an amount more than the eligible reimbursement amount.
 4. The City will retain 10% of the collected Water Main Line Fees for administration and developer support. This 10% fee will not reduce the Sponsoring Developer’s eligible reimbursement dollar amount, only the amount of funds available each year for reimbursement to the Sponsoring Developer(s).
 5. The agreement will terminate when the Sponsoring Developer has been fully reimbursed, if the agreed upon reimbursement amount is paid prior to the end of the term of the agreement. The agreement will also terminate whether or not the **fully** eligible reimbursement amount is fully paid after the tenth (10th) annual payment is made and will not be renewable.
 6. The City will collect Water Main Line Fees from all entities that connect to and utilize the City’s water facilities in conformance with adopted city policies. The portion of the Water Main Line Fees dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less a ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis only up to the amount of the Water Main Line Fees collected for water reimbursement and, in the proportions as defined below, to each Sponsoring Developer.
 7. The portion of the Water Main Line Fees dedicated for reimbursement that are collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer’s initial Total Eligible Reimbursement amount compared to the combined initial Total Eligible Reimbursement amounts of all Developer Sponsored Eligible Facilities for that reimbursement year. The Sponsoring Developer’s initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer’s percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the Water Main Line Fees collected **from the defined area and** within the ten-year period, the Total Eligible Cost may or may not be reimbursed. Also, reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Eligible Facilities completed on or before August 31st will first become eligible for the first payment of reimbursement funds on September 1st the following year.

8. ~~If in any year a Sponsoring Developer is not entitled to receive his designated percentage payment, because his total eligible reimbursement dollar amount will have been paid with only a partial annual payment, the remaining portion of said annual payment will be distributed to the other participating Sponsoring Developers based on the remaining Sponsoring Developers' new calculated percentages without the paid-off Sponsoring Developer's participation. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the Water Main Line Fees for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.~~
9. ~~The City will be considered the same as a Sponsoring Developer but shall not be limited in years of reimbursement. Where the City has incurred design, easement and construction costs for constructing any public water facilities, the City shall be reimbursed annually from WMLFs in proportion to their percentage contribution just as any other sponsoring Developer.~~

EXAMPLE OF HOW REIMBURSEMENTS WILL BE MADE

1. Developer expenditures for Eligible Facilities:

Developer 1 (D1)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$875,000.

Developer 2 (D2)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$750,000.

Developer 3 (D3)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$525,000.

2. Reimbursement for Eligible Facilities:

Annual revenue received from WMLFs by the City from all developers (D1, D2, D3, etc...) connecting to and using the Eligible Facilities will be distributed to developers D1, D2, and D3 based on the following percentages: —

Developer 1 would receive reimbursement based on the following formula:

$$\text{WMLF Collected} \times \frac{D1}{D1+D2+D3} = \frac{\$875,000}{\$875,000 + \$750,000 + \$525,000} = 41\% \text{ of WMLF Collected}$$

Developer 2 would receive reimbursement based on the following formula:

$$\text{WMLF Collected} \times \frac{D2}{D1+D2+D3} = \frac{\$750,000}{\$875,000 + \$750,000 + \$525,000} = 35\% \text{ of WMLF Collected}$$

Developer 3 would receive reimbursement based on the following formula:

$$\frac{\text{WMLF Collected}}{\text{WMLF Collected}} \times \frac{\text{D3}}{\text{D1+D2+D3}} = \frac{\$525,000}{\$875,000 + \$750,000 + \$525,000} = 24\% \text{ of WMLF Collected}$$

Adopted by the City of Kuna this 7th day of January, 2014 ~~16th day of~~ ~~October~~ 2012.

W. Greg Nelson, Mayor

ATTEST:

Brenda Bingham, City Clerk

RESOLUTION NO. _____

CITY OF KUNA
SEWER FACILITIES REIMBURSEMENT POLICY - ~~2012~~2014

PURPOSE

The purpose of this document is to establish a reimbursement policy ~~to provide~~ for developers, the City and land owners, hereafter referenced as Sponsoring Developers, to be reimbursed for eligible sewer facilities that exceed their development's needs as defined below. When a Sponsoring Developer, at its own expense and in conformance with the City Sewer System Master Plan or at the direction of the City, constructs an extension or expansion of the existing sewer system ~~or constructs oversized sewer facilities~~ determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for ~~the proportionate~~ eligible costs of the sewer facilities as described below.

INELIGIBLE SEWER FACILITIES

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

A line constructed larger than needed at Sponsoring Developer's discretion and/or not at the direction of the City is not eligible for reimbursement. The different classes of sewer pipelines are described as follows:

1. Master Plan Interceptor Line (Street Frontage) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection network and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Interceptor Line (On-site) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection network and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Interceptor Line (Off-site) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection

- network and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Non-Master Plan Collection Line (On-site) - A sewer collection main not identified in the Master Plan to be part of the major sewer collection network, located on-site of the Sponsoring Developer's property, and whose principal purpose is to collect waste water from the various points of service within the Sponsoring Developer's property.
 5. Non-Master Plan Collection Line (Off-site) – A sewer collection main not identified in the Master Plan to be part of the major sewer collection network and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
 6. Stub Line (On-site) - A sewer collection main located on-site of the Sponsoring Developer's property, connected to any of the sewer collection mains on-site and extending to the property boundary, beyond the last point of collection for the Sponsoring Developer's property, and whose principal purpose is to collect waste water from neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 or 10 inches in diameter and is not a frontage line or Master Plan Interceptor line.

A “reasonable duty” includes:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Interceptor Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, at the depth and slope implied in the Master Plan. The Sponsoring Developer's “reasonable duty” for interceptor line construction is the length of interceptor line needed per development acre, as defined herein.
3. Master Plan Interceptor Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, at the depth and slope implied in the Master Plan. The Sponsoring Developer's “reasonable duty” for off-site interceptor line construction is the interceptor line needed per development acre less the length of interceptor line on-site, but not less than zero.
4. Non-Master Plan Collection Line (On-site): Construct the line with a diameter of 8 inches as directed by the City, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, and which is Sponsoring Developer's “reasonable duty”. If the City directs that an on-site non-

- master plan main line be replaced with a larger line, it will be treated as an On-Site Gravity Sewer Facility for reimbursement purposes.
5. Non-Master Plan Collection Line (Off-site): Construct the line with a diameter of 8 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a larger line, it will be treated as an Off-Site Gravity Sewer Facility for reimbursement purposes.
 6. Stub Line (On-site): Construct the line with a diameter 8 or 10 inches at the depth and slope as directed by the City, and which is Sponsoring Developer's "reasonable duty".

Terms not previously defined are:

1. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (8", 10", 12", 15" and larger) with sufficient transmission capacity to carry the Sponsoring Developer's designated peak discharge.
2. Line Capacity: The water carrying capacity of a pipeline for purposes of this policy is assumed to be 75% of the discharge computed by Manning's Equation at the minimum slope allowed per the "Ten States Standards". The City Engineer shall maintain a standard chart of pipe capacities.
3. Peak Discharge: In terms relevant to this policy, the Peak Discharge is assumed to be the Average Discharge multiplied by the peaking factor of the City Engineer's standard chart.
4. Interceptor Line Needed: Based on characteristics of development in Kuna; relying on the major sewer collection network defined in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas, right-of-way and other public properties and deducting for connection fees paid in equivalent feet; it requires a net 20 lineal feet of interceptor line to serve each acre of the remaining connected property.
5. Interceptor Line Needed-Amended: For projects also connecting to pressure irrigation and/or potable water, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "interceptor line needed" obligation for the sewer collection system.
6. Very Large Interceptor Lines: Interceptor lines larger than a diameter of 15-inches and larger than the nominal diameter needed. In calculating relative cost factor, the ratio of cost per foot for water or pressure irrigation trunk lines to the

- cost per foot for the minimum diameter of very large interceptor lines shall be used.
7. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, “Property” of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners, has a property interest. However, once the “interceptor line needed” component of the “reasonable duty” has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
 8. Property in the Vicinity: Property in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered “in the vicinity”. In most instances the City will require that interceptor lines are located as contemplated in the City Master Plan.

ELIGIBLE SEWER FACILITIES

For sewer facilities ~~constructed by a Sponsoring Developer~~ to be considered eligible for any reimbursement from the City, the sewer facilities must meet at least one of the following conditions:

1. Off-Site Lines: A sewer collection main extension that lies outside off-site of the Sponsoring Developer’s property, is beyond the “reasonable duty” and is larger than the minimum nominal diameter needed to serve ~~(offsite sewer) and also provides sewer service to properties in addition to~~ Sponsoring Developer’s ~~property~~ project.
2. On-Site Lines: ~~The extension of a gravity sewer main that is located within the Sponsoring Developer’s property (onsite), is larger than 8 inch in diameter, is required by the City, is larger than the minimum nominal diameter needed to serve Sponsoring Developer’s property, and is also provides sewer service to adjacent or other properties in addition to Sponsoring Developer’s property.~~ A sewer collection main extension that lies within the Sponsoring Developer’s property, is beyond the “reasonable duty” and is larger than the minimum nominal diameter needed to serve Sponsoring Developer’s project.
3. Deep On-Site Lines: A sewer collection main extension located within the Sponsoring Developer’s property ~~(onsite sewer)~~, not larger than the minimum nominal diameter needed to serve Sponsoring Developer’s project, but required by the City to be deeper than 10-feet and deeper than the depth required to serve Sponsoring Developer’s property. The eligible cost for this item may include trench excavation, backfill and rock excavation for the portion of excavation deeper than 10-feet and deeper than the depth required to serve the Sponsoring

- Developer's property. Depth of the sewer pipe will be determined from pre-developed ground elevation to the invert elevation of the sewer pipe.
4. Large On-Site Lines: A sewer main 18 inches in diameter or larger, and larger than needed to serve the Sponsoring Developer's property, may be considered for additional eligible excavation and backfill costs (primarily based on added width of excavation and backfill) not covered under items 2 and 3 above.
 5. Lift Stations: Permanent sewage lift stations required by the City, together with required force mains, and sized to serve areas in addition to Sponsoring Developer's property. Temporary lift stations and/or force mains are not eligible for reimbursement from the City.
 6. ~~Temporary lift station and/or force mains will not be eligible for reimbursement from the City.~~
 7. Off-Site Easements: Off-site easements required for construction of the above described sewer facilities may also be eligible for reimbursement.
 8. Off-Site Engineering: Engineering services for off-site eligible sewer facilities up to a maximum of 7 percent (7%) of the construction cost of said sewer facilities.
 9. ~~A sewer main located parallel to and adjacent to a Sponsoring Developer's development that is required by the City is evaluated for eligibility as an onsite sewer facility as described herein.~~
 10. City Construction: ~~Where~~ When the City constructs sewer collection mains, a sewer lift stations and/or force mains using City funds, the City constructed sewer facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein. ~~of the full constructed cost, plus interest at the rate defined herein, from the funds collected (SIF) for that purpose. The amount reimbursed annually shall be computed as for any other Sponsoring Developer but the number of years for reimbursement shall not be limited.~~

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer ~~developers and land owners (Sponsoring Developers)~~ must, unless otherwise approved by the City, do the following:

1. Design the sewer facilities in accordance with the City's sewer master plan.
2. Construct the sewer facilities in accordance with the City approved plans and specifications including all lines, diameters and depths directed by the City.
3. Receive at least three bids for the sewer construction and select the lowest responsive bid, unless otherwise approved by the City.

4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the sewer facilities.

AMOUNT OF REIMBURSEMENT

1. Off-Site Gravity Sewer Facilities: The amount of reimbursement to the Sponsoring Developer for offsite sewer extensions shall be based upon the eligible sewer facilities construction, engineering and easement acquisition costs reduced by the percentage of the pipe capacity that will be used or needed by the Sponsoring Developer’s entire development. The percentage shall be computed based on the projected peak demand of the Sponsoring Developer’s project compared to 75% of the theoretical capacity of the line constructed. In all cases the minimum nominal diameter required shall not be less than 8 inches. The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site sewer collection main extensions beyond the “reasonable duty” shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer’s project to 75% of the capacity of the diameter provided.
2. On-Site Gravity Sewer Facilities: The amount of reimbursement to the Sponsoring Developer (developer or land owner) for onsite pipe over sizing and over depth excavation of sewer facilities shall be determined by multiplying the percentage listed from the table below by the actual construction cost for the various pipe sizes and depths required for the project. Engineering costs for onsite over sizing and over depth sewer construction will not be eligible for reimbursement. The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site sewer collection main extensions beyond the size and/or depth of the “reasonable duty”, shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the “reasonable duty” and the cost to design and construct the pipe size provided.

In special cases as defined above under Eligible Sewer Facilities, Item 4, additional excavation backfill reimbursement may be considered for pipelines that are 18 inches in diameter or larger.

Percentages (Without Rock Excavation)

Depth (ft)	Pipe-Size								
	8"	10"	12"	15"	18"	21"	24"	27"	36"
10	0%	13%	19%	35%	43%	51%	68%	75%	83%
12	10%	19%	27%	42%	49%	56%	69%	76%	85%
14	19%	25%	34%	48%	55%	60%	70%	77%	86%
16	27%	35%	42%	54%	59%	63%	71%	78%	87%

18	34%	45%	50%	59%	63%	66%	72%	79%	87%
20	40%	50%	55%	62%	66%	68%	74%	80%	88%
22	46%	54%	60%	66%	69%	71%	75%	81%	88%
26	51%	58%	64%	68%	71%	73%	78%	83%	89%
24	56%	62%	68%	71%	73%	75%	80%	84%	89%
28	62%	66%	71%	74%	76%	78%	82%	85%	90%
30	68%	70%	75%	77%	78%	80%	83%	86%	90%

Note: Depth calculated as average depth from existing grade to pipe invert from manhole to manhole

Percentages (With Rock Excavation)

Depth (ft)	Pipe Size								
	8"	10"	12"	15"	18"	21"	24"	27"	36"
10	0%	1%	4%	22%	31%	36%	46%	54%	64%
12	7%	9%	12%	28%	35%	39%	48%	56%	67%
14	14%	16%	20%	33%	39%	43%	50%	58%	69%
16	21%	24%	27%	40%	46%	49%	54%	62%	71%
18	27%	32%	34%	47%	53%	55%	58%	65%	73%
20	34%	38%	41%	50%	55%	57%	60%	66%	74%
22	41%	45%	47%	54%	57%	59%	62%	68%	75%
26	45%	48%	51%	57%	60%	62%	65%	70%	76%
24	50%	52%	55%	61%	63%	65%	68%	72%	78%
28	55%	57%	60%	64%	67%	68%	71%	74%	79%
30	61%	62%	65%	68%	70%	71%	73%	76%	80%

Note: Depth calculated as average depth from existing grade to pipe invert from manhole to manhole

- Permanent Lift Stations and Force Mains:* ~~The amount of reimbursement to Sponsoring Developers for eligible permanent lift stations and/or force mains shall be based upon the facilities’ construction costs, including landscaping as approved by the City, reduced by the percentage of the capacity of the facilities that will be used or needed by the Sponsoring Developer’s entire development. Engineering costs shall not be eligible for reimbursement. The percentage shall be computed based on the projected peak demand of the Sponsoring Developer’s project compared to 75% of the theoretical capacity of the station and force main constructed.~~ The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible lift stations and force mains beyond the “reasonable duty” shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the “reasonable duty” of the Sponsoring Developer’s project to 75% of the capacity of the facility provided.
- Interest Adjustment:* The Sponsoring Developer’s eligible reimbursement amount, as determined by items 1 through 3 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

REVENUE FOR REIMBURSEMENT FINANCING SEWER FACILITIES

The City will generate revenue for financing sewer ~~main~~ facilities reimbursement agreements, ~~lift stations and force mains~~ by assessing each equivalent dwelling unit (EDU) a Sewer Interceptor Fee (SIF) at or before issuance of a building permit. The amount of this SIF per EDU will be established by City Council resolution. The City will review the SIF amount each year ~~in September~~ and may make adjustments annually as deemed necessary to cover sewer ~~main~~ facility reimbursement costs. ~~If and when the funding needs are critical, in order to provide sewer service to an area including developer's subdivision, the City may request the developer to prepay the Sewer Interceptor Fee (SIF) for his final platted lots on or before Final plat approval. Lots with a prepaid Sewer Interceptor Fee (SIF) would then not be charged a SIF at the issuance of a building permit.~~

DEVELOPMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. The reimbursement agreement is a requirement for receiving reimbursement and shall provide Sponsoring Developers the opportunity to receive up to a maximum of ten (10) consecutive annual reimbursement payments.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall pay Sponsoring Developers ~~paying~~ for constructing ~~a sewer line extension more than the eligible costs~~ an eligible project more than the eligible reimbursement amount.
4. The City will retain 10% of the collected ~~Sewer Interceptor Fees~~ SIF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers eligible reimbursement dollar amount only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).
5. The agreement will terminate when the Sponsoring Developer has been fully reimbursed, if the agreed upon reimbursement amount is paid prior to the end of the term of the agreement. The agreement will also terminate whether or not the ~~fully~~ eligible reimbursement amount is fully paid after the 10th annual payment is made and will not be renewable.
6. The City will collect ~~Sewer Interceptor Fees~~ SIF from all entities that connect to and utilize the City's sewer facilities in conformance with adopted City policies.

The portion of the ~~Sewer Interceptor Fees~~ SIF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less ~~a~~ the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis only up to the amount of the ~~Sewer Interceptor Fees~~ SIF collected for sewer reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the ~~Sewer Interceptor Fees~~ SIF dedicated for reimbursement that ~~are~~ is collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer's initial Total Eligible Reimbursement amount compared to the combined initial Total Eligible Reimbursement amount of all Developer Sponsored Eligible Facilities for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the ~~Sewer Interceptor Fees~~ SIF collected ~~and~~ within the ten-year period, the Total Eligible Cost may or may not be reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Eligible Facilities completed on or before August 31st will first become eligible for reimbursement funds on September 1st the following year.

- ~~8. If in any year a Sponsoring Developer is not entitled to receive his designated percentage payment, because his total eligible reimbursement dollar amount will have been paid with only a partial annual payment, the remaining portion of said annual payment will be distributed to the other participating Sponsoring Developers based on the remaining Sponsoring Developer's new calculated percentages without the paid-off sponsoring developer's participation. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the SIF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.~~
- ~~8. The City will be considered the same as a Sponsoring Developer but shall not be limited in years of reimbursement. Where the City has incurred design, easement and construction costs for constructing any public sewer facilities, the City shall be reimbursed annually from SIFs in proportion to their percentage contribution just as any other sponsoring Developer.~~

EXAMPLE OF HOW REIMBURSEMENTS WILL BE MADE

- ~~1. Developer expenditures for Eligible Facilities:~~

Developer 1 (D1)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$875,000.

Developer 2 (D2)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$750,000.

Developer 3 (D3)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$525,000.

2. Reimbursement for Eligible Facilities:

Annual revenue received from SIFs by the City from all developers (D1, D2, D3, etc...) connecting to and using the Eligible Facilities will be distributed to developers D1, D2, and D3 based on the following percentages: —

Developer 1 would receive reimbursement based on the following formula:

$$\frac{\text{SIF Collected}}{\text{SIF Collected}} \times \frac{D1}{D1+D2+D3} = \frac{\$875,000}{\$875,000 + \$750,000 + \$525,000} = 41\% \text{ of SIF Collected}$$

Developer 2 would receive reimbursement based on the following formula:

$$\frac{\text{SIF Collected}}{\text{SIF Collected}} \times \frac{D2}{D1+D2+D3} = \frac{\$750,000}{\$875,000 + \$750,000 + \$525,000} = 35\% \text{ of SIF Collected}$$

Developer 3 would receive reimbursement based on the following formula:

$$\frac{\text{SIF Collected}}{\text{SIF Collected}} \times \frac{D3}{D1+D2+D3} = \frac{\$525,000}{\$875,000 + \$750,000 + \$525,000} = 24\% \text{ of SIF Collected}$$

Adopted by the City of Kuna this 7th day of January, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

CITY OF KUNA PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY

PURPOSE

The purpose of this document is to establish a reimbursement policy for developers, the City and land owners, hereafter referenced as Sponsoring Developers, to be reimbursed for eligible pressure irrigation facilities that exceed their development's needs as defined below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension or expansion of the existing Pressure Irrigation system determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

INELIGIBLE PRESSURE IRRIGATION FACILITIES

Each project or development is presumed to have, as a condition for receiving benefit from the existing city pressure irrigation system, a natural and reasonable duty to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy. One objective of this policy is to define what constitutes a "reasonable duty".

A line constructed larger than needed at Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement. The different classes of pressure irrigation pipelines are described as follows:

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

5. Looping Line (On-site) – A main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer’s property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer’s property.
6. Non-Master Plan Line (Off-site) – A main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in or adjacent to the street right-of-way fronting Sponsoring Developer’s property.
7. Distribution Line (On-site) - A main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer’s property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer’s property.
8. Stub Line (On-site) - A main line located on-site of the Sponsoring Developer’s property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer’s property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A “reasonable duty” includes:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (Street Frontage On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for trunk line construction is the length of trunk line in or adjacent to the street frontage, or the trunk line needed per development acre, whichever is greater as defined herein.
3. ~~Master Plan Trunk Line (On site): Construct the diameter specified in the Master Plan, or the nominal diameter required as a looping line, or the diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for on-site trunk line construction is the trunk line needed per development acre less the length of trunk line in or adjacent to the street frontage and less the trunk line connection fee equivalent in feet, but not less than zero.~~
4. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for off-site trunk line construction is the trunk line needed per development acre less the length of trunk

~~line in or adjacent to the street frontage, less the length of trunk line on-site and less the trunk line connection fee equivalent in feet,~~ but not less than zero.

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

Terms not previously defined are:

1. Nominal Diameter Needed: In terms relevant to this policy, the standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the designated peak demand.
2. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length, line length between similar sized interconnections and flow demands as outlined in the attached Pipe Capacity chart.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.
4. Trunk Line Needed: Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; ~~deducting~~ adding for undeveloped land, waste land and other unconnected properties; ~~and deducting~~ adding for parks, common areas and other public properties; ~~and deducting for connection fees paid in equivalent feet;~~ it requires 75 an average of 33 lineal feet of trunk line to serve each acre of the remaining connected property.

5. Trunk Line Needed-Amended: For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the “trunk line needed” obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the “trunk line needed” obligation for the pressure irrigation system.
6. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, “Property” of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the “trunk line needed” component of the “reasonable duty” has been satisfied for a parcel, it is not ~~deducted~~ imposed again for subsequent cost recovery agreements.
7. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered “in the vicinity”. In most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

ELIGIBLE PRESSURE IRRIGATION FACILITIES

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

1. Off-Site Lines: A pressure irrigation main extension that lies off-site the Sponsoring Developer’s property, is beyond the “reasonable duty” and is larger than the minimum nominal diameter to serve the Sponsoring Developer’s project.
2. On-Site Lines: A pressure irrigation main extension that lies within the Sponsoring Developer’s property (on-site), is beyond the “reasonable duty” and is larger than the minimum nominal diameter to serve the Sponsoring Developer’s project.
3. Off-Site Easements: Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities.
4. Off-Site Engineering: Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities.
5. Frontage Lines: A pressure irrigation main line located in or adjacent to the right-of-way fronting a Sponsoring Developer’s development that is required by the City is eligible as an on-site pressure irrigation facility, if it is beyond the “reasonable duty”, is larger than the minimum nominal diameter to serve the sponsoring developer’s project and if it is not otherwise eligible as described elsewhere herein.

6. Supply Facilities: Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein.

7. City Construction: When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer (developers and land owners) must, unless otherwise approved by the City, do the following:

1. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan.
2. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City.
3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City.
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities.

AMOUNT OF ELIGIBLE REIMBURSEMENT

1. Off-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to the capacity of the diameter provided.
2. On-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.

3. Interest Adjustment: The Sponsoring Developer’s Eligible Reimbursement amount, as determined by items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.
4. City Direction: A line constructed not in conformance with City Direction or not in conformance with approved plans shall not be eligible for any reimbursement.

FINANCING PRESSURE IRRIGATION FACILITIES

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

DEVELOPMENT REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. A reimbursement agreement is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the “reasonable duty” defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall pay the Sponsoring Developers for constructing an eligible project in an amount more than the Eligible Reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of dedicated funds each year for reimbursement to the Sponsoring Developer(s).
5. The agreement will terminate when the Sponsoring Developer has been fully reimbursed, if the agreed upon Eligible Reimbursement amount is paid prior to the end of the term of the agreement. The agreement will also terminate whether or not the Eligible Reimbursement amount is fully paid after the tenth (10th) annual payment is made and will not be renewable.

6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The PIMLF, less the ten percent (10%) administration cost, shall be dedicated for reimbursement to Sponsoring Developers annually. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the dedicated portion of the PIMLF collected for that year and distributed in the proportions as defined below to each Sponsoring Developer.
7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer's initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers. The Sponsoring Developer's Eligible Reimbursement amount, therefore, will not change when other Sponsoring Developers complete eligible projects or Agreements are retired but the Sponsoring Developer's percentage will increase or decrease in proportion to the variations in summed Total Eligible Reimbursement amounts from year-to-year.

Depending on the PIMLF collected throughout the City and the number of claimants to those Fees within the ten-year Agreement period, the Eligible Reimbursement amount may or may not be fully reimbursed. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

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

Adopted: City of Kuna, Idaho Resolution No. R43-2011 on October 18, 2011.

W. Greg Nelson, Mayor

ATTEST:

Brenda Bingham, City Clerk



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: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: City Construction and Planning Projects
December 2013

DATE: December 31, 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 awaiting signed contract documents from Post Drilling, Inc. Drilling is expected to commence February 3rd. 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 has received consultant Statements of Interest to provide design services. The City has commenced 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. Construction is awaiting spring thaw.
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 has received consultant Statements of Interest to provide design services. The City has

commenced 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. Construction is awaiting spring thaw.
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. Construction is awaiting spring thaw.
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. Parts have been purchased and are in stock awaiting the spring thaw.
9. **Indian Creek Garden** – Not started.
10. **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 is at 60% completion review.
11. **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.
12. **Farm Pump Panel** – Construction on the West Well panel replacement is in progress.
13. **Mobile Mapping Project** – This project makes maps and plans available to staff in the field electronically through smart phones and tablets. Implementation is in progress with some items already live and others in the debugging process.
14. **SCADA Upgrade** – This project is intended to improve the gathering and presentation of operational data to assist in the proper management of our piping and pumping systems. Contractor is gathering equipment prices.
15. **Vehicle Inventory Control** – Not started.
16. **Document Storage Software** – Not started.
17. **Water Master Plan Amendment** – Not started.

18. Merrell Family Center Subdivision – Ridley’s Market is open and infrastructure construction is nearing completion. Platting will occur shortly.

19. Kuna Dental – New building is nearing completion.

20. Greyhawk Subdivision #2 – Infrastructure construction is in progress.

21. Crimson Point Subdivision #6 – Infrastructure construction is in progress.

22. Arbor Ridge Subdivision #2 – Construction plans are in review.

23. Silver Trail Subdivision #1 – Construction plans approved and awaiting construction.

24. The Villas at Crimson Point – Construction plans are in review.



CITY OF KUNA
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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: Kuna Public Works Projects
Boise PI Trunk Line
Linder Water Trunk Line
Design – FY2014

DATE: January 2, 2014

REQUEST: Approve Resolution for J-U-B Agreement

The City of Kuna has created a registry of qualified consultants to perform design on modest sized pipeline projects. Of the three qualified firms, J-U-B Engineers was determined to be the best qualified for the above referenced project. J-U-B is in the process of estimating costs of the proposed scope of work and will submit the same January 3, 2014. Final documents, including a resolution approving an engineering services agreement, will then be submitted to the City Clerk for consideration at the January 7, 2014 Council Meeting.

I ask for City Council's indulgence in expediting this approval process so the City can take advantage of the more competitive bid prices early in the construction season. We were delayed by the necessity of doing a new consultant selection process as referred to above.

The FY2013-14 budget reserves \$154,400 plus any authorized Contingency for this project.

Attachments Follow:

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 8.0 Public Services, Facilities and Utilities and 10.0 Recreation

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.

8.0 PUBLIC SERVICES, FACILITIES AND UTILITIES

8.1 Background and Introduction

This Plan component presents information on Kuna's facilities and services that meet the immediate needs of the public at large, and likely would not be provided by individual residents. The provision, location, and efficiency of public facilities contribute to quality of life and development in the City planning area. Public facilities discussed in this section include water and sewer services, fire and safety protection, health services, and privately operated utilities (such as electricity, natural gas, telephone, and cable television). Highways, schools, and parks are also considered public facilities and are discussed elsewhere in this document.

8.2 Goals and Objectives

Goal 1: Provide adequate services, facilities, and utilities for all City residents.

Objective 1.1: Plan for future growth in advance of demand for public services.

Objective 1.2: Prepare to accommodate public service demands by coordinating the design and delivery of services with the rate and type of growth.

Objective 1.3: Develop funding strategies, mechanisms and revenue sources in advance of anticipated service demands.

Policy: Involve the public in matters relating to financing, construction and location of public facilities.

Policy: Continue to update the Long Range Capital Improvements Plan for facilities, fleet, and equipment to maintain desired levels of service.

Policy: Develop a plan for funding the City's Long Range Capital Improvements Plan and related operations. Identify various funding sources to compensate these improvements.

Policy: Develop a property acquisition plan for acquiring land needed to facilitate the City's Long Range Capital Improvements Plan.

Policy: Anticipate intergovernmental or public/private agreements needed to implement the City's Long Range Operations and Capital plans.

Policy: Design and construct City facilities in accordance with the Long Range Capital Improvements Pan.

Policy: Annex contiguous properties that request City services.

Policy: Evaluate/support a new street addressing program.



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Policy: Support the expansion of City facilities and staff based on projected growth.

Policy: Support the Kuna Library District in its efforts to implement a capital facilities plan.

Policy: Routinely consider alternate service delivery methods to ensure the most effective and efficient use of taxpayer funds.

Goal 2: Provide adequate safety and emergency services.

Objective 2.1: Plan for future growth in advance of demand for services to include the staffing and capital needs components.

Objective 2.2: Prepare to accommodate service demands without unnecessary delay by coordinating the design and delivery of services with the rate and type of growth. Obtain the tools necessary to fund needed increases in operations and capital.

Policy: Support the Kuna Rural Fire Protection District in the location and construction of new facilities necessary to retain or improve its emergency response time.

Policy: Plan for additional police staffing to support future growth and safety requirements.

Policy: Construct police facilities in appropriate locations as needed.

Policy: Continue to work with the Ada County Highway District, Idaho Transportation Department and other governmental bodies to build bridges over Indian Creek and overpasses over the Union Pacific Railroad Line in order to provide uninterrupted access to areas south and west of Kuna. Initiate strategies to increase public safety at railroad crossings.

Policy: Establish whistle free zones at the existing at grade railroad crossings through installation of safety equipment.

Goal 3: Provide safe and adequate potable water system

Policy: Provide adequate water supply and volumes of pressure for fire protection purpose.

Policy: Ensure the community's water quality is maintained consistent with Clean Water Standards.

Policy: Support the conservation of water within the City and Area of City Impact.

Policy: Require the dedication of water rights.



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Policy: Upgrade and improve the water supply facilities to support future growth.

Goal 4: *Separate irrigation water demand from the domestic water system.*

Policy: Continue construction of separate pressurized irrigation systems.

Policy: Continue updating the Irrigation System Facility Plan.

Policy: Provide pressurized irrigation to older parts of Kuna.

Policy: New development should provide pressurized irrigation water for landscape and water amenities.

Goal 5: *Expand sewage capacity and explore ways to improve treatment methods to enable use of reclaimed water for irrigation purposes.*

Policy: Ensure that all development within the City limits connects into the City's sanitary sewer and potable water systems.

Policy: Continue expansion of the City's sanitary sewer systems as resources allow.

Policy: Pursue implementation of improved treatment methods to enable use of reclaimed water for irrigation and other purposes.

Goal 6: *Develop storm drainage strategies relying on best management practices.*

Policy: Preserve natural/historic surface drainage channels through properties as they are redeveloped.

Policy: Develop a Stormwater Drainage Plan for the CBD (Central Business District).

Policy: Assure the development community employs stormwater mitigation strategies that retain storm waters onsite except for natural/ historic pass through flows.

Policy: Develop watershed plans that do not increase natural runoff rates, reduce erosion and road hazards, and maintain the area's water quality and recharge capabilities.



8.3 Existing Conditions

Public Services and Facilities

Safety and Emergency

Fire and emergency services are provided by the Kuna Rural Fire Protection District, located at 150 West Boise Street. The Fire District Department is responsible for providing fire and emergency medical services to the City as well as citizens located in the surrounding impact area. The Fire District-Department consists a-of five (5) elected Commissioners, a fire chief, assistant fire chief, Officer of Administration, battalion chief, four (4) captains, two (2) lieutenants and thirty-eight-nine (9) full-time personnel, forty (3840) volunteer fFire fighters/Emergency Medical Technicians. Fire apparatus consists of two (2) pumpers, one 50-foot aerial pumper, two-one (21) water tenders, two (2)brush trucks, one (1) rescue/support truck, three (3) ambulances, two (2) squad trucks, and three-two (32) command vehicles.

The Fire District provides life support transport to area hospitals in both Ada and Canyon counties. Life flightAir ambulance support emergency services are also provided to the citizens of Kuna by Saint Alphonsus and Saint Luke's Medical Centers. The Fire District is the primary advance life support (paramedic) provider within the District boundaries. The Fire District has an Insurance Services Office (ISO) Rating of Class 4 within areas of the District that have fire hydrants and Class 8 in areas where there are no fire hydrants.

A significant safety hazard results from the Union Pacific Railroad Line physically separating north and south Kuna with few at-grade railroad separations, and more than thirty (30) trains a day passing through the community and halting traffic. Trains often block both crossings at the same time preventing emergency vehicles from accessing the area south of the tracks for several minutes at a time and negatively impacting emergency response times.

Kuna contracts with Ada County for police services. Currently, the City contracts for sixteen-thirteen (1613) full-time officers and 1.36 support personnel; this equates to -90.83 sworn officers per 1,000 population. The Police Department currently leases approximately 2,755 square feet of space for its substation, which is located at-near the Kuna Middle School, 1450 West Boise Street, Kuna, Idaho.

Health Care facilities

As of September 2008, Kuna had six (6) family practice health providers, nine (9) dentists, one vision care center, two (2) chiropractor and rehabilitation facilities, and three (3) other health related counseling offices.

More extensive emergency and specialty medical services are available at nearby hospitals in Ada or Canyon counties. Saint Alphonsus Life Flight, Saint Luke's Air, and the Kuna Rural Fire Protection District provide emergency transport to facilities in Ada and Canyon counties.



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Education Facilities

~~The Kuna School District and the Falcon Ridge Charter School accommodate the community's educational needs. The School District has elementary schools, one middle school, one alternative high school and one high school. The Falcon Ridge Charter School has one facility at this time.~~

Other Facilities

The Kuna City Hall is located at 763 West Avalon Street, in Kuna. The United States Post Office is located at 398 West 3rd Street.

The Kuna Library is a full-service public library located at 457 N. Locust Street in Kuna. The Library District's boundary is coterminous with the School District, and is located in both Ada and Canyon counties. The current population of the Library District is estimated at 20,000.

Solid Waste Management

J&M Sanitation has a multi-year franchise agreement with Kuna to provide solid waste management services to the City. Solid wastes are disposed of at the Hidden Hollow Landfill, located on Seaman's Gulch Road in Ada County. The City also provides a curbside recycling program as part of its solid waste management effort.

Utilities

Potable and Irrigation Water

Kuna's potable water system consists of ~~six (6)~~ eight (8) groundwater wells, ~~three (3)~~ two (2) storage reservoirs, two (2) booster pump stations, and several miles of distribution pipelines.

~~Five (5)~~ Eight (8) separate groundwater sources provide the municipal water supply for Kuna, these being: Well numbers 3, 4, 5, 6, 7, 8, 9 and 10.

Well #3: is a 471-foot-deep, ~~4,650~~ 1,700 gallon-gallons-per-minute (gpm) well located in Butler Park; it was constructed as part of a 1975 water project. Well #4: is a 487-foot-deep, ~~4,650~~ 1,700 gpm well located on Park Street east of Cedar Avenue; it was constructed as part of a 1993 water project. Well #5: is located at the westerly end of Discovery Creek Subdivision. It is a 486-foot-deep well producing approximately ~~4,400~~ 1,500 gpm and was constructed in 1999. Well #6: is located in Shortline Business Park No. 1 and was constructed in 2003; it is a 571-foot deep well producing approximately ~~4,700~~ 1,795 gpm.

Wells #7 (also known as Danskin Well #1) and #8 (also known as Danskin Well #2): are part of the Danskin complex near the intersection of Columbia and Ten Mile roads. These wells were constructed as part of the Danskin Ridge Subdivision in 2000 and 2002 respectively. They were subsequently operated by United Water and then sold to the City in 2008. Both wells produce from the same aquifer. The wells are located at a 360-foot depth and produce at a combined rate of ~~4,300~~ 1,350 gpm.



Kuna City Hall



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~~Recently, the City has drilled~~ Well #9 is drilled to a depth of 252 feet and producing 1,700 gpm. It is located with near Well #4. ~~They also~~ Recently, the drilled Well #10 was drilled to a depth of ~~362-361~~ feet and producing 1,700 gpm. It is located near Ardell Road in Chapparosa Subdivision.

Water from wells #3, ~~and #4~~ and #9 are pumped into a 500,000-gallon ground storage reservoir located adjacent to each well. The ground storage reservoirs provide storage capacity to meet peak water demand periods, reserve for fire suppression, and contact time for disinfecting of the water. Water from Well #5, Well #6, Well #7, Well #8 and Well #10 are currently pumped directly into the potable water system to meet system demands. Kuna also holds a permit to withdraw up to 898 gpm of groundwater at the City South Sewer Treatment Plant.

Kuna owns ~~three two (32)~~ water storage reservoirs; ~~one 40,000-gallon elevated reservoir~~ and two (2) 500,000 gallon ground storage reservoirs. ~~The 40,000-gallon elevated reservoir was removed from service in 2001.~~ Each of the two (2) 500,000 ground storage reservoirs are located adjacent to a well. ~~The well which~~ pumps directly into the ground storage reservoir.

The current water system is designed to accommodate the potable water needs for approximately ~~30,600~~28,000 people with a 3,000 gpm fire demand flow capacity also available during the peak water demand hour of the peak day.

Irrigation water is available from three (3) sources, the potable water system; a separate pressure irrigation system and a gravity system consisting of a network of surface water canals, laterals, supply ditches, and waste ditches. Surface water supplies are diverted from the New York Canal, located east of Kuna or from Indian Creek as it flows through Kuna. The major irrigation canals include the Teed Lateral, Kuna Lateral and Ramsey Lateral on the north side of Indian Creek, and the South Lateral on the south side of Indian Creek. The Boise-Kuna Irrigation District controls the surface water; however a portion of the system is controlled by the City once the water flow is diverted from the irrigation canals or laterals. Kuna is expanding its pressure irrigation system to remove irrigation demands placed on its potable water system.

The downtown City parks and green belt are irrigated relying on ~~old~~ Well #2, which is a 440-foot-deep well located in the downtown City park with a pumping capacity of approximately 550 gpm.

Wastewater and Sewer

Kuna completed its first treated wastewater collection system and treatment facility in 1983; prior to that time, individuals relied upon septic systems for sewage disposal purpose.

Today, the City's treatment facilities consist of two (2) treatment plants: the Ten Mile, Crimson Point, Danskin and Birds of Prey regional pumping stations, ~~ten (10)~~seven (7) satellite pumping stations, several miles of force main, a 60-acre pond site, two (2) effluent pump station, and 467 acres of land application facilities. The regional pumping stations pump the raw wastewater to the treatment ~~facility~~ facilities located at the southwest corner of Kuna Mora and Swan Falls



roads~~Roads and near Ten Mile Road and Lake Hazel Road~~ through the force main system.

The lagoon treatment facility consists of two (2) primary treatment ponds which are aerated, followed by seven (7) storage ponds, which further treat the wastewater and provide water storage. The land application facility is a slow rate system which consists of wheel lines which irrigate 203-396 acres of crop lands. Wastewater is land applied during the growing season, April 15 through October 15, at the consumptive use rate of the crop. Kuna's treatment plant is a non-discharging facility capable of serving 22,000 people. The revenue generated by the crops irrigated in this fashion is used to pay for a portion of the system's operating costs.

All told, Kuna owns 527-644 acres dedicated for wastewater treatment. The existing-older system utilizes approximately 281-527 acres and has capacity to serve approximately 20,600~~21,000~~ people. A new treatment plant, located on Ten Mile Road, near Lake Hazel Road, was placed in service in August 2009~~is under construction and will be online in May 2009~~. It has the capacity to accommodate the wastewater demands of an additional 80,000~~35,000 households at build-out~~people.

Electricity

Electric Power-power is available to all City residents through Idaho Power Company from hydroelectric facilities located along the Snake River. Idaho Power is a public service company and is regulated by the Idaho Public Utilities Commission (PUC) and the city of Kuna.

Natural Gas

Intermountain Gas Company is the sole distributor of natural gas in southern Idaho and provides natural gas services to the City.

Communications

A number of communications providers serve Kuna.

- 1- Cell tower provider - Verizon
- 5- Antenna Towers- Spectra site; Citadel; 3 towers are owned by Clear Channel

Cable
 Companies:
 Cable One
 Satellite TV
 Direct TV
 Dish Network
 Comcast

Cell Phones/Land
 lines:
 Verizon
 AT&T/Singular
 Sprint

T-Mobile
 Cricket
 Qwest
 Cable One

Internet:
 Cable One
 AT&T
 Dish Network
 Direct TV
~~Qwest~~ ~~Century~~
 Link



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8.4 Future Conditions

Adequate and efficient public facilities and services add to Kuna's overall quality of life. Population projections noted in Chapter 3.0 indicate that the demand for all City services will increase as residential and non-residential growth increases. Additional population will increase demand, which will require more facilities, staffing and revenue.

Domestic, Irrigation, and Wastewater

Kuna intends to expand its potable water, irrigation and wastewater facilities as additional growth demands dictate that action.

The City's potable water system is supplied by groundwater from ~~six (6)~~ eight (8) wells and is capable of serving approximately ~~30,600~~ 28,000 people. The City's Potable Water Expansion Plan calls for: the addition of a 1,500-2,000 gpm well, 500,000 gallon ground storage reservoir and booster pump station. Each additional well, reservoir and booster station will address the water consumption needs of approximately 7,000 to 10,000 people each based on present consumption rates.

An essential component in potable water supply projection needs is the reliance on existing surface water rights to supply non-potable needs. Irrigation water is presently provided by the potable water system, separate pressure irrigation system and gravity system. The older portions of Kuna are primarily served by the potable water and gravity irrigation systems.

Developers have been required to construct a separate pressure irrigation system as part of new development ventures in Kuna since 1995. Until then, most of these homes received their irrigation water from the potable water system. In 2002, Kuna completed the first pressure irrigation supply pond and pumping system on the west end of town near Indian Creek. Since that time, five (5) additional facilities have been constructed. At present, the system serves approximately ~~3,900~~ 4,700 homes. The City intends to construct additional ponds and pumping stations to supply the pressure irrigation system with surface water. The removal of a resident's irrigation demands from the City's potable water system enhances the availability of potable water and extends the life of the City's wells.

~~In 2009, Kuna is in the process of constructing placed in service,~~ a membrane based mechanical waste treatment facility capable of serving ~~39,000~~ 35,000 people. The site has the potential to add three (3) additional phases each with the capacity to accommodate ~~39,000~~ 35,000 people and ultimately provide treatment possibilities for ~~176,000~~ 140,000 citizens at build-out from both treatment plants. ~~The new treatment plant is being financed by local improvements bonds through the creation of a Local Improvement District (LID).~~ The new treatment facility has the potential of producing reclaimed water suitable for use in the City's pressurized irrigation system.

Additional wells, storage reservoirs and booster pump stations will be added as necessary to accommodate growth.



Safety and Emergency

Kuna Rural Fire Protection District and police services will need to ~~be~~ expanded to meet future population demands.

Based on the growth projections detailed in this Plan, the Kuna Rural Fire Protection District anticipates the need for ~~two (2)~~ additional fire stations to include the associated apparatus and equipment. These stations are needed in order to provide current levels of fire and emergency response. Future Fire Station #2 will be sited south of the Union Pacific Railroad Line in order to serve the growth anticipated for the southern area of the City. This station will accommodate the portion of the City that is frequently inaccessible for quick emergency response by fire fighters from Fire Station #1 due to trains blocking both of the City's at-grade separation railroad crossings.

~~Future Fire Station #3 will be located on land available through developer donation of a site located at Columbia Road and Kay Avenue.~~

Additional fire stations and more specialized types of apparatus and equipment may become necessary depending on the rate and actual geographical location of this growth.

The City's projected growth rate, complemented with the prospects of increasing levels of crime will require additional police staffing.

Based on the population projections detailed in this Plan, ~~the Police Department will need to hire~~ a minimum ~~of~~ seventeen (17) to twenty-two (22) additional sworn officers ~~will be needed~~ over the next twenty (20) years to maintain current policing service levels.

Correspondingly, over that time duration, the Police Department anticipates a need for approximately 9,500 total square feet of station space. Seventy-five hundred (7,500) square feet of this space would be utilized for a City-owned station centrally located and preferably downtown. The remaining 2,000 square feet is anticipated to be a substation located in the Osprey Ridge development.

Education Facilities

~~The Kuna School District is developing a Long Range Facilities Plan to accommodate the growth in the student population projected within the District. The Falcon Ridge Charter School is also planning new facilities to accommodate projected growth demands.~~

Other City Facilities

Kuna will need to acquire a City Hall site that is centrally located, easily accessible, and large enough to accommodate the increasing staffing needs of the organization. The facility will need to accommodate all Kuna administrative services. It may be desirable for the Kuna Police to be co-located in the City Hall. Adequate space will be designed into this future facility to enable the City to accommodate state of Idaho or Ada County requirements.



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~~The City is not presently evaluating City Hall sites but will consider the need for this type facility as the population increases and the current site becomes inadequate. The future City Hall will feature conference rooms that can be used by the public for meetings or other gatherings. The facility will also be designed to address the community's social and cultural needs. To serve the City's projected near-term growth, the facility will need to be a minimum 20,000-25,000 square feet in size.~~

Projected growth within the Kuna Library District will have considerable impact on existing library facilities. To accommodate future readership the library intends to maintain the National Library standard of 3.5 volumes per capita, which will necessitate additional space. The District's goal is to provide no less than 1.25 square feet of library facilities per capita based on national standards. To meet this standard requires as much as 25,000 additional new square feet by the year 2018, with additional square footage required as the community continues to grow.

The library is currently analyzing options for meeting the **communities community's** future library needs. A Capital Facilities Plan was adopted by the Board of Trustees to assist them in this effort. The Library's future development options include a free-standing regional library building, or a series of smaller sub-regional libraries.

Solid Waste Management

Kuna will continue to contract its solid waste and recycling services. The service is currently provided by J&M Sanitation.

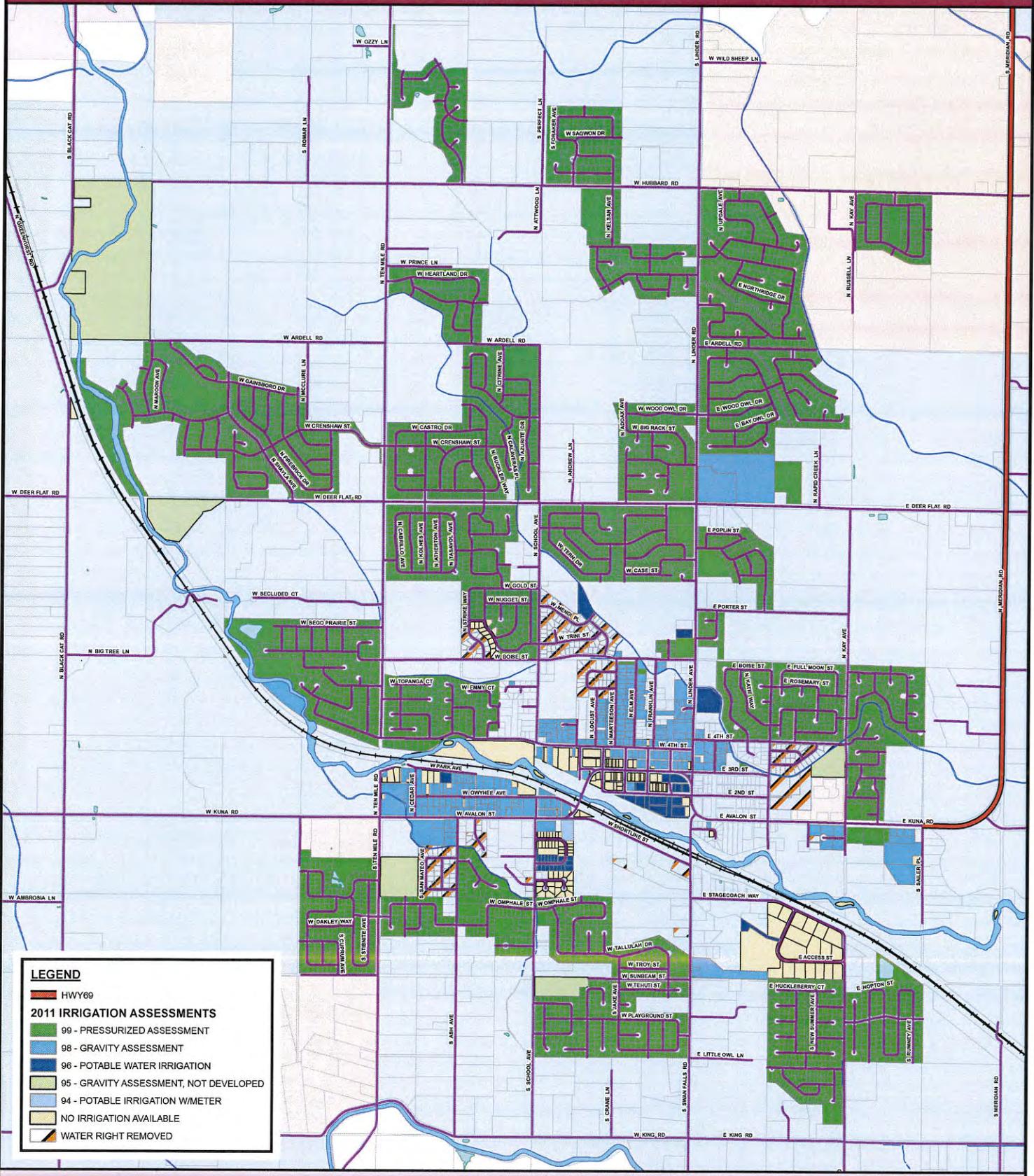
Alternative Energy

Alternative energy sources may be necessary to augment the City's existing energy supplies as area energy demands increase. The City should adopt measures to increase its alternative energy portfolio by exploring the possibilities of wind, solar and geothermal power. Through this effort, Kuna can become more energy independent.



CITY OF KUNA

SEPTEMBER 27TH, 2011



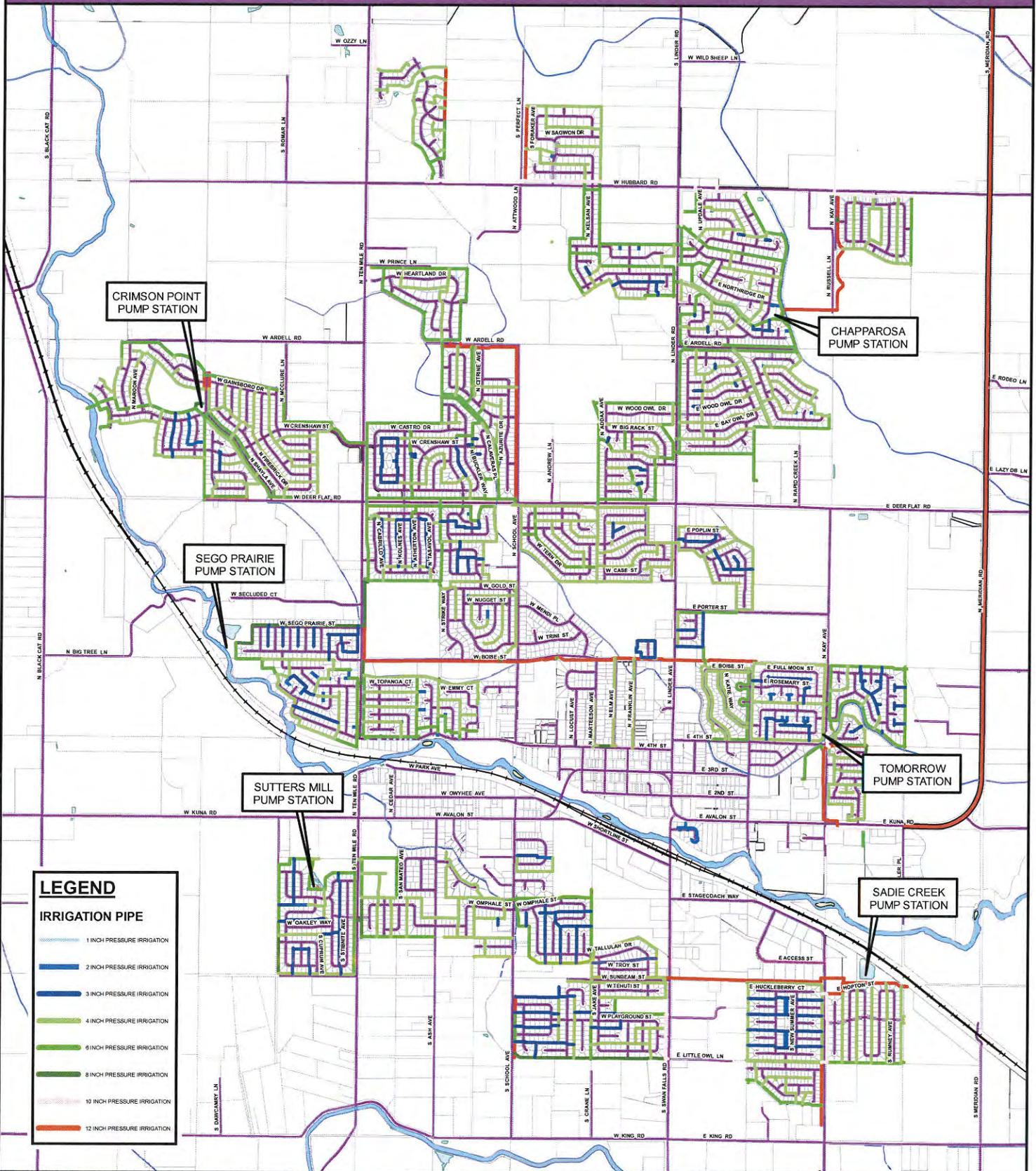
LEGEND

- HWY69
- 2011 IRRIGATION ASSESSMENTS**
- 99 - PRESSURIZED ASSESSMENT
- 98 - GRAVITY ASSESSMENT
- 96 - POTABLE WATER IRRIGATION
- 95 - GRAVITY ASSESSMENT, NOT DEVELOPED
- 94 - POTABLE IRRIGATION W/METER
- NO IRRIGATION AVAILABLE
- WATER RIGHT REMOVED

IRRIGATION ASSESSMENTS

CITY OF KUNA

SEPTEMBER 27TH, 2011



LEGEND

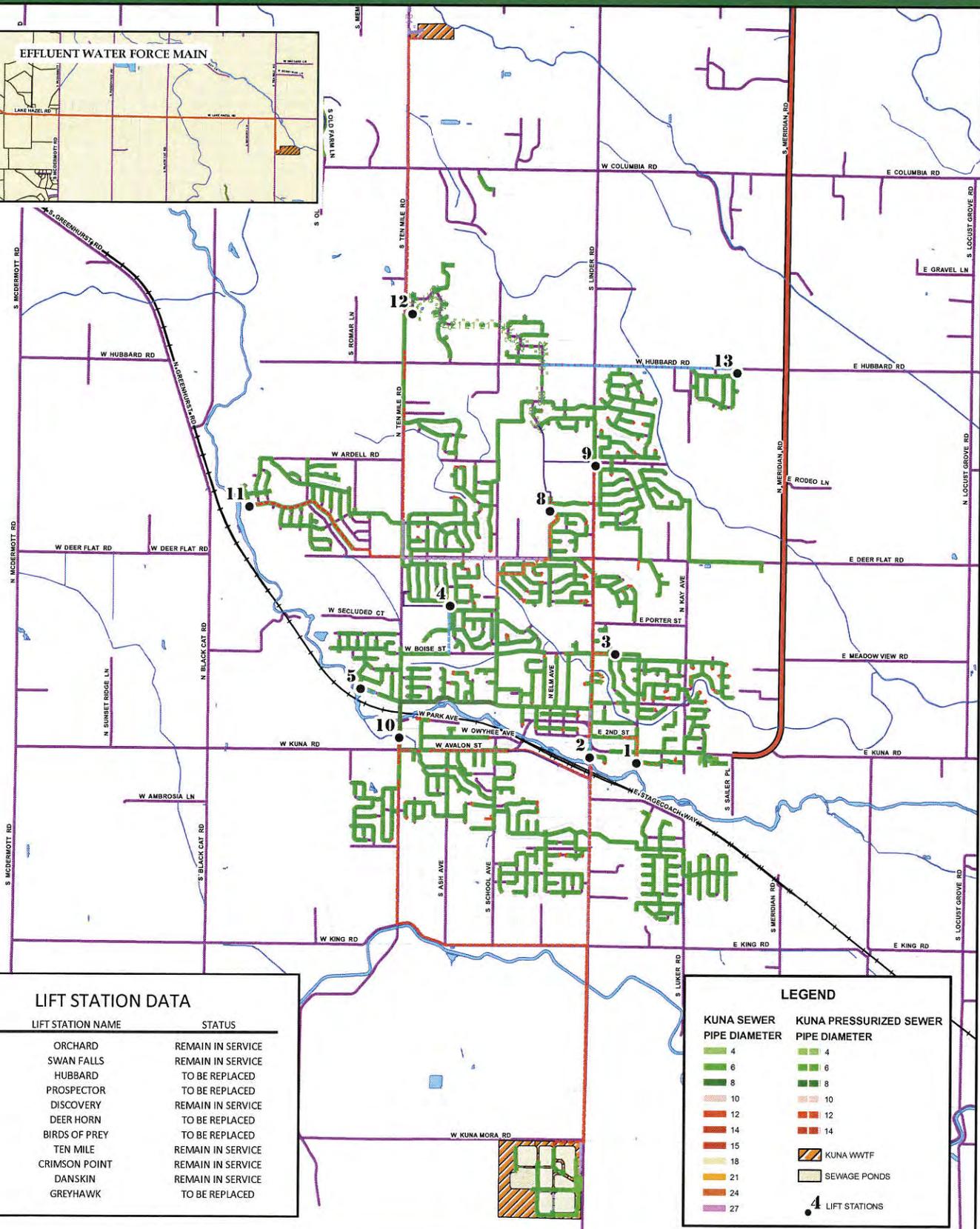
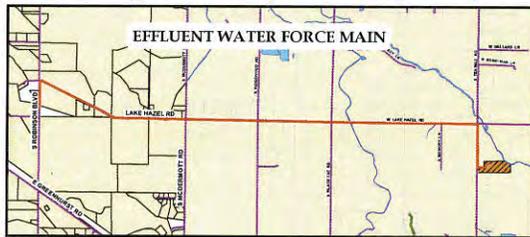
IRRIGATION PIPE

- 1 INCH PRESSURE IRRIGATION
- 2 INCH PRESSURE IRRIGATION
- 3 INCH PRESSURE IRRIGATION
- 4 INCH PRESSURE IRRIGATION
- 6 INCH PRESSURE IRRIGATION
- 8 INCH PRESSURE IRRIGATION
- 10 INCH PRESSURE IRRIGATION
- 12 INCH PRESSURE IRRIGATION

PRESSURIZED IRRIGATION SYSTEM

CITY OF KUNA

SEPTEMBER 27TH, 2011



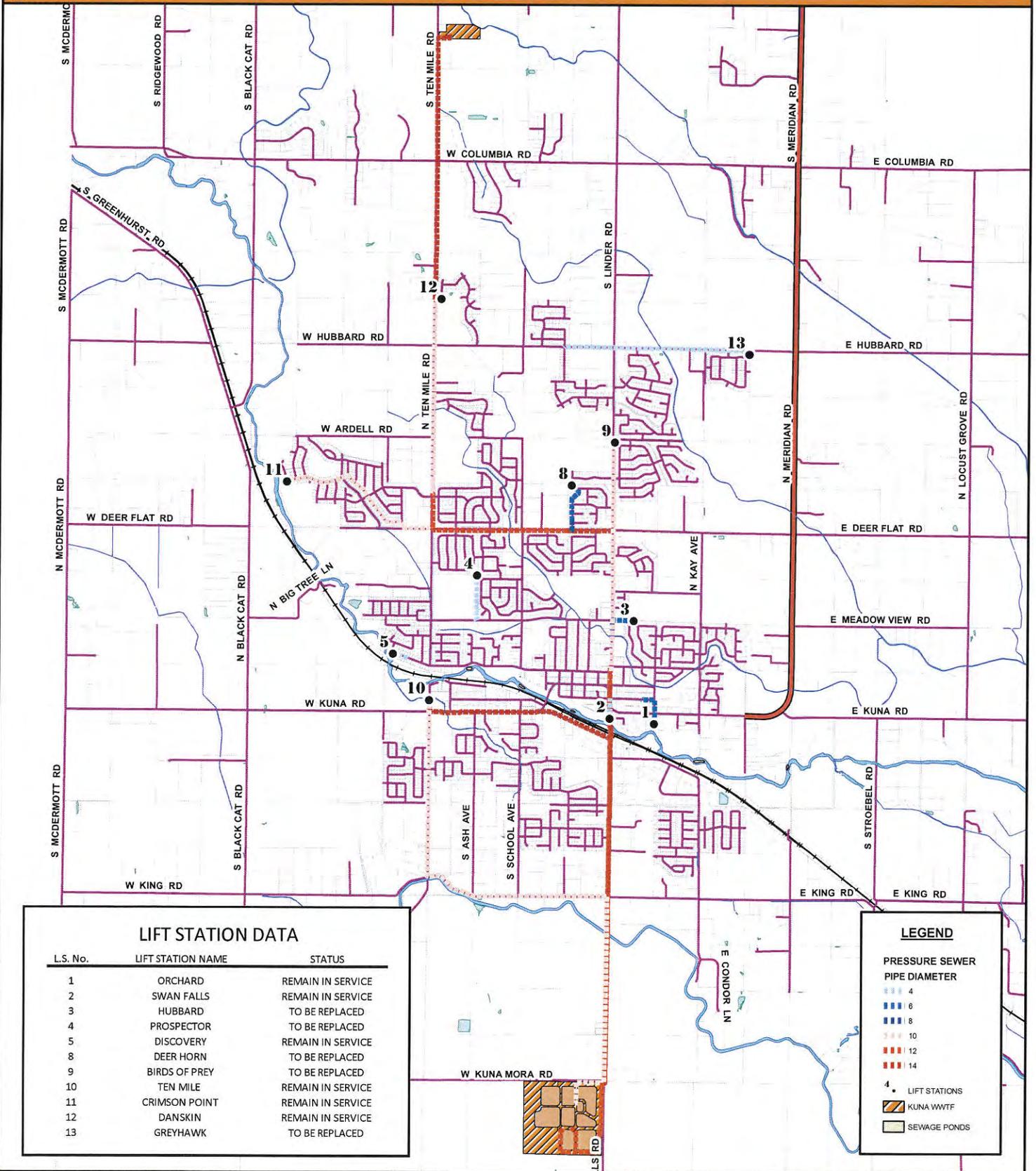
LIFT STATION DATA		
L.S. No.	LIFT STATION NAME	STATUS
1	ORCHARD	REMAIN IN SERVICE
2	SWAN FALLS	REMAIN IN SERVICE
3	HUBBARD	TO BE REPLACED
4	PROSPECTOR	TO BE REPLACED
5	DISCOVERY	REMAIN IN SERVICE
8	DEER HORN	TO BE REPLACED
9	BIRDS OF PREY	TO BE REPLACED
10	TEN MILE	REMAIN IN SERVICE
11	CRIMSON POINT	REMAIN IN SERVICE
12	DANSKIN	REMAIN IN SERVICE
13	GREYHAWK	TO BE REPLACED

LEGEND	
KUNA SEWER PIPE DIAMETER	KUNA PRESSURIZED SEWER PIPE DIAMETER
4	4
6	6
8	8
10	10
12	12
14	14
15	
18	
21	
24	
27	
	KUNA WWTF
	SEWAGE PONDS
	LIFT STATIONS

EXISTING SEWER PLAN

CITY OF KUNA

SEPTEMBER 27TH 2011



LIFT STATION DATA

L.S. No.	LIFT STATION NAME	STATUS
1	ORCHARD	REMAIN IN SERVICE
2	SWAN FALLS	REMAIN IN SERVICE
3	HUBBARD	TO BE REPLACED
4	PROSPECTOR	TO BE REPLACED
5	DISCOVERY	REMAIN IN SERVICE
8	DEER HORN	TO BE REPLACED
9	BIRDS OF PREY	TO BE REPLACED
10	TEN MILE	REMAIN IN SERVICE
11	CRIMSON POINT	REMAIN IN SERVICE
12	DANSKIN	REMAIN IN SERVICE
13	GREYHAWK	TO BE REPLACED

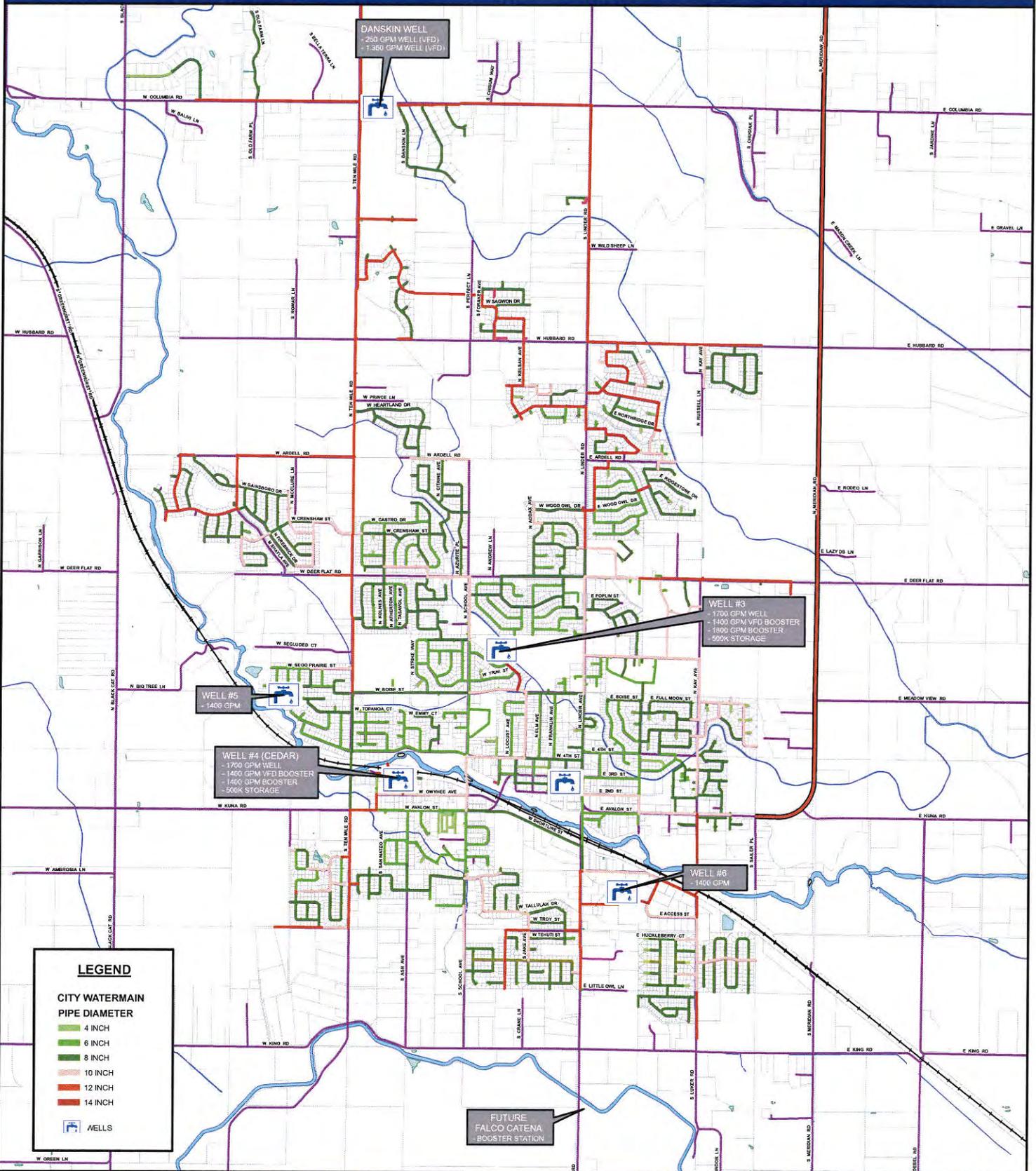
LEGEND

- PRESSURE SEWER PIPE DIAMETER**
- 4
 - 6
 - 8
 - 10
 - 12
 - 14
- 4 LIFT STATIONS
- KUNA WWTF
- SEWAGE PONDS

EXISTING PRESSURE SEWER PLAN

CITY OF KUNA

SEPTEMBER 27TH, 2011



LEGEND

CITY WATERMAIN PIPE DIAMETER

- 4 INCH
- 6 INCH
- 8 INCH
- 10 INCH
- 12 INCH
- 14 INCH

WELLS

EXISTING WATERMAIN PLAN



10.0 RECREATION

10.1 Background and Introduction



Kuna residents consider quality schools, parks, and recreation facilities to be important to Kuna's overall quality of life. Providing quality park and recreation facilities and programs includes the acquisition and development of land, funding the on-going operation, maintenance of the developed facilities and programs.

Parks, green space and recreation facilities help to regulate air quality and climate, reduce energy consumption by countering the warming effects of paved surfaces, recharge groundwater supplies and protect lakes and streams from polluted runoff.

Parks, green spaces and recreation facilities are beneficial to the entire community and they should be placed where they are accessible to the old-seniors, families, children and young-disabledspecial needs, and those with pets.

10.2 Goals and Objectives

Goal 1: Provide opportunities for a variety of recreational activities that appeal to residents and visitors.

Objective 1.1: Capitalize on Kuna's reputation as the Gateway to the Birds of Prey National Conservation Area (NCA) to develop nature parks and other recreational opportunities.

Policy: Maximize return on investment by acquiring park and recreation lands that are sufficient in size and placement to accommodate the community's park and recreation related needs.

Policy: Consider a recreation branding strategy that will highlight the community's natural assets.

Objective 1.2: Develop parks and recreational facilities that can be utilized all year-round and that may be retrofitted to meet different needs as circumstances warrant.

Policy: Ensure that there is a system of parks, trails, greenbelts, pathways and recreational activities-facilities that accommodate a host of outdoor activities.

Policy: Parks and recreational facilities should be designed accordingly to recognized safety standards.

Policy: Adopt park and recreational facility designs that encourage year-round use.

Objective 1.3: Create recreational activities that appeal to specific various segments of Kuna's population. (e.g., quiet and meditation areas for senior citizens, interactive parks for kids, and high-technology/WIFI accessible parks for teenagers.)



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Policy: Adopt a park system development strategy that provides a good balance between active and passive open space uses.

Policy: Consider the acquisition of land for a regional ~~type~~ park to be ~~centrally~~ located in ~~the north~~ Kuna area.

Goal 2: Integrate trails, pathways, bike lanes, and greenway corridor systems into community life and development patterns.

Objective 2.1: Ensure that neighborhoods have easy access to open green space, ~~pathways~~, trails and bike ~~systems~~lanes.

Policy: Update the City's ~~Recreation and Bike Path Map~~ ~~Recreation and Pathways Map~~ ~~on-going~~by: ~~Link linking~~ together neighborhoods and community destinations via bike and ~~trail~~ ~~pathway~~ systems.

Policy: Coordinate with the irrigation district to establish trails, ~~pathways~~ and greenways ~~corridor~~ along their waterways where appropriate.

Goal 3: Maintain ~~nature~~ parks and agricultural lands as part of the City's greenway system.

Objective 3.1: Ensure that development has minimal adverse impact upon environmental and agricultural lands.

Objective 3.2: Incorporate Hubbard Reservoir and Indian Creek as key components of the City's recreation and open space program.

Policy: Work with agencies that control the Hubbard Reservoir to develop it into a public park and recreational area, without jeopardizing its function as a conservation area.

~~Objective 3.3: Assure the City's parkland standard of 2.87 acres of developed parkland per 1,000 population.~~

Objective 3.4~~3~~: Provide incentives to encourage greenbelts, ~~bike paths~~ ~~bike lanes~~, and links to schools, parks, and neighborhoods.

Policy: Consider equestrian trail systems.

Goal 4: Encourage the development of community and neighborhood-centered recreational facilities and programs for residents.

Objective 4.1: Provide neighborhood and community gathering places where residents can live, work and play.

Policy: Continue reliance on schools for shared community recreation needs.



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Policy: Plan for community gathering places like: parks, recreational facilities, churches, and schools to be located in ~~each or near~~ neighborhoods.

Objective 4.2: Facilitate public/private partnerships for development of community recreation amenities like: pools, complexes, soccer, football, and baseball fields.

Policy: Coordinate with Ada County and neighboring jurisdictions to provide regional recreation opportunities.

Objective 4.3: Preserve and enhance recreational opportunities along Indian Creek.

Policy: Develop Indian Creek into a key recreational and open space corridor.

Policy: Establish appropriate water recreation activities on Indian Creek with public access points.

Goal 5: ~~Establish a Kuna Parks and Recreation Board~~District

Policy Conduct regular, periodic reviews of the community's recreation needs.

Policy: Consider the establishment of a ~~Regional~~ Recreation ~~District~~Board.

Policy: Encourage private enterprise to develop commercial recreational facilities, which will serve the community's ~~special recreational~~ needs.

Goal 6: ~~Develop a unified recreation plan for the purpose of establishing a well-balanced recreation system to serve the entire area.~~

Policy: Develop a Park and Recreation Plan defining the general approaches to be relied upon for the selection and location of various parks and facilities. The Plan would include a study of existing public and private resources, needs, ~~and trends~~ and community participation. ~~The Plan would invite the participation of individuals, citizen groups, civic organizations, schools and those with special needs.~~ The Plan would balance economic and natural resource issues and be administered. ~~The Plan would be overseen by a the parks and recreation board.~~

Policy: Include bicycle lanes and pedestrian pathways as part of the park system.

Policy: Assure park and open spaces connect with trails, walkways~~pathways~~, bikeways, and horse~~equestrian~~ path~~trails~~.



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Policy: Equestrian paths should be evaluated for their compatibility with other land uses and be specially permitted where appropriate.

Policy: Conserve scenic and natural resource areas.

Policy: The City should initiate use of park ~~and recreation~~ impact fees to help pay for future ~~park and~~ recreation pursuits.

Goal 7: *Create new public recreation opportunities by parkland acquisition and the expansion of recreation programs.*

Policy: Acquire land for recreational parks and facilities well in advance of the development of the area to minimize land costs and the risks of having the land converted to other uses.

Policy: Budget revenue for park land acquisition.

Policy: Participate in the construction and maintenance of a community swimming pool.

Policy: Support the development of a YMCA center.

Policy: Support the development of a Youth/Community Center.

Policy: Support the development of new community facilities, which would include athletic fields available for soccer, baseball, and other multi-purposes.

Policy: Support the development of an outdoor amphitheater.

Policy: Encourage the development of a high-quality recreational vehicle park.

Policy: Continue to support the Kuna Senior Citizen's Organization.

Policy: Continue a recreation partnership with the School District and ~~the~~ Charter School.

Policy: Encourage the enlargement of the Kuna History Center.

Policy: Work in cooperation with other organizations toward common park and recreation goals.



10.3 Existing Conditions

Parks

Kuna has approximately ~~eighty-six (86)~~103 acres of parkland, ~~forty-six (46) acres of which is developed~~. This inventory of park area equates to an average of about four (4) acres of parkland per 1,000 City residents (~~2.87 acres of developed parkland per 1,000 City residents~~). Thus, the City's park standard is consistent with other cities in the Treasure Valley. The City's parks are identified below:

EXISTING CITY PARKS		
PARK TYPE	PARK NAME	ACREAGE SIZE
Neighborhood Playground	Arbor Ridge	7.27
	Butler Park	2.24 2.19
	Crimson Point	21.31
	The Farm	3.66 3.00
	Summit View	1.40
Neighborhood Park	Kuna City Park Bernieard Fisher City Park	3.00 2.86
	Chapparosa Ridge	12.65 5.15
	Discovery Creek Park (undeveloped)	10.00
	Sego Prairie (undeveloped)	4.42
	Sadie Creek	5.94 6.03
	Sutter's Mill	
Parkway/Greenbelt	Indian Creek Green Belt (underdevelopment)	16.44 23.29
Recreation Buildings	Kuna Senior Center	
Specialized Areas & Facilities	BMX Track	1.65
	City Skate Park (undeveloped)	.41 1.21
	City Softball Fields (2)	3.21 6.22
	KHS—Tennis Courts (4)	
	Tractor Pull	0.06
Discovery Creek Island (undeveloped)	6.00 6.03	

Kuna has many attractive natural features available for park and recreation purpose including Indian Creek, which meanders through the City. These natural features provide scenic opportunities that lend themselves to urban passive park development and create open spaces to provide buffer zones for commercial and residential developments.



FACILITIES OWNED AND OPERATED BY KUNA SCHOOL DISTRICT	
FACILITY	LOCATION
School Playgrounds	Hubbard Elementary School Indian Creek Elementary Ross Elementary Teed Elementary <u>Silver Trail Elementary</u>
Play Fields	Hubbard Elementary School (1) Indian Creek Elementary (1) Ross Elementary School (2) Teed Elementary (2) Kuna Middle School (3) Kuna High School (3)
Recreation Buildings	<u>Old High School</u> 4th Street Gym
Specialized Areas and Facilities	<u>Kuna Performing Arts Center</u> Teed Elementary - Football Field Teed Elementary – Volleyball Courts (2) KMS – Football Field KMS – Volleyball Courts (2) KMS – Football Field <u>KMS – Tennis Courts (6)</u> KHS – Softball Field <u>KHS – Tennis Courts (6)</u>

RECREATION FACILITIES IN THE SURROUNDING AREA	
FACILITY	LOCATION
Local Sites	Birds of Prey Natural Area <u>Kuna Cave</u> Snake River Swan Falls Dam & Museum Kuna History Center Kuna Visitor Center & Museum <u>Deerflat Reservoir/Refuge</u> <u>Hubbard Reservoir</u>
Historical Sites	Celebration Park Silver City Halverson Lake Initial Point
Tourism	Kuna Days, Harvest Festival, Christmas Fair, Birds of Prey Arts Festival High School Agricultural Expo Indian Creek Winery River Tours Trail Rides Givens Hot Springs Black's Creek Gun Run Kuna Cave



Recreation Facilities/ Programs

Kuna organizations sponsor numerous recreational activities and programs, as well as opportunities for self-initiated recreation ventures.

While the City has yet to develop a ~~Parks and Recreation Department~~District, there are a number of ~~volunteer~~ recreation programs available to accommodate citizens needs, these include: Adult Softball League, Kuna Youth Softball and Baseball Association, Kuna Youth Soccer Association, Optimist Football, Kuna Summer Fun Days, Kuna Youth Basketball Association, and Kuna Boxing Club.

OTHER FACILITIES	
FACILITY	LOCATION
Fee for Use Facilities	Happy Heart Horse Arena Kuna Community Hall Kuna Library Kuna Senior Center Bernard Fisher <u>City Park</u> 4 th Street Gym



Civic Open Spaces

Public schools, religious institutions, and other organizations provide Kuna with open space opportunities. Playgrounds located at Hubbard, Indian Creek, Ross and Teed Elementary schools are available for public use. Teed Elementary and Kuna Middle School provide football fields and volleyball courts. Kuna High School also has football and softball fields.

TrailsGreenbelt

A significant trail with leisure and discovery potential is located next to the Indian Creek. The City should ~~do everything within its capacities to~~ acquire and expand this the trail pathway system before development encroaches on this opportunity.

Bike Routes

Kuna has bicycle lanes on Boise Street and Ten Mile Road where the riders share the roads with motorists. This shared relationship poses a danger to the riders and motorists, ~~and e~~Efforts should be made to minimize the encounter.

Natural Open Space

Kuna's open spaces offer opportunities to conserve the natural environment. These open spaces provide connections for trails, pathways and bike paths~~bike lanes~~.



Lack of designated bike paths lanes along roads pose a risk for bikers



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Kuna has many attractive natural features that lend themselves to rural park development and create open spaces that also provide buffer zones for commercial and residential developments.

Natural Resources/Recreational Areas

Kuna serves as the Gateway to the Birds of Prey National Conservation Area. Kuna should capitalize on this asset by setting aside complementary natural space areas that connect Kuna to the National Conservation Area.

The Hubbard Reservoir

This is a 377-acre natural habitat and wetland area, which is home to many species of wildlife. This conservation area supports multiple types of recreational and outdoor activities. It is important to incorporate this reservoir in the City's parks and recreation system.

The Kuna Cave

The Kuna Cave is a 1,000 feet long north-south underground lava flow channel that provides opportunities for adventure and exploration.



The Indian Creek greenbelt has a trail that is available for public use

10.4 Future Parks and Recreation Plan

As Kuna expands there will be increasing need for park space and recreation programs. Additionally, recreation and fitness trends indicate more time is being devoted to leisure and health and thus recreation demand will increase. Therefore, it will be necessary to improve and maintain parks to some acceptable recreation standard and ADA handicap accessibility standards.

To ~~maintain~~ preserve the City's current service level of ~~2.872.86~~ developed acres of parkland for every 1,000 ~~in~~ population requires the City to acquire and develop over fifty (50) new acres of neighborhood and community parks over the next twenty (20) years. The City may wish to increase this per acre population standard from 2.86 acres to 4 ~~to 5~~ acres per 1,000, ~~which would be and~~ consistent with other Treasure Valley cities. This ~~action proposal~~ would require the acquisition of ~~roughly as many as~~ 100 acres of developed parkland over the next twenty (20) years.

The Plan identifies a number of potential sites for neighborhood and community parks that align with the neighborhood center locations.

These parks areas will be developed as the community grows. An additional community park from ten to twenty (10-~~25~~20) acres should be located near the City Center. Alternatively, a regional community park with fifty to one hundred and fifty (50-150) acres of land may be suitably located to the north or east of the City's urbanizing area, and noting these developing areas have larger undeveloped parcels adequate for future park and recreation needs. The community has also expressed strong preference for expanded pathway, trail, and bike lane systems.



A BMX Park ~~is already under development~~ in Kuna North of Indian Creek.



Kuna City planners must consider the City serving as the hub for the School District that extends well beyond the confines of the municipality. It should be noted, the rural families rely upon the City for recreational resources and facilities. This regional role will increase as the population of the Kuna School District increases.

Some citizens have identified an area in proximity to Kuna Mora Road as an appropriate place for a need for additional recreation for families in Kuna, large regional park and recreation center. Suitable Some ideas uses there may include a fairgrounds, a sports complex with numerous baseball, softball and soccer fields, or a municipal pool, and an YMCA. Kuna should consider the formation of a Parks and Recreation District to develop and operate these types of facilities at this location.

Much of Kuna's open space and special areas could be lost to development without adequate park planning. Accordingly, development impact fees or in lieu of fee dedications are needed to support future park and recreation development

The challenge is to preserve Kuna's non-renewable landscape that is unique and helps to establish the community's identity.

Acquisition

Future park locations are illustrated on the Public Parks Map. The locations indicate the proximity of park placement based on population growth. Acquisition of these park areas may be funded with either impact fees or through dedication of developer provided land and/or recreation bonds supported by the community when appropriate.

Recreation Facilities

The City should consider a public-private partnership sponsoring neighborhood fitness centers to build a recreational facility for the community. These fitness centers recreational facility would may include such features as an outdoor gymnasium, running track, swimming pool, activities for seniors, adults and children and places for sporting events. Another opportunity for a public-private partnership is an outdoor facility for sporting events and motorcross.

Civic Open Spaces

This Plan supports the promotion of City open spaces for social interaction. Civic open spaces are important to community gatherings. They will become important nodal points within the green way system, linking trails, paths and sidewalks to points of social interaction.

Trails Pathways

Kuna's trails pathways will play an important role in the City's development. Indian Creek and other public rights-of-way should be capitalized upon for their pathway trail potential. Trails Greenbelts and pathways are intended to integrate a City-wide system of pedestrian connections. Accordingly, the City needs to establish update the Comprehensive Trail Pathway Plan.



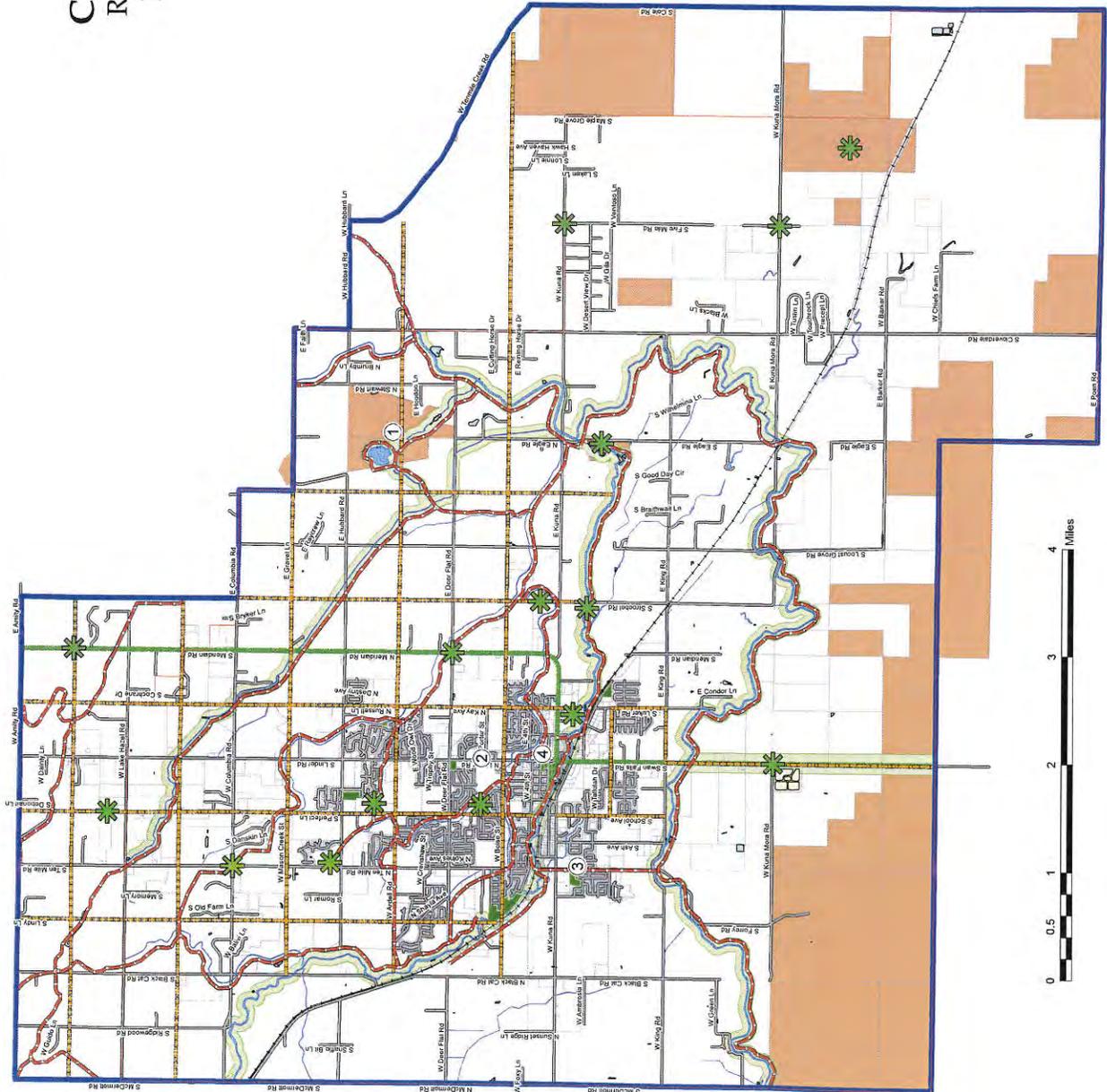
Natural Open Space

There are many miles of BLM land located on Kuna's southern border and numerous other large parcels of BLM land interspersed in close proximity to Kuna. The City's population growth will likely reduce the amount of privately owned large natural open space areas. The challenge is to find ways for the community to preserve these non-renewable aspects of Kuna's landscape that make it unique and special, that help to establish its community identity, and give shape and beauty to its urban outdoors. Accordingly, consideration should be given to acquiring BLM land for large passive open space purposes.





CITY OF KUNA RECREATION AND PATHWAYS MAP



- ① HUBBARD RESEVOIR
- ② SUMMITVIEW PARK
- ③ WINCHESTER PARK
- ④ GREEN BELT (CITY PARK)

LEGEND

- SCENIC BYWAY
- FUTURE PARK LOCATIONS
- FUTURE BIKE PATHS
- FUTURE TRAILS
- GREEN WAY COORIDOR
- WATERWAY
- RECREATIONAL DEV.
- FEDERAL LANDS
- EXISTING PARKS

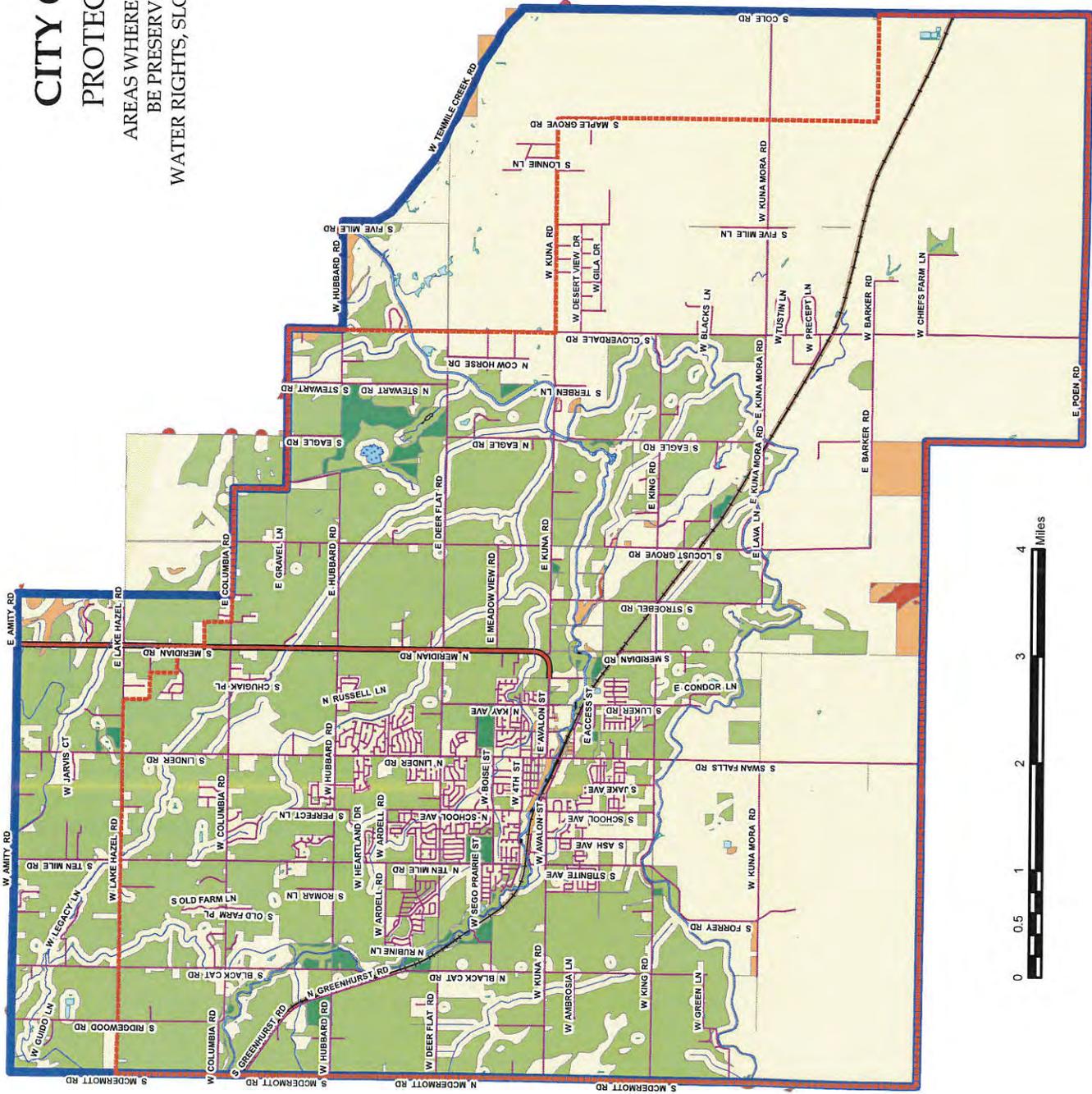


MLA



CITY OF KUNA PROTECTED AREAS

AREAS WHERE OPEN SPACE SHOULD
BE PRESERVED, BASED ON SIZE,
WATER RIGHTS, SLOPE, SOIL, PROXIMITY, ETC....



LEGEND

PROTECTED AREAS

- LEAST DESIRABLE
- LESS DESIRABLE
- SOMEWHAT DESIRABLE
- MORE DESIRABLE
- MOST DESIRABLE

